



OFFERING SUMMARY

SALE PRICE:	\$485,000
AVAILABLE SF:	Unit 3: 1,630 SF
CONDO FEES:	\$1,652.52 per Quarter
YEAR BUILT:	2021
PARCEL NO:	6308-36-00-0030
TRAFFIC COUNT:	42,000 AADT
ZONING:	PUD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,960	30,219	52,571
TOTAL POPULATION	8,631	65,987	115,425
AVERAGE HH INCOME	\$69,815	\$75,190	\$76,807

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PROPERTY DESCRIPTION

1,630 SF Lakeview Office/Medical Condo in Elite Plaza. Turn-key office/medical space currently built out as a chiropractic clinic. Features include a waiting area, reception, six exam rooms (4 with plumbing or sink), private office, break room, and two restrooms. Prime Port Orange location within walking distance of Halifax Health Medical Center. Excellent access to Dunlawton Avenue and Nova Road. Ideal for medical, wellness, or professional office use. Condo Fees \$1,652.52 per quarter.

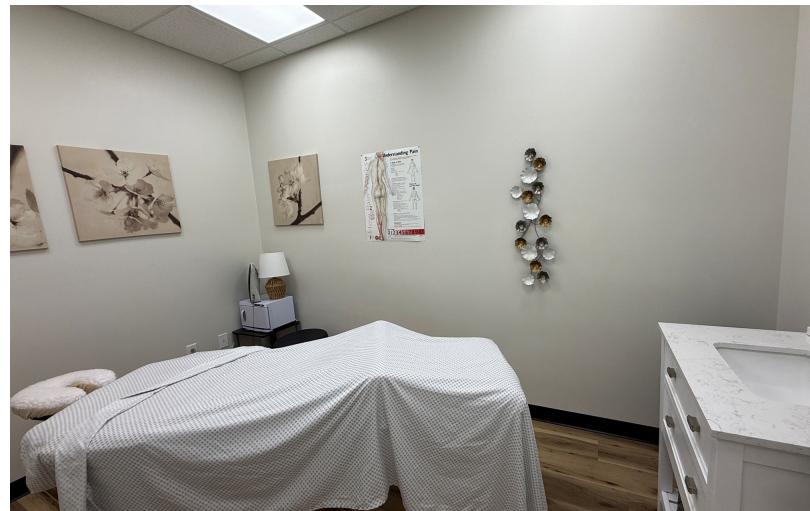
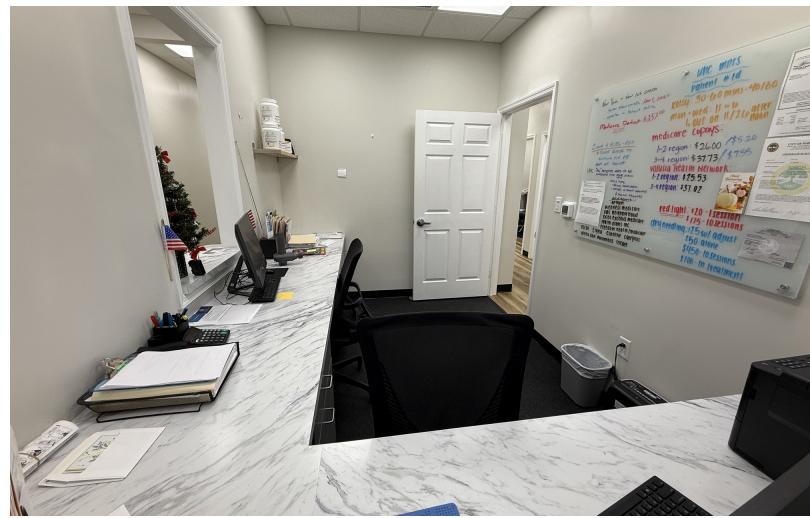
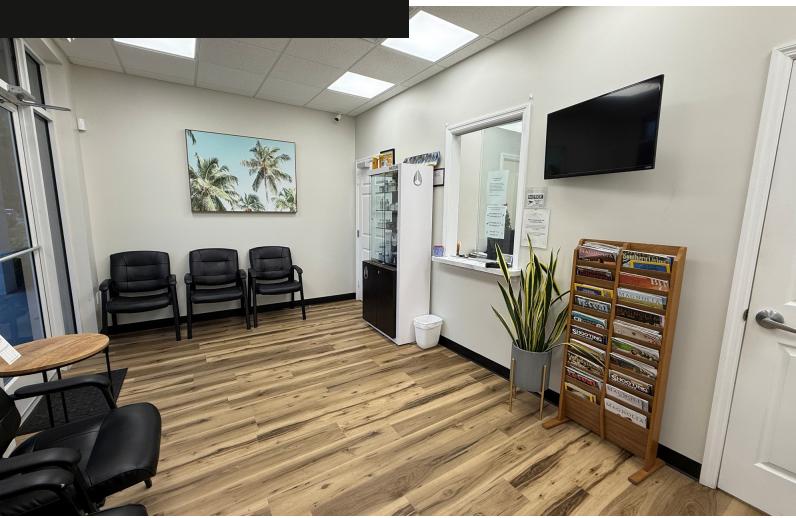
LOCATION DESCRIPTION

Located just west of Nova Road and north of Dunlawton Avenue on the west side of Woodbriar Trail.

Additional Photos

Elite Plaza | Office/Medical Condo For Sale

3821 Woodbriar Trail, Unit 3, Port Orange, FL 32129



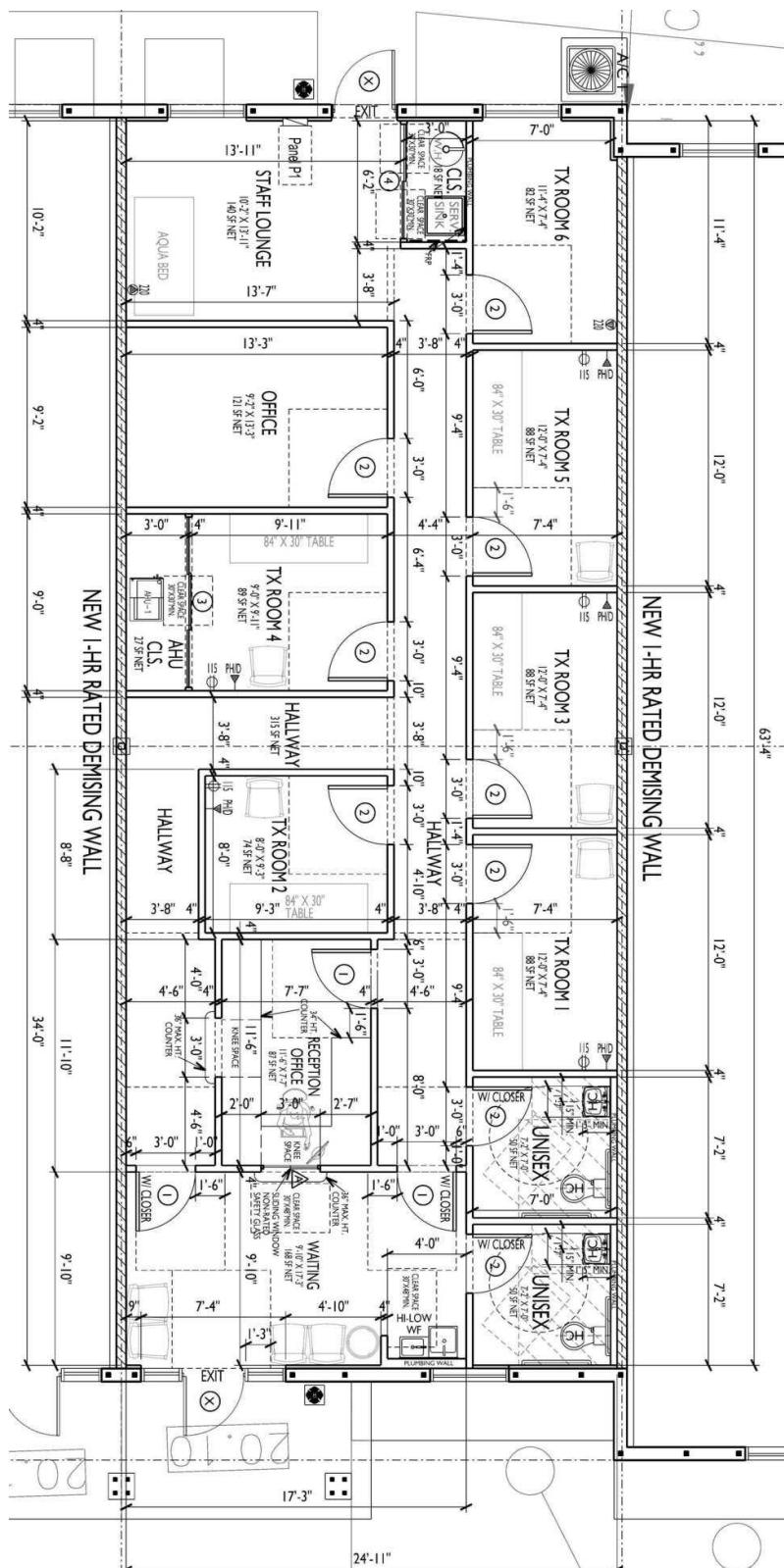
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Floor Plan

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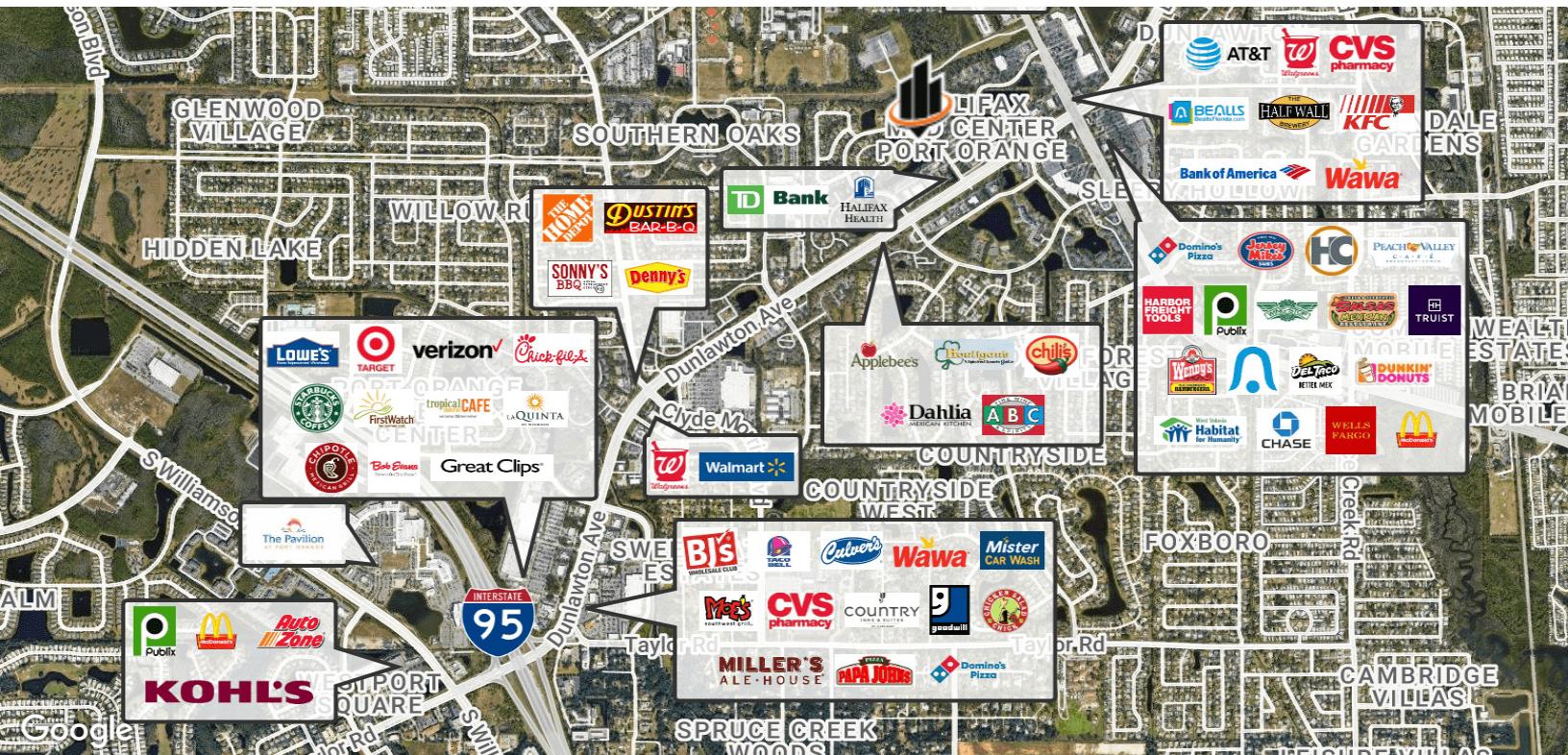




Location Maps

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