



# For Lease

## End-Cap Retail Space For Lease | Port Orange Gateway Center

1781 Dunlawton Avenue, Unit 4A-4C, Port Orange, FL 32127



### OFFERING SUMMARY

**LEASE RATE:** \$45.00 NNN

**AVAILABLE SF:**

Unit 4A: 2,171 SF  
Unit 4B: 1,129 SF  
Unit 4C: 1,495 SF

**YEAR BUILT:** 2005

**TRAFFIC COUNT:**

54,000 AADT  
(Dunlawton Avenue)  
84,500 AADT (I-95)

**ZONING:** PCD

### DEMOGRAPHICS

|                          | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------------|----------|----------|----------|
| <b>TOTAL HOUSEHOLDS</b>  | 2,819    | 24,055   | 46,842   |
| <b>TOTAL POPULATION</b>  | 6,681    | 54,911   | 103,434  |
| <b>AVERAGE HH INCOME</b> | \$92,683 | \$84,130 | \$83,625 |

### PROPERTY DESCRIPTION

Retail Space For Lease in Port Orange Gateway Center. This end-cap space with outdoor seating is located on high-traffic Dunlawton Avenue in a well-positioned shopping center just off I-95. Available as three individual units: 1,129 SF, 1,495 SF, and 2,171 SF. High-visibility location suited for retail, medical, fitness, showroom, or other uses. The property has direct frontage and signage, including an LED message board. Co-tenants include Hand & Stone, Great Clips, Pizza Hut, Tropical Smoothie Cafe, and Thai Kitchen by Saowanee. Outparcel to Target and Lowe's and adjacent to Chick-fil-A, First Watch, Chipotle, Starbucks, and others, driving strong daily traffic and brand exposure. Front and rear parking available. Estimated CAM, Real Estate Taxes, and Insurance \$13.35 per SF.

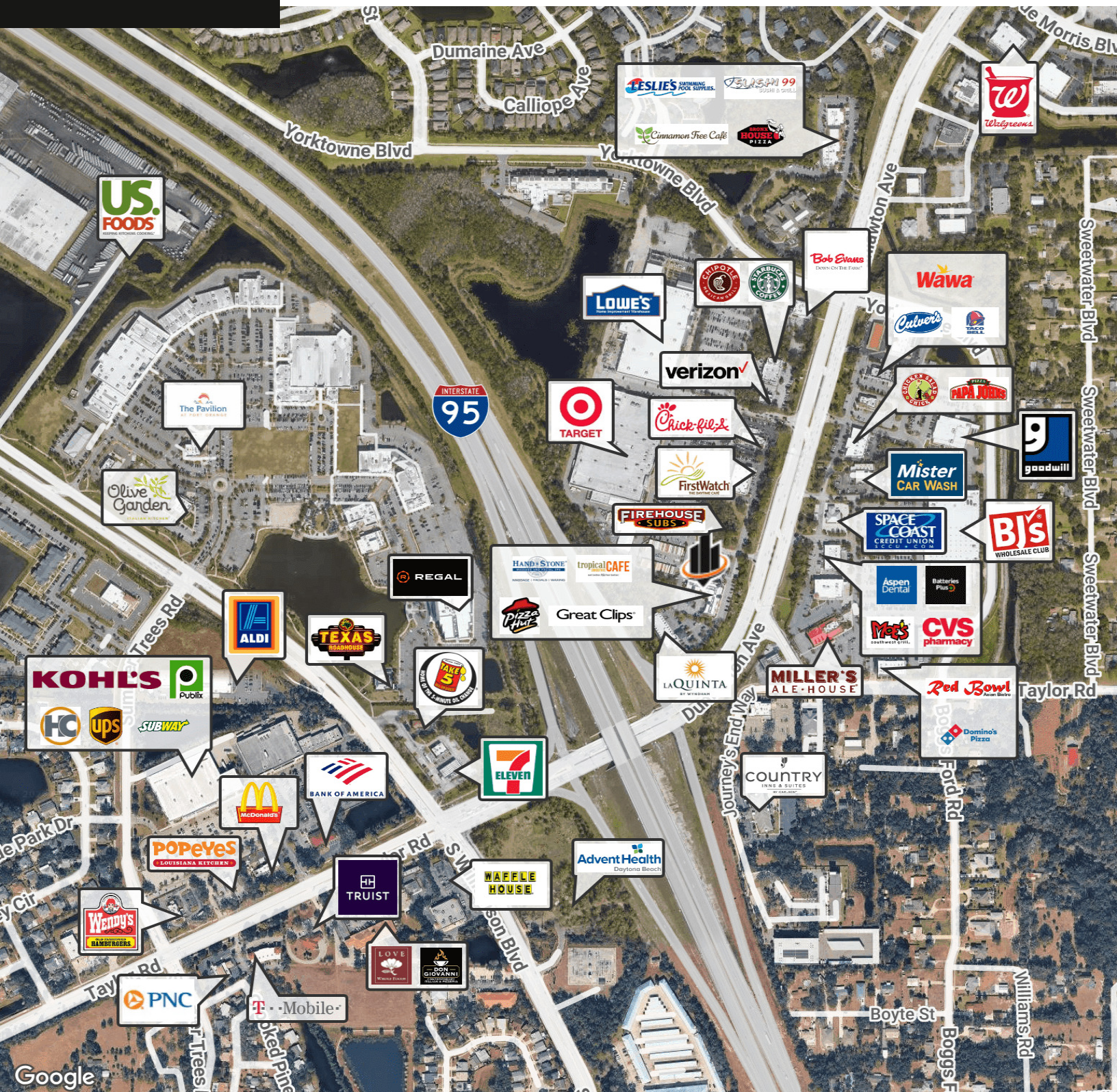
### LOCATION DESCRIPTION

Located on Dunlawton Avenue, Port Orange's primary east-west corridor just east of I-95, with immediate access via the Dunlawton interchange.

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