



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$20.00 NNN
<b>AVAILABLE SF:</b>	Suite 202-203: 3,548 RSF Suite 301: 1,650 RSF
<b>YEAR BUILT:</b>	2003
<b>TRAFFIC COUNT:</b>	54,000 AADT
<b>ZONING:</b>	PCD, Planned Commercial Development

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

### PROPERTY DESCRIPTION

Space For Lease in Lakeside Executive Park. Suite 202-203: 3,058 SF Usable, 3,548 SF Rentable - 7 private offices, conference room, and a breakroom. Landlord may consider dividing. Suite 301: 1,422 SF Usable, 1,650 SF Rentable - 6 private offices and a storage room. Common Area Restrooms are on each floor. Multi-story office building, 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 access to Interstate 95 and Beaches. Estimated CAM, Real Estate Taxes, and Insurance \$5.67 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.



# Suite 202-203 - Additional Photos

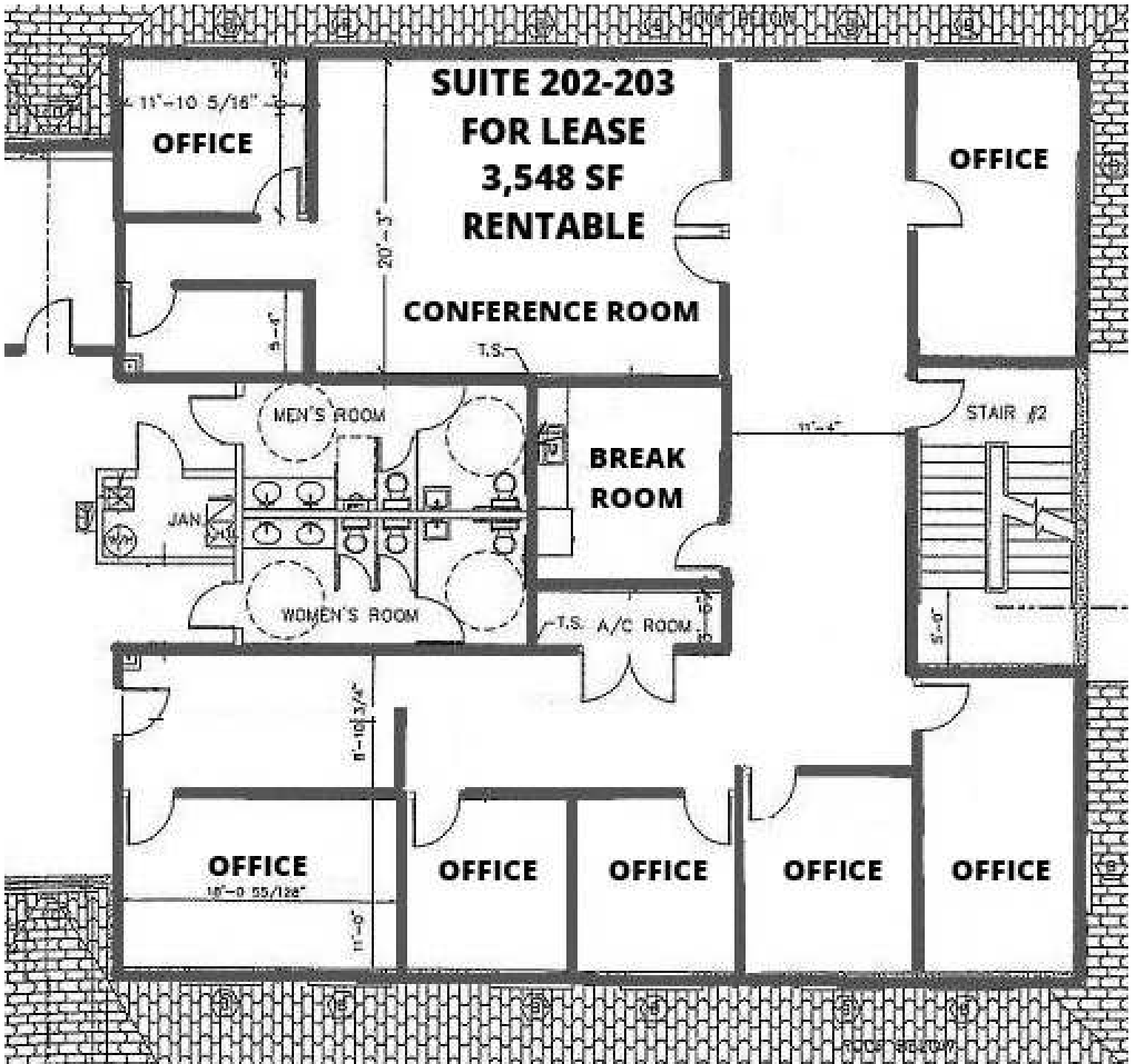
Lakeside Executive Park | Office Space For Lease

851 Dunlawton Avenue, Port Orange, FL 32129



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# Suite 301 - Additional Photos

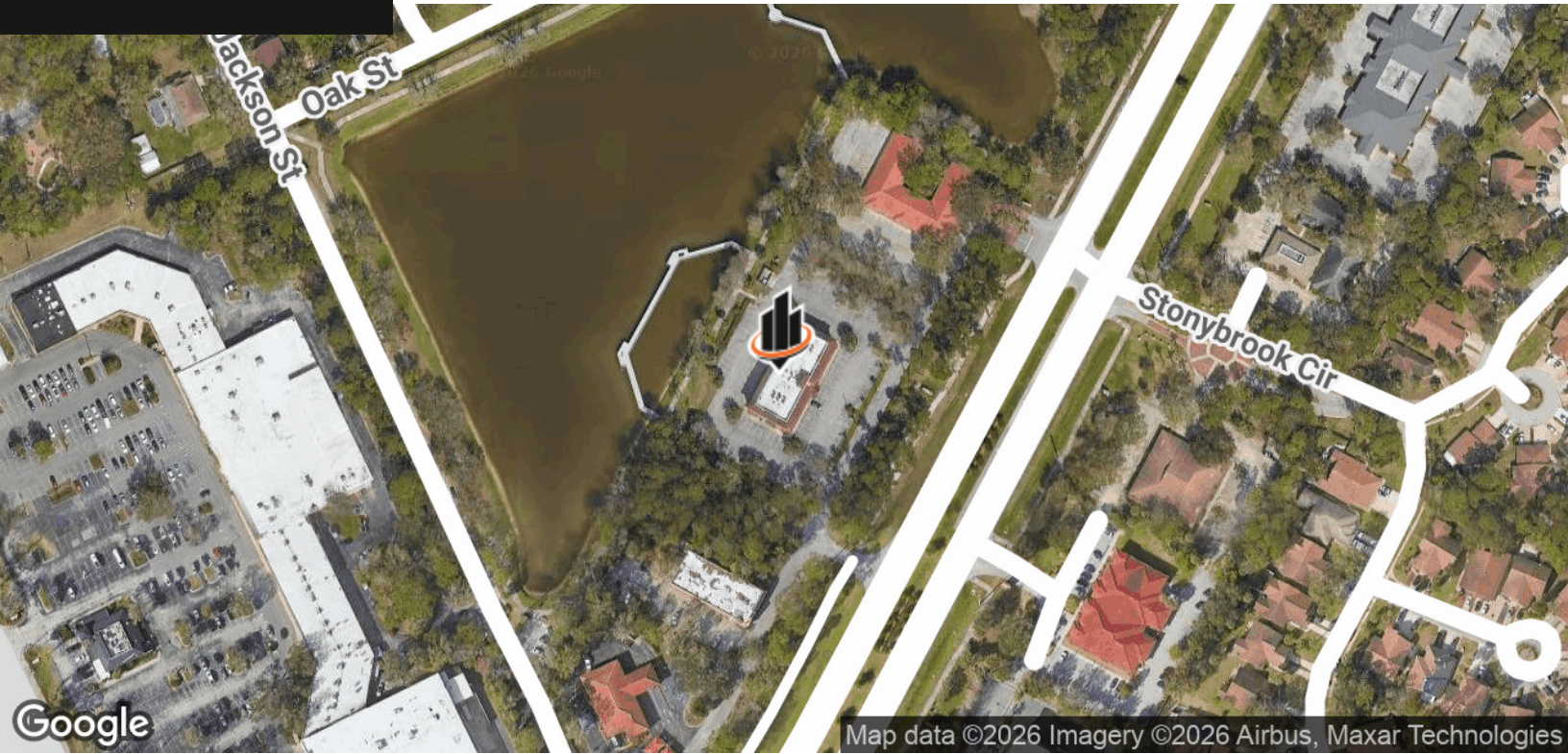
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