

MEDICAL OFFICE BUILDING FOR SALE



PROPERTY DESCRIPTION

Prime 14,086 SF Medical Office Building with 277+/- feet of frontage on Dunlawton Avenue.

Potential for redevelopment into various establishments such as restaurants, financial services, veterinary clinics, childcare facilities, health clubs, ambulatory surgical centers, etc.

1.86+/- acre property. Parking 5.78/1,000.

Fully-equipped medical office building ready to meet your needs. With convenient automatic sliding doors at the front entry, 13 exam/procedure rooms, 9 bathrooms, a lab, staff lounge, and ample parking for 81 vehicles, this space offers both functionality and convenience. Building includes a WET Hydraulic Sprinkler System and 800 Amp (277/480Y) volt 3-phase electrical service.

Located on Dunlawton Avenue with a freestanding monument sign and building signage.

Whether you're considering conversion to retail, rebuilding for office/medical use, or renewing the current NNN lease, the opportunities are endless.

LOCATION DESCRIPTION

Located on the south side Dunlawton Avenue east of Interstate 95 and just west of Clyde Morris Boulevard.

JOHN W. TROST, CCIM

Principal | Senior Advisor

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OFFERING SUMMARY

SALE PRICE:	\$3,700,000
BUILDING SIZE:	14,086 SF
LOT SIZE:	1.86+/- Acres
2025 ASSOCIATION FEES:	\$1,468.42
YEAR BUILT:	2000
PARCEL NO:	6317-29-00-0020
TRAFFIC COUNT:	54,000 AADT
ZONING:	PCD, Planned Commercial Development

LOCATION ADDRESS

1680 Dunlawton Avenue
Port Orange, FL 32127

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ADDITIONAL PHOTOS



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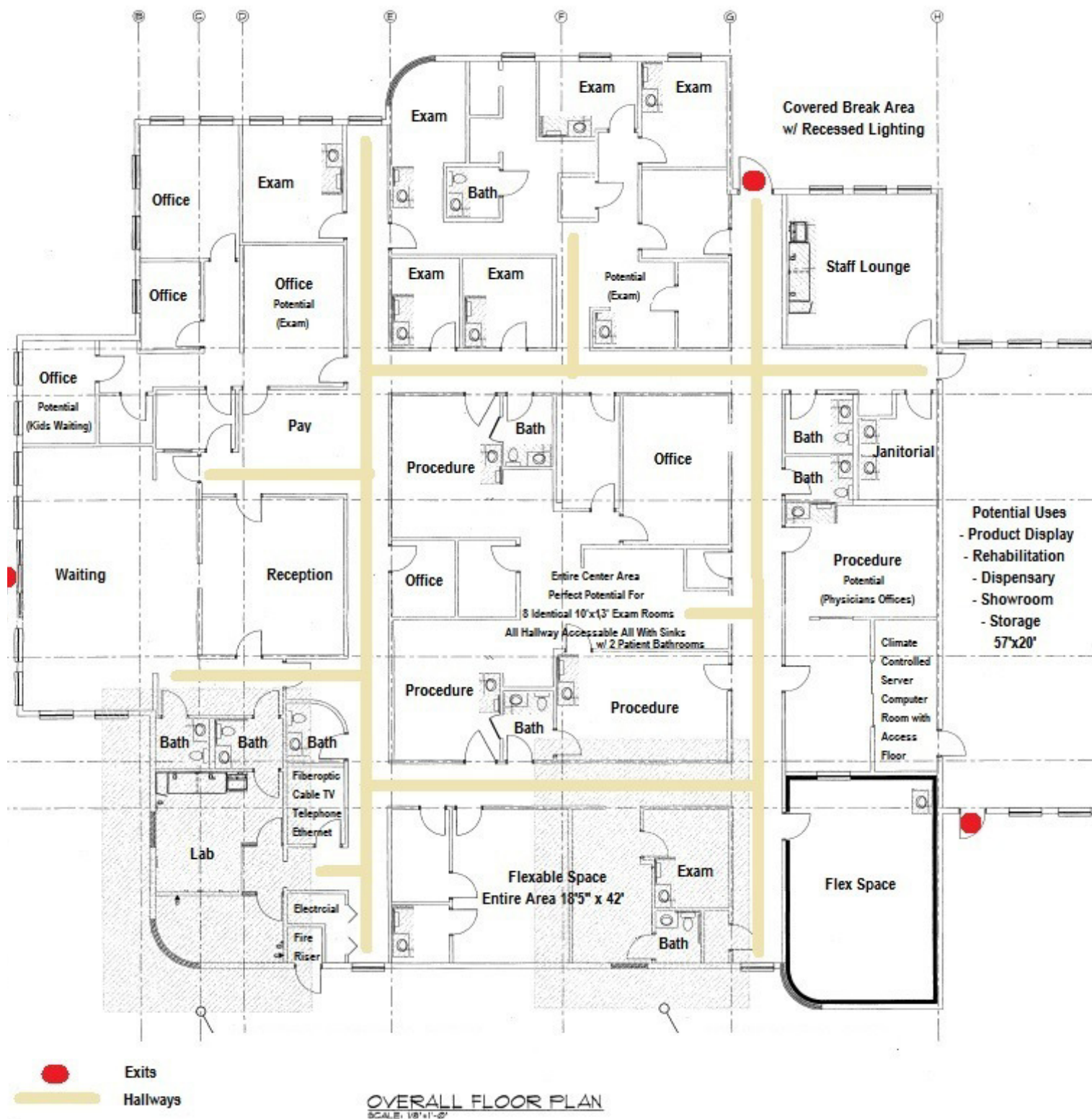
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ACTUAL FLOOR PLAN



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OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

Legend:
● Exits
— Hallways

Patient Rooms:
- 20 Exam Rooms
- Large Nurses Station
- Lab
- 20'x57' Flex Area

Staff Rooms:
- 4 Office/Consult rooms
- 4 Physician Offices
- Large Conference Room
- Staff Lounge

Potential Uses
- Product Display
- Rehabilitation
- Dispensary
- Showroom
- Storage
57'x20'

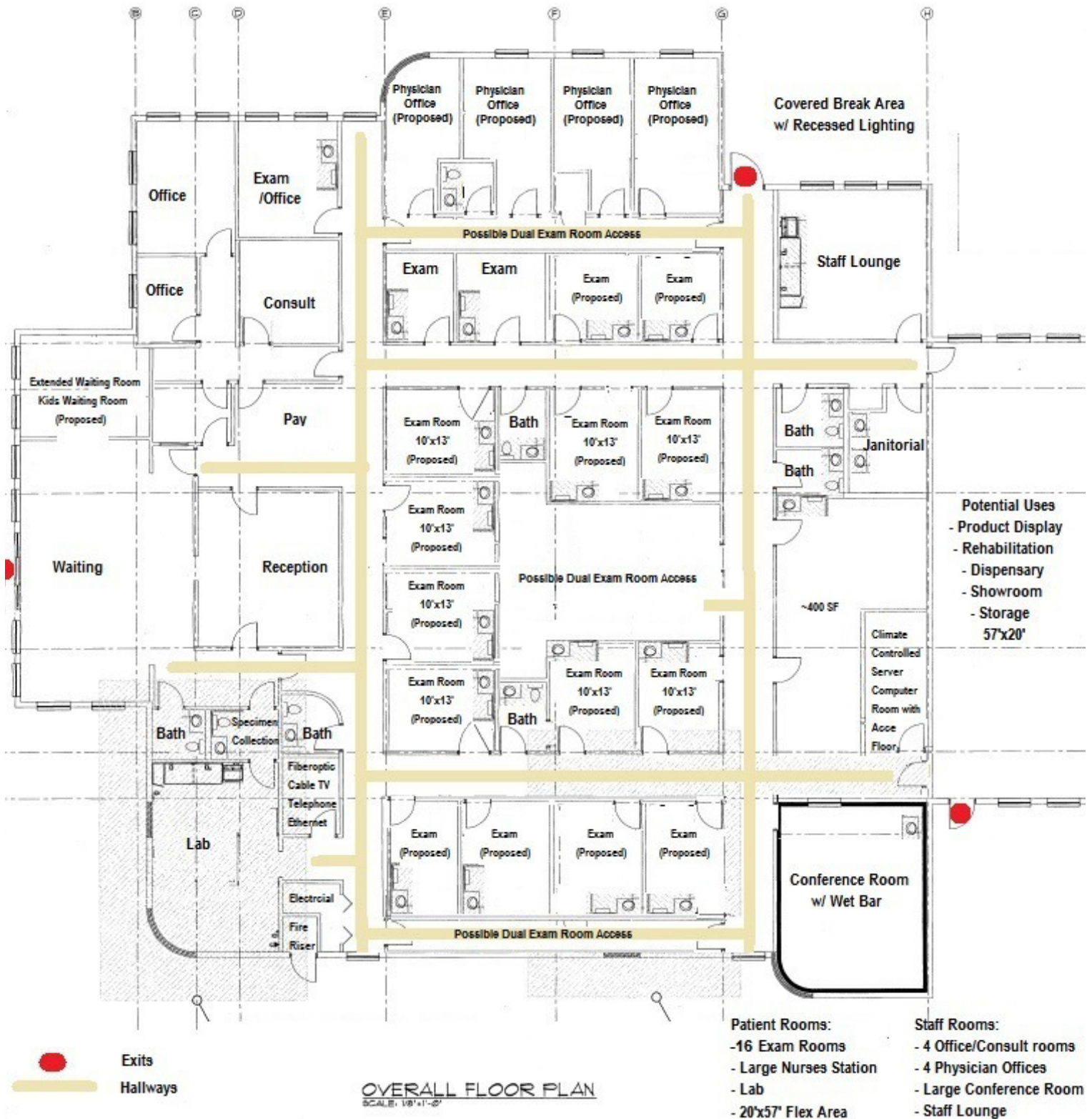
Room Details:
- Exam Room 10'x13' (Proposed)
- Exam Room 12'x18' (Proposed)
- Flexible Space Entire Area 18'5" x 42'
- Lab
- Waiting
- Reception
- Pay
- Consult
- Office
- Exam/Office
- Staff Lounge
- Conference Room w/ Wet Bar
- Bath
- Janitorial
- Physician Offices ~400 SF
- Climate Controlled Server Computer Room with Access Floor
- Covered Break Area w/ Recessed Lighting

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PROPOSED DUAL FLOOR PLAN #2



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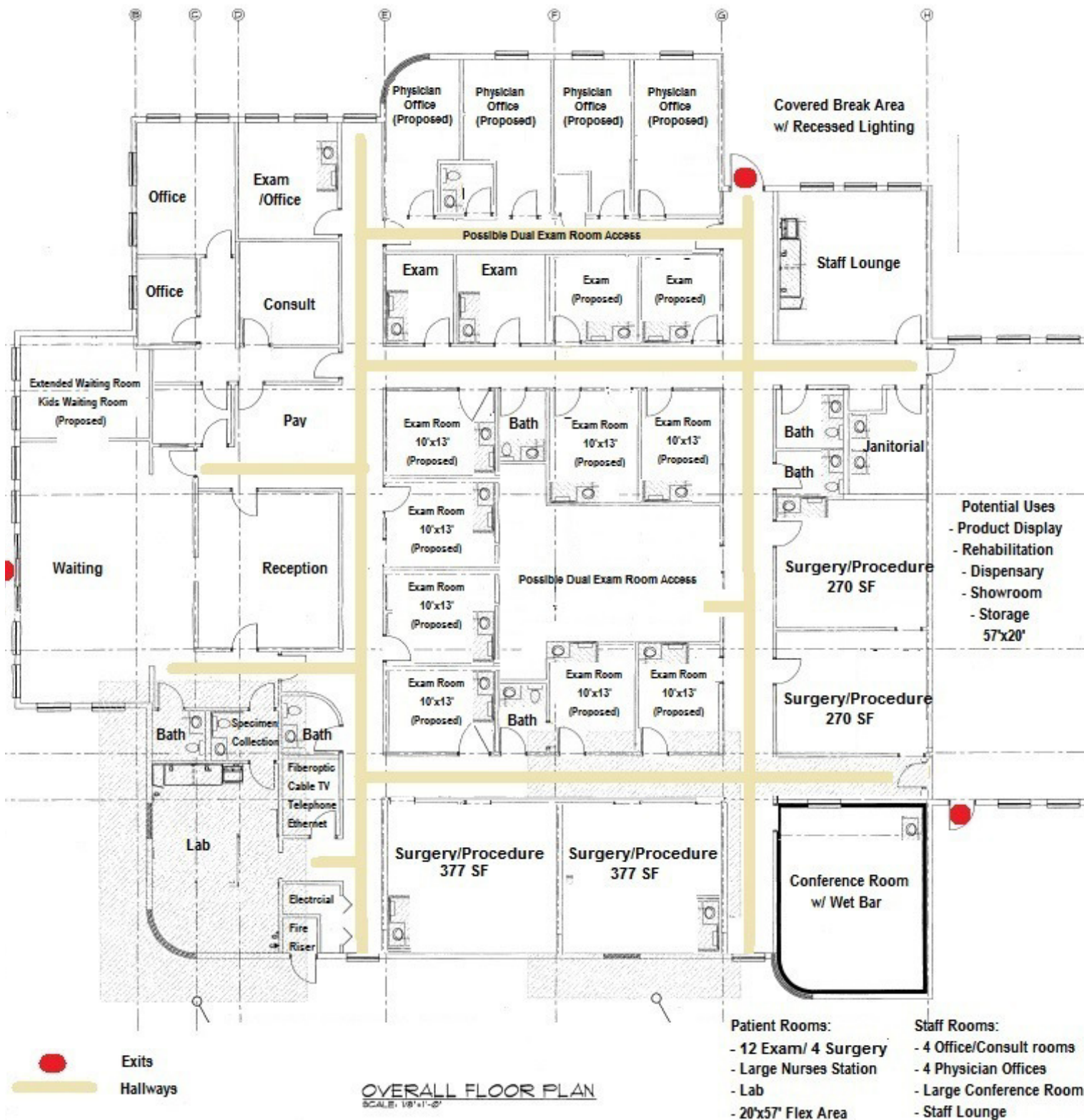
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PROPOSED SURGERY FLOOR PLAN #3



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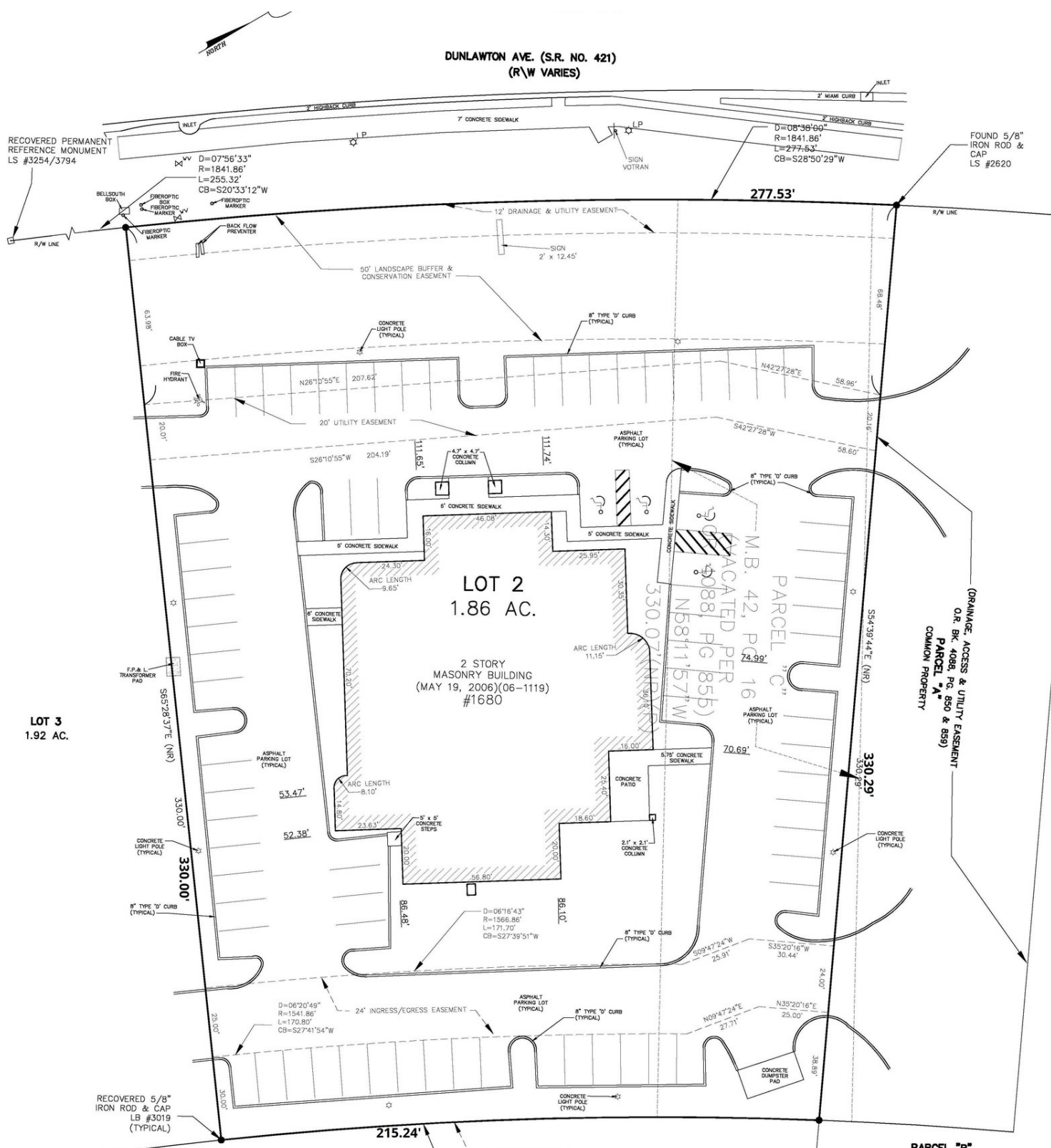
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SURVEY



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LOCATION MAPS



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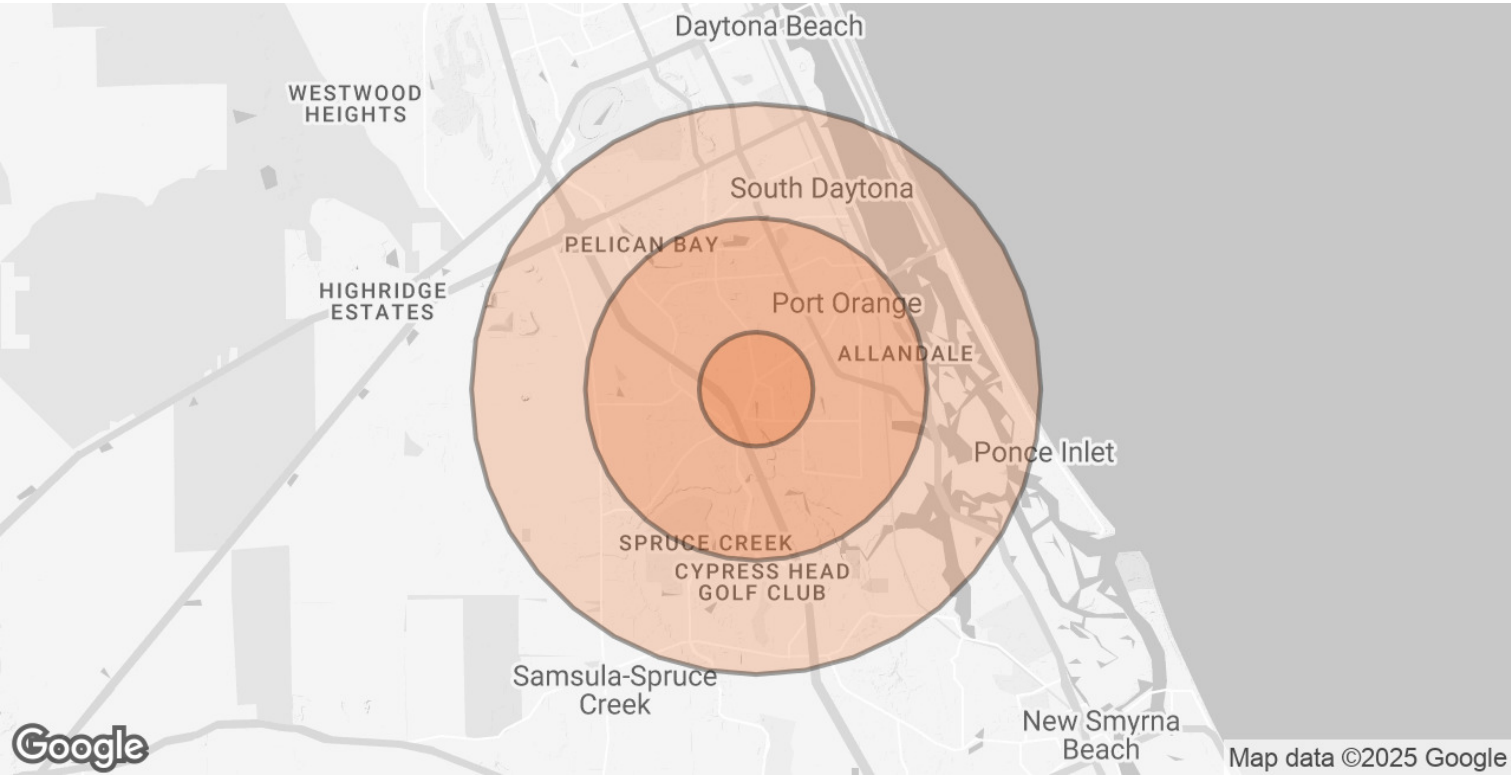
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,482	61,782	112,258
AVERAGE AGE	46	48	49
AVERAGE AGE (MALE)	44	47	47
AVERAGE AGE (FEMALE)	47	50	50

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,275	27,843	51,062
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$86,808	\$79,208	\$79,759
AVERAGE HOUSE VALUE	\$337,952	\$306,890	\$316,507

Demographics data derived from AlphaMap

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