



For Sale / Lease

18,000 SF Freestanding Building For Sale or Lease

4610 Clyde Morris Boulevard, Port Orange, FL 32127



OFFERING SUMMARY

SALE PRICE:	\$3,500,000
LEASE RATE:	Upon Request
BUILDING SIZE:	18,000 SF
LOT SIZE:	1.34+/- Acres
YEAR BUILT:	2017
TRAFFIC COUNT:	25,000 AADT
ZONING:	CC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,069	33,078	52,184
TOTAL POPULATION	10,878	72,063	114,560
AVERAGE HH INCOME	\$75,000	\$73,483	\$76,502

PROPERTY DESCRIPTION

For Sale or Lease: 18,000 SF Freestanding Retail Building built 2017.

The building, with a depth of 180 feet, features fully air-conditioned front retail showroom area and rear warehouse with an overhead door.

The exterior is equipped with motorized roll-down shutters for added security and building protection.

The highly visible property includes a freestanding monument sign on Clyde Morris Boulevard and parking area with 32 spaces.

This well-maintained property offers versatility for various retail purposes.

Located 1 mile north off high traffic Dunlawton Avenue.

Estimated CAM, Real Estate Taxes, and Insurance \$3.19 per SF.

Ready for immediate occupancy.

LOCATION DESCRIPTION

Located on the west side of Clyde Morris Boulevard north of Dunlawton Avenue.

Approximately 1 mile north of Dunlawton Avenue, 4.6 miles to I-4, 1.8 miles to I-95, and 4.1 miles to the beach.

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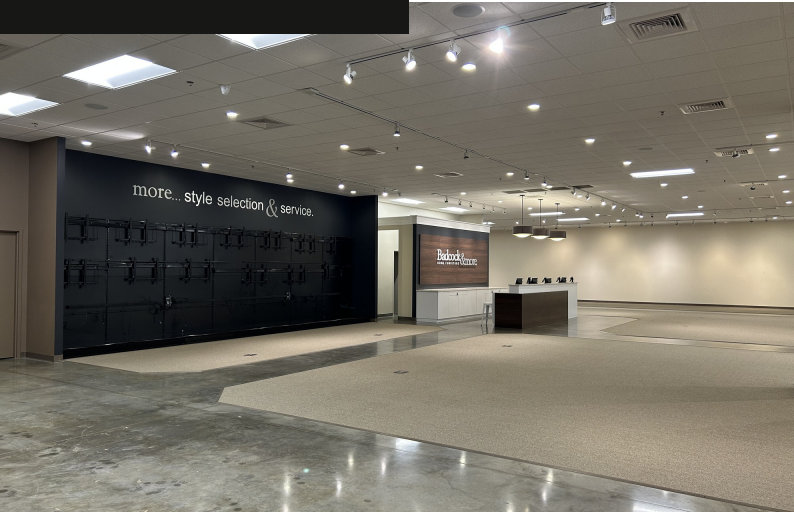




Additional Photos

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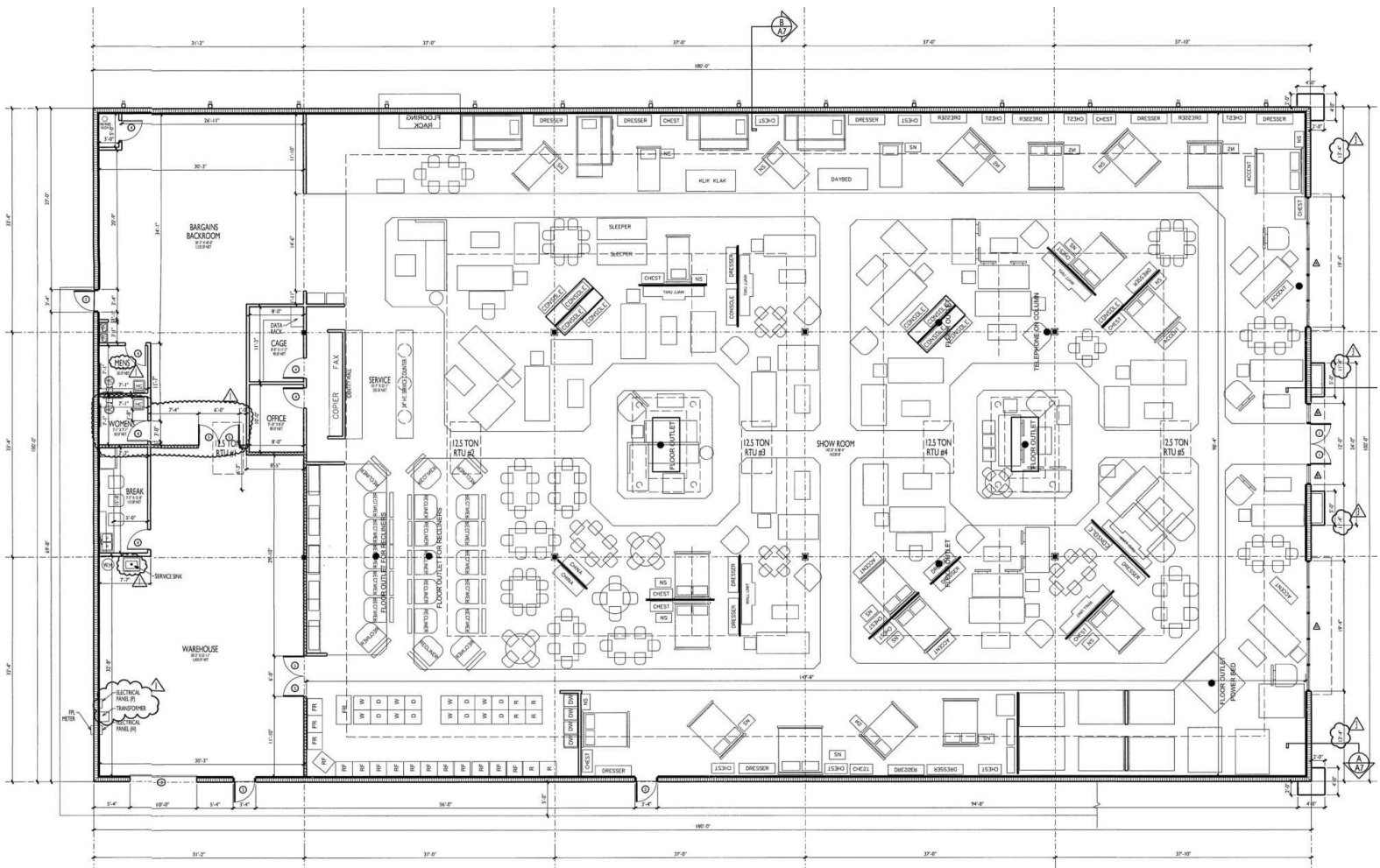
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change



Location Maps

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