



# For Sale or Lease

## Port Orange Medical Center | Office Condo For Sale or Lease

790 Dunlawton Avenue, Unit G, Port Orange, FL 32127



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$465,000
<b>LEASE RATE:</b>	\$22.00 NNN
<b>AVAILABLE SF:</b>	Unit G: 1,671 SF
<b>YEAR BUILT</b>	2001
<b>PARCEL NO:</b>	6309-35-00-00G0
<b>TRAFFIC COUNT:</b>	33,000 AADT
<b>ZONING:</b>	PO, Professional Office

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,370	28,729	51,921
<b>TOTAL POPULATION</b>	7,324	62,265	112,362
<b>AVERAGE HH INCOME</b>	\$70,847	\$78,343	\$79,539

### PROPERTY DESCRIPTION

1,671 SF Medical Office Condo For Sale or Lease in Port Orange Medical Center.  
 Well-configured medical office condo featuring 3 exam rooms (with room for a 4th exam room), private office, nurse station, administrative area, waiting room, file room, break area, and two restrooms.  
 Efficient layout suitable for medical office use.  
 Located within the established Port Orange Medical Center with prominent signage and strong visibility along Dunlawton Avenue.  
 Condo fees are \$1,802 per quarter and 2025 real estate taxes are \$5,624.98.  
 Estimated Condo Fees & Real Estate Taxes \$7.68 per SF.

### LOCATION DESCRIPTION

Located on the south side of Dunlawton Avenue just north on Nova Road in the Port Orange Medical Center. Approximately 2.7 miles to Interstate 95.

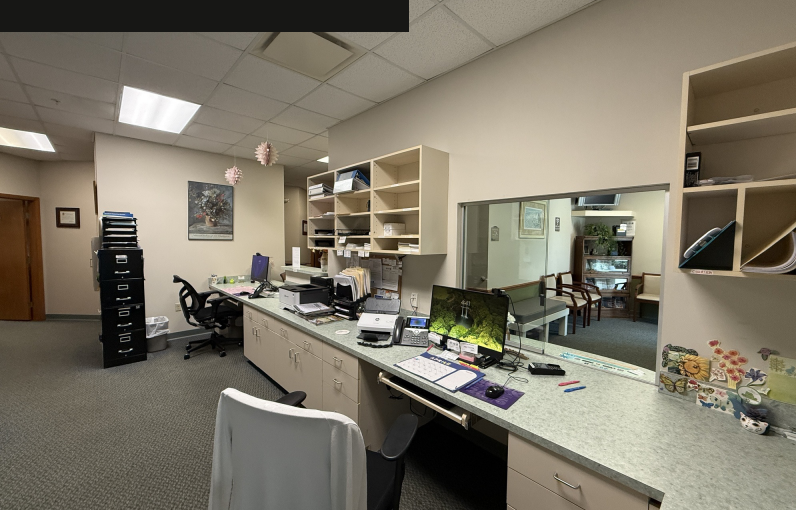
**John W. Trost, CCIM**  
 Principal | Senior Advisor  
 O: 386.301.4581  
 C: 386.295.5723  
 john.trost@svn.com



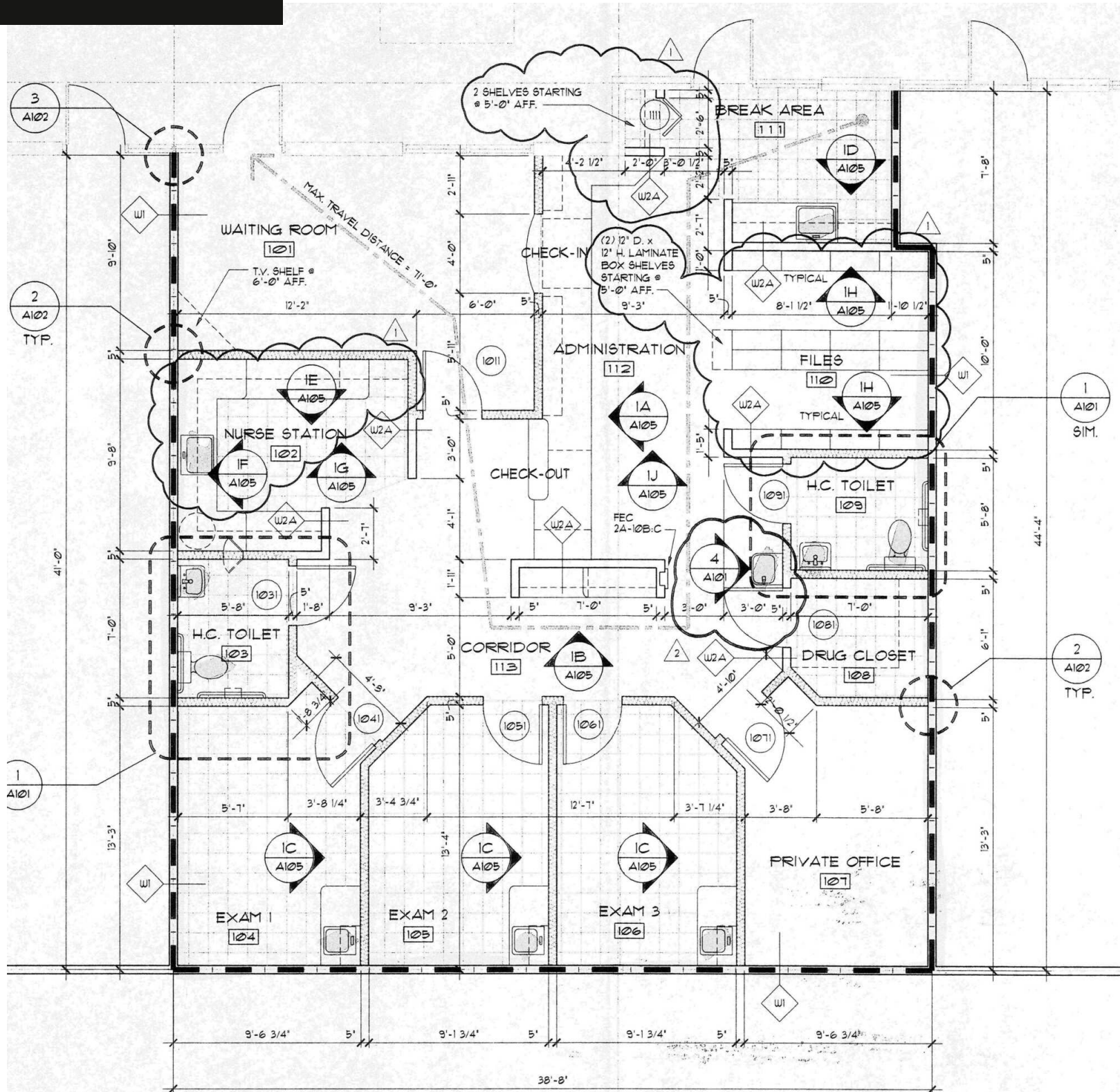
# Additional Photos

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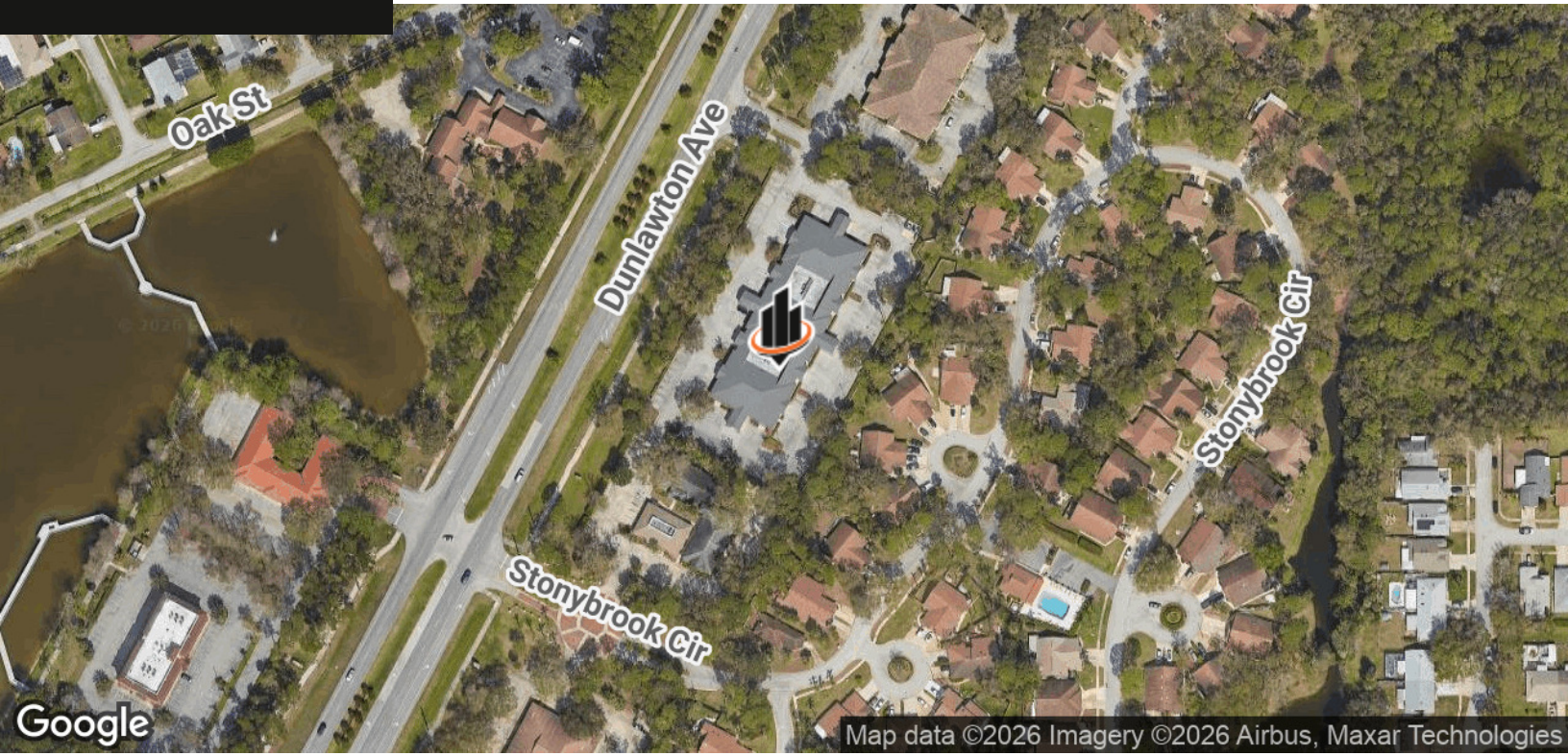
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