



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$599,000
<b>LOT SIZE:</b>	1.26+/- Acres
<b>BUILDING SIZE:</b>	4,802 SF
<b>YEAR BUILT:</b>	1943
<b>PARCEL NO:</b>	6303-03-00-0460
<b>TRAFFIC COUNT:</b>	24,500 AADT - US Hwy 1
<b>ZONING:</b>	PO, Professional Office

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,284	27,644	51,474
<b>TOTAL POPULATION</b>	4,989	57,516	113,225
<b>AVERAGE HH INCOME</b>	\$58,671	\$68,847	\$72,069

### PROPERTY DESCRIPTION

#### 4,802 SF Office Building with Attached 5-Car Garage For Sale.

**Location:** Just north of the high-traffic Dunlawton Avenue commercial corridor and the nearby Riverwalk District. Block building with metal roof.

The adaptable layout suits professional services or trades, with ample storage for cars, trucks, or boats.

**Main Building:** Spacious layout featuring a large reception area, five offices, one conference room, two ADA restrooms, and a break area. Finished floor elevation: 5.45 feet. Includes 14 parking spaces with access off Charles Street.

**Attached Garage:** 70' x 29' garage with two 18-ft-wide garage doors, open ceilings, one office, a restroom with shower, and a 38' x 16' screened porch. Includes 4 parking spaces plus an oversized apron providing direct access to the garage doors off Lafayette Street.

**Room for Expansion:** Excess land allows for a proposed 5,000 SF flex building with overhead doors - ideal for additional storage, workspace, or tenant income.

A rare opportunity for a business looking to establish or expand in a central Port Orange location.

### LOCATION DESCRIPTION

Located on Charles Street, just north of Dunlawton Avenue and west of Ridgewood Avenue (US Highway 1).

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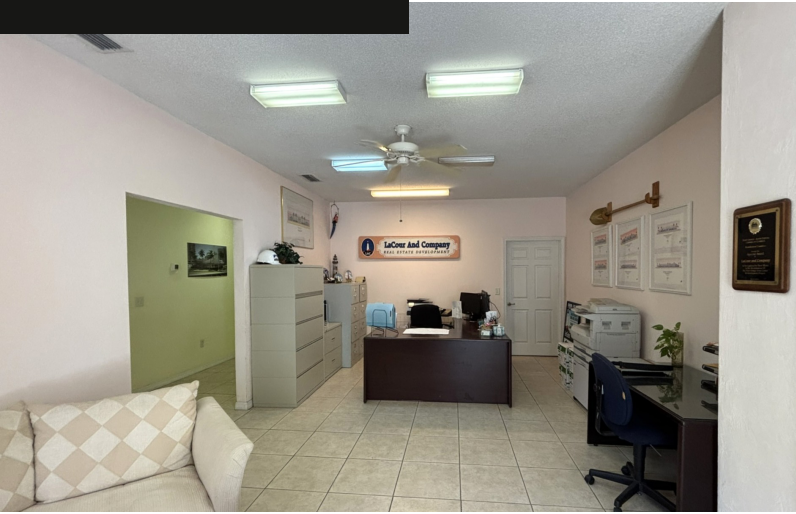




# Additional Photos

4,802 SF Office Building For Sale

220 Charles Street, Port Orange, FL 32129



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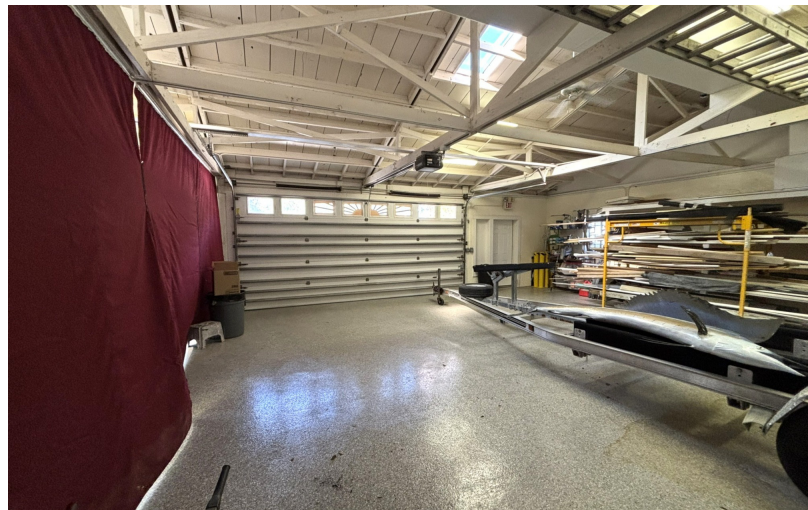




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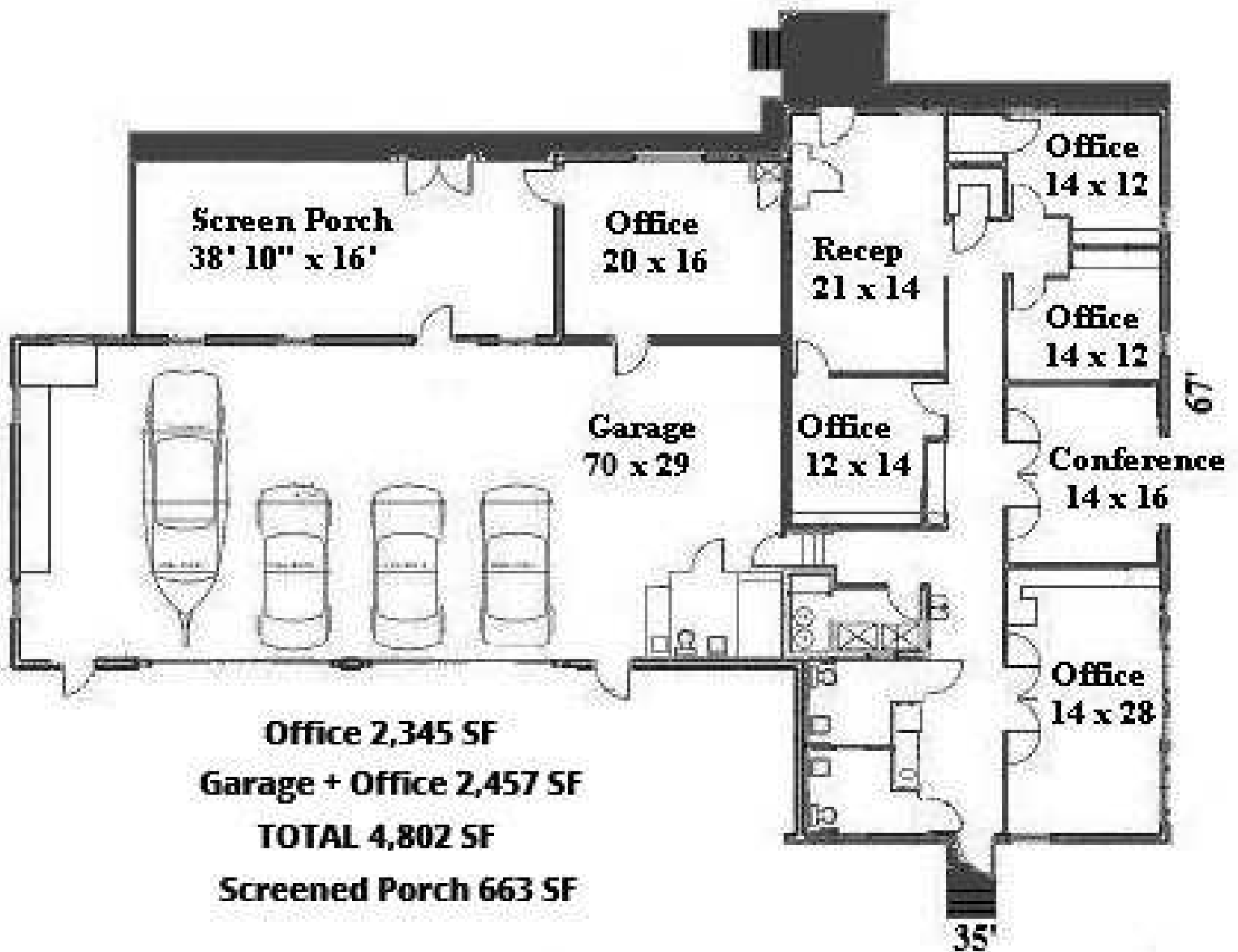
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# Floor Plan Sketch

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# Location Maps

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