



For Lease

Lakeside Executive Park | Office Space For Lease

851 Dunlawton Avenue, Port Orange, FL 32129



OFFERING SUMMARY

LEASE RATE: \$20.00 NNN

AVAILABLE SF: Suite 301
Rentable 1,650 SF
Usable 1,422 SF

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

PROPERTY DESCRIPTION

Space For Lease in Lakeside Executive Park.

Suite 301: 1,422 SF Usable, 1,650 SF Rentable - Third Floor Office Space.

The layout includes six private offices and a storage room.

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.

John W. Trost, CCIM
Principal | Senior Advisor
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Additional Photos

Lakeside Executive Park | Office Space For Lease

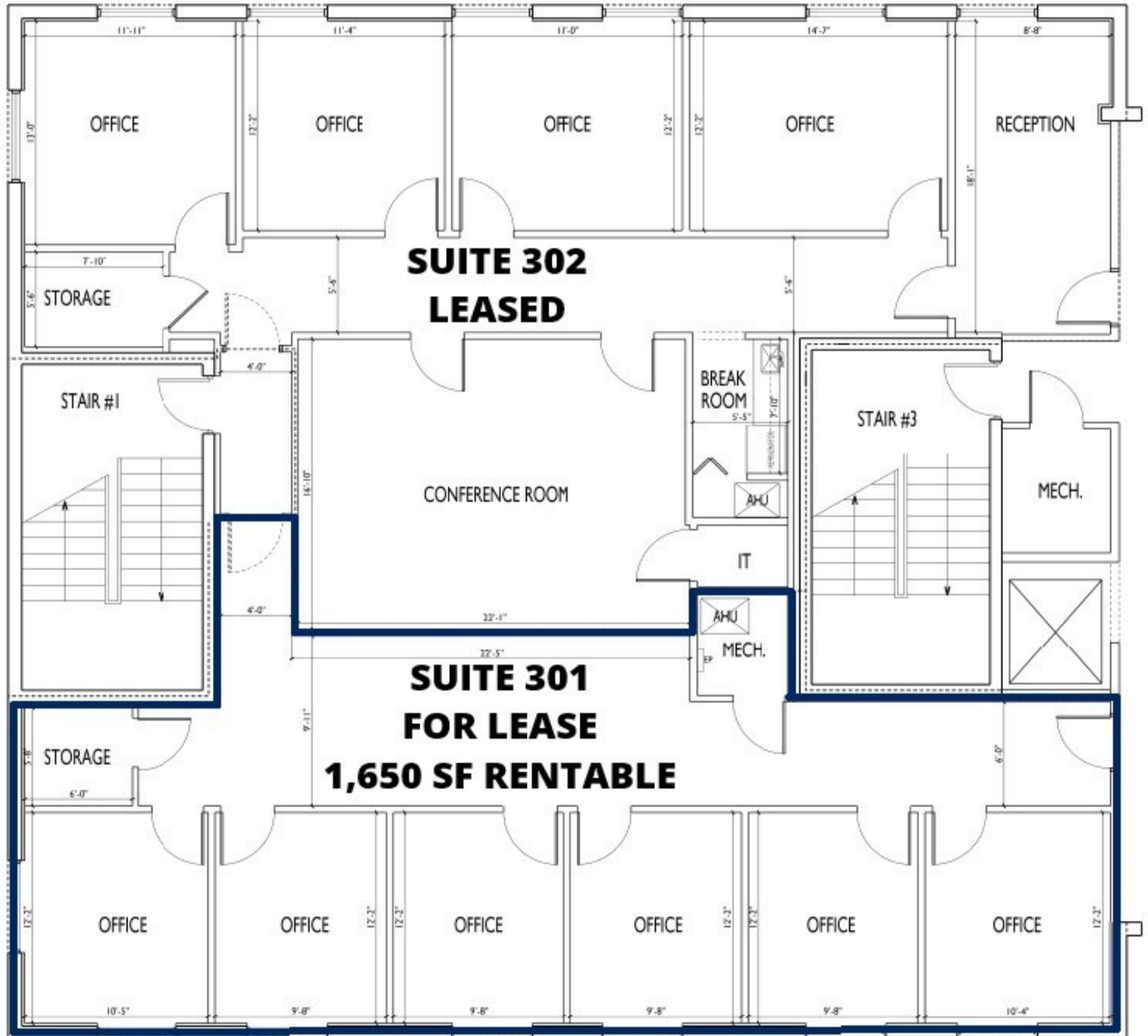
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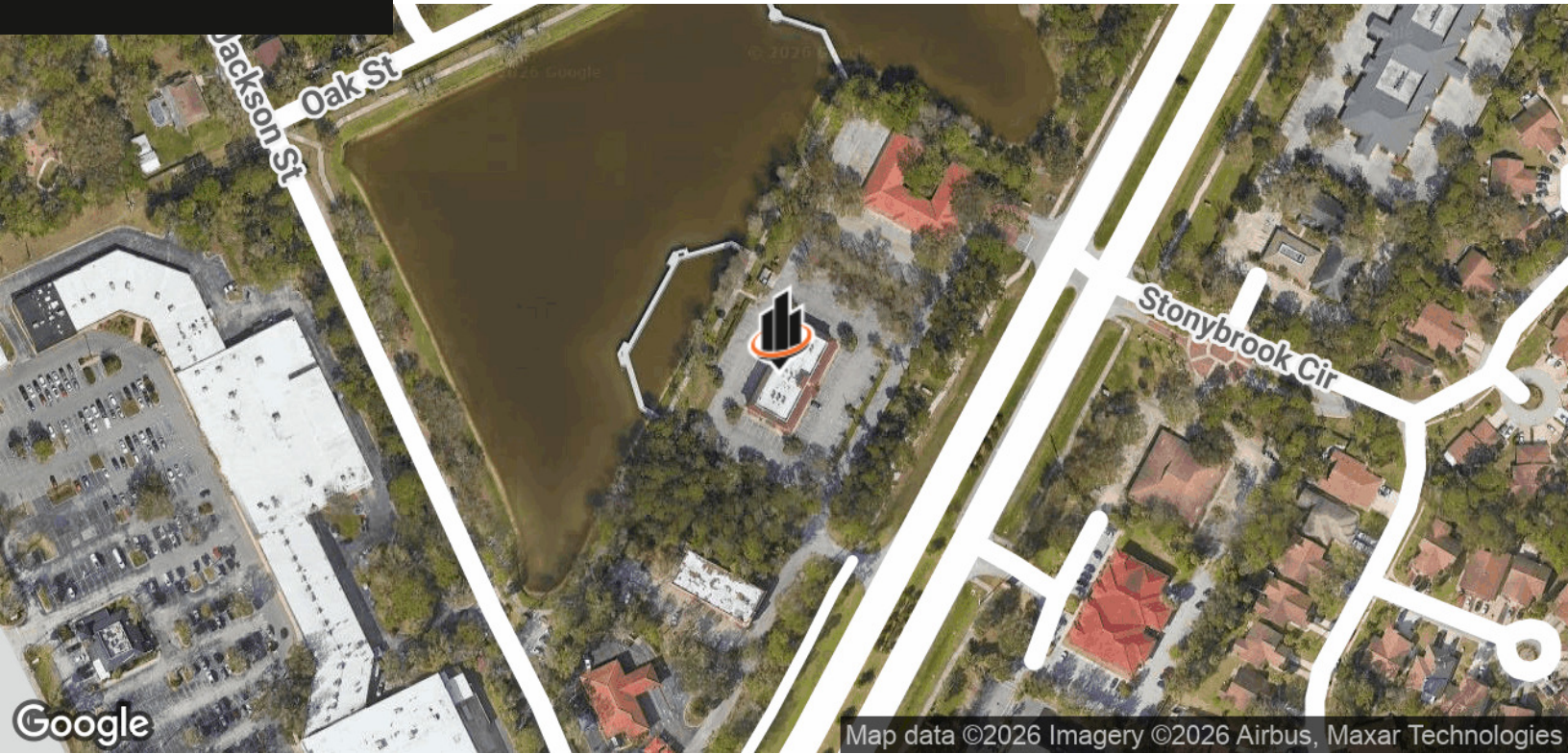




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