



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

SALE PRICE:	\$465,000
LEASE RATE:	\$22.00 NNN
AVAILABLE SF:	Unit G: 1,650 SF
YEAR BUILT	2001
PARCEL NO:	6309-35-00-00G0
TRAFFIC COUNT:	33,000 AADT
ZONING:	PO, Professional Office

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

PROPERTY DESCRIPTION

1,650 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 \$7.78 per SF.

LOCATION DESCRIPTION

Located on the south side of Dunlawton Avenue just north of 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

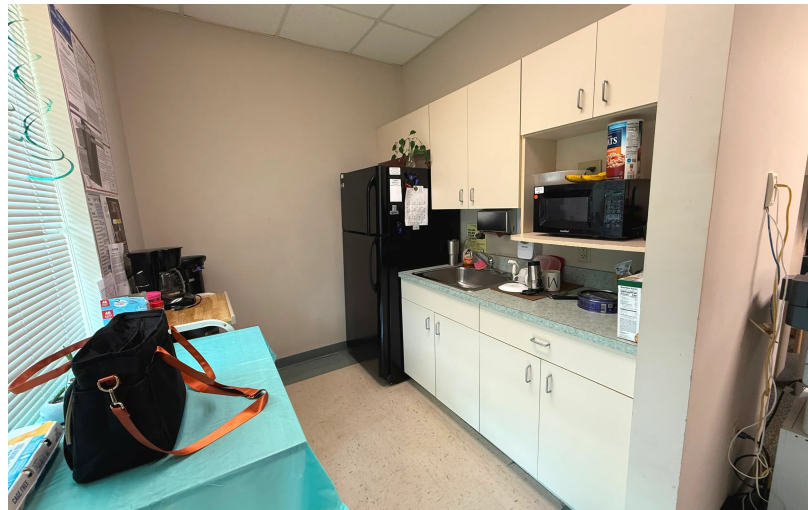
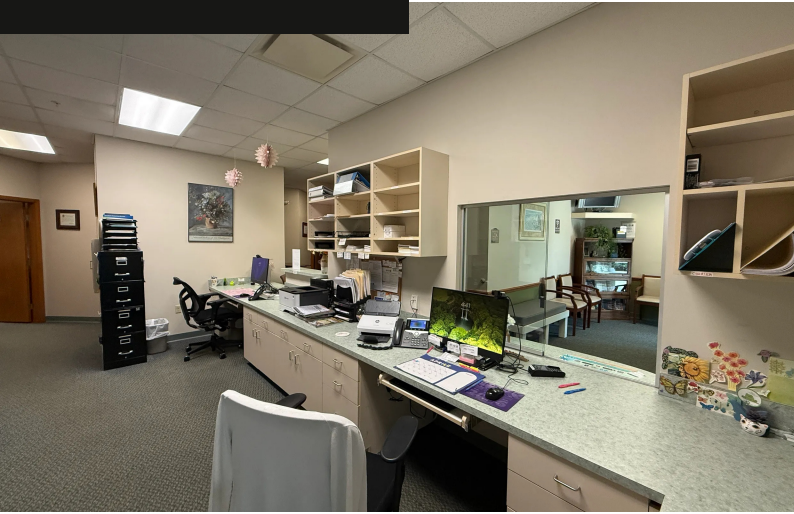




Additional Photos

Port Orange Medical Center | Office Condo For Sale or Lease

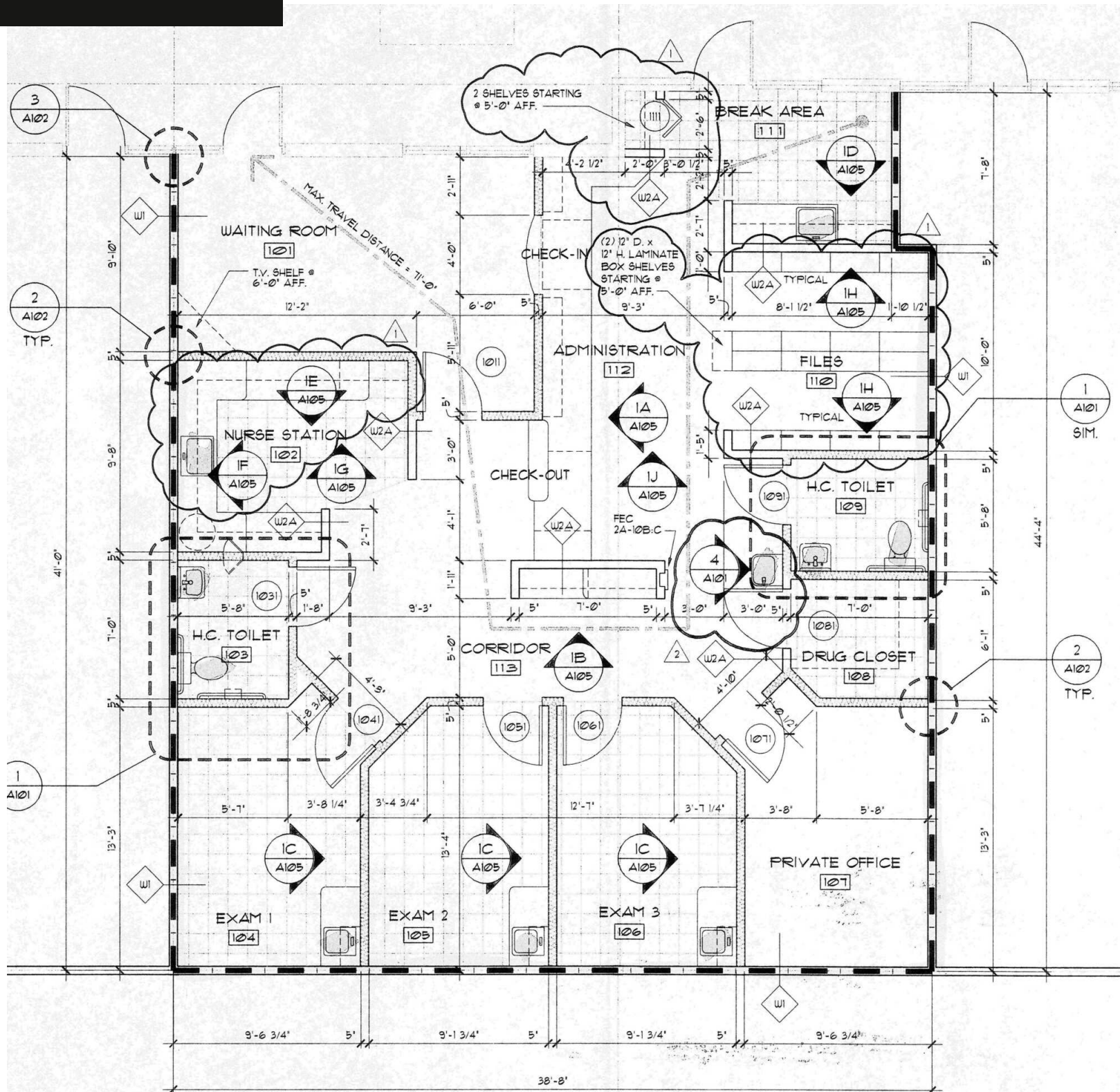
790 Dunlawton Avenue, Unit G, Port Orange, FL 32127



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



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change