

LAKESIDE EXECUTIVE PARK | MEDICAL & OFFICE SPACE FOR LEASE



PROPERTY DESCRIPTION

Space For Lease in Lakeside Executive Park.

Suite 301-302: 3,168 SF Usable, 3,678 SF Rentable - Third Floor Office Space.

The layout includes a reception area, conference room, ten private offices, and a breakroom.

Situated within a multi-story office building, it offers scenic views of the Dunlawton Avenue Corridor and Memorial Lake.

Parking ratio 4.8 spaces per 1,000 rentable SF.

The strategic location along Dunlawton Avenue ensures high visibility and convenient entry to Interstate 95.

Estimated CAM, Real Estate Taxes, and Insurance \$5.78 per SF.

LOCATION DESCRIPTION

Located on the north side of Dunlawton Avenue, just east of Nova Road, approximately 2.4 miles from Interstate 95 and 2.6 miles from the beach.

LOCATION ADDRESS

851 Dunlawton Avenue
Port Orange, FL 32129

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

OFFERING SUMMARY

AVAILABLE SF:	Suite 301-302 Rentable 3,678 SF Usable 3,168 SF
LEASE RATE:	\$18.50 NNN
YEAR BUILT:	2003
TRAFFIC COUNT:	54,000 AADT
ZONING:	PCD, Planned Commercial Development

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,658	30,248	52,116
TOTAL POPULATION	8,016	65,333	113,550
AVERAGE HH INCOME	\$64,248	\$74,641	\$76,363

SUTIE 301-302 - ADDITIONAL PHOTOS



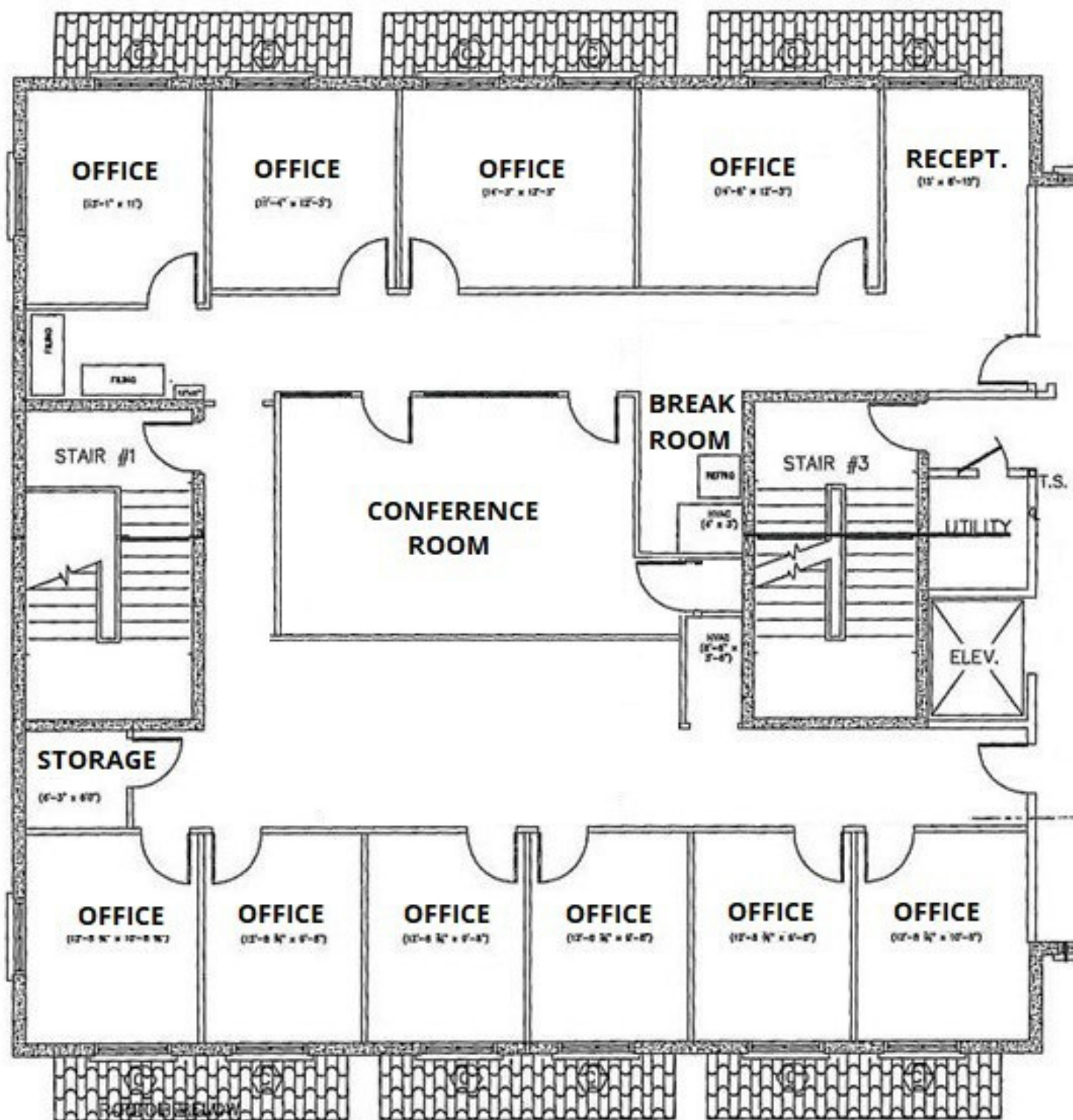
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SUITE 301-302 - FLOOR PLAN



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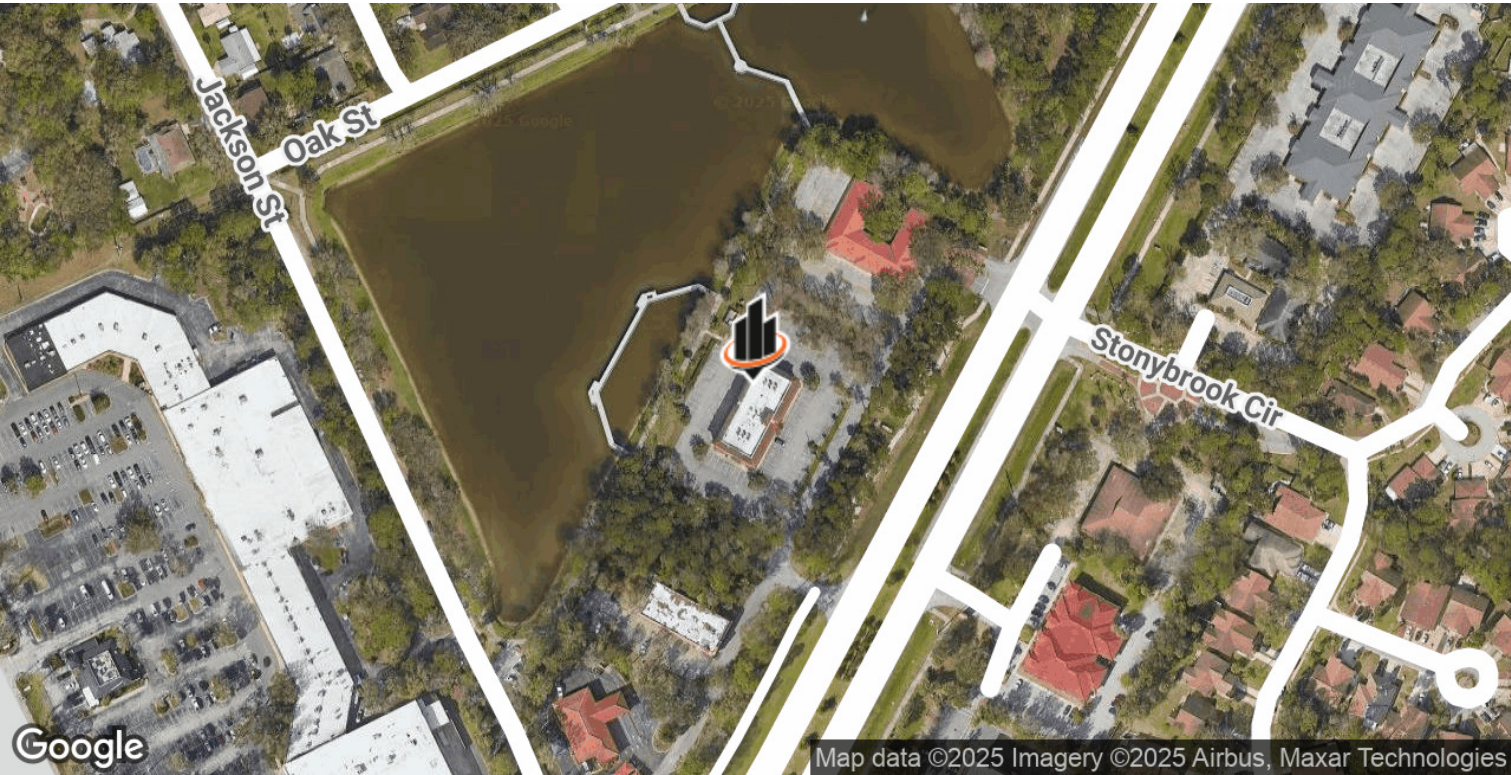
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LOCATION MAPS



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