

# Retail Space For Lease

## Altamira Shopping Village

1812 Dunlawton Avenue, Unit 104, Port Orange, FL 32127



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$30.00 NNN
<b>AVAILABLE SF:</b>	Unit 104: 1,875 SF
<b>YEAR BUILT:</b>	2012
<b>TRAFFIC COUNT:</b>	54,000 AADT
<b>ZONING:</b>	PCD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,146	26,557	48,075
<b>TOTAL POPULATION</b>	7,173	59,283	105,430
<b>AVERAGE HH INCOME</b>	\$91,079	\$81,439	\$81,781

### PROPERTY DESCRIPTION

Retail space available for lease in Altamira Shopping Village, one of the most active and high-traffic retail hubs in Port Orange.

Unit 104 is 1,875 SF with outdoor seating and was previously occupied by a veterinary office.

The space is well-suited for retail, medical, or service-based users looking to capitalize on a strong co-tenant mix and exceptional visibility.

The property features direct frontage and signage on Dunlawton Avenue, positioned next to Moe's Southwest Grill, Batteries Plus, and Aspen Dental. It sits as an outparcel to BJ's Wholesale Club, LA Fitness, and Goodwill, and is adjacent to CVS Pharmacy - generating consistent daily traffic and strong brand exposure.

Surrounded by dense residential neighborhoods and steady commercial activity, this location presents a strategic opportunity for businesses seeking convenience, visibility, and performance.

Estimated CAM, Real Estate Taxes, and Insurance are \$9.86 per SF.

### LOCATION DESCRIPTION

Located just east of Interstate 95 on Dunlawton Avenue.

**John W. Trost, CCIM**  
Principal | Senior Advisor  
O: 386.301.4581  
C: 386.295.5723  
john.trost@svn.com

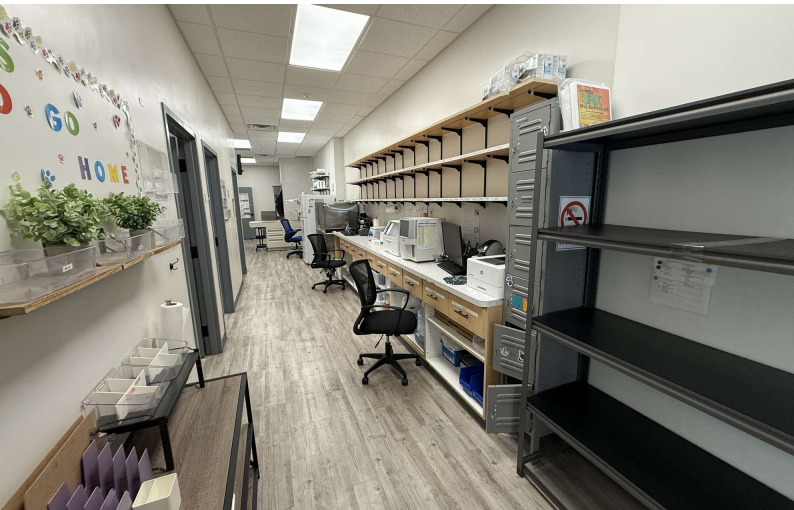




# Additional Photos

## Altamira Shopping Village

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[john.trost@svn.com](mailto:john.trost@svn.com)



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change







## Location Maps

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