



FOR SALE OR LEASE | OFFICE CONDO

# ARMAN MEDICAL CENTER OFFICE CONDO

900 N. Swallowtail Drive, Unit H-108, Port Orange, FL 32129



## SALE OVERVIEW

AVAILABLE SF: 2,009 SF

SALE PRICE: \$350,000

FOR LEASE: \$18.00 NNN

YEAR BUILT: 2003

PARCEL NO: 6309-36-00-1080

ZONING: PCD 'Planned Commercial Development'

## PROPERTY DESCRIPTION

Freestanding Unit with lots of glass. Centrally located in Port Orange. Easy Access to Interstate 95 and Beaches. Walking Distance to Halifax Health Medical Center Port Orange. Turnkey Lakefront Office Condo in Arman Medical Center just north of Dunlawton Avenue and west of Nova Road. Adjacent to Wawa and CVS at Dunlawton Avenue and Nova Road. Estimated CAM, Real Estate Taxes & Insurance \$4.98 per SF.

## LOCATION OVERVIEW

Located just north of Dunlawton Avenue and west of Nova Road.



**JOHN W. TROST, CCIM**  
Principal | Senior Advisor  
386.301.4581  
john.trost@svn.com  
FL #BK-0160420

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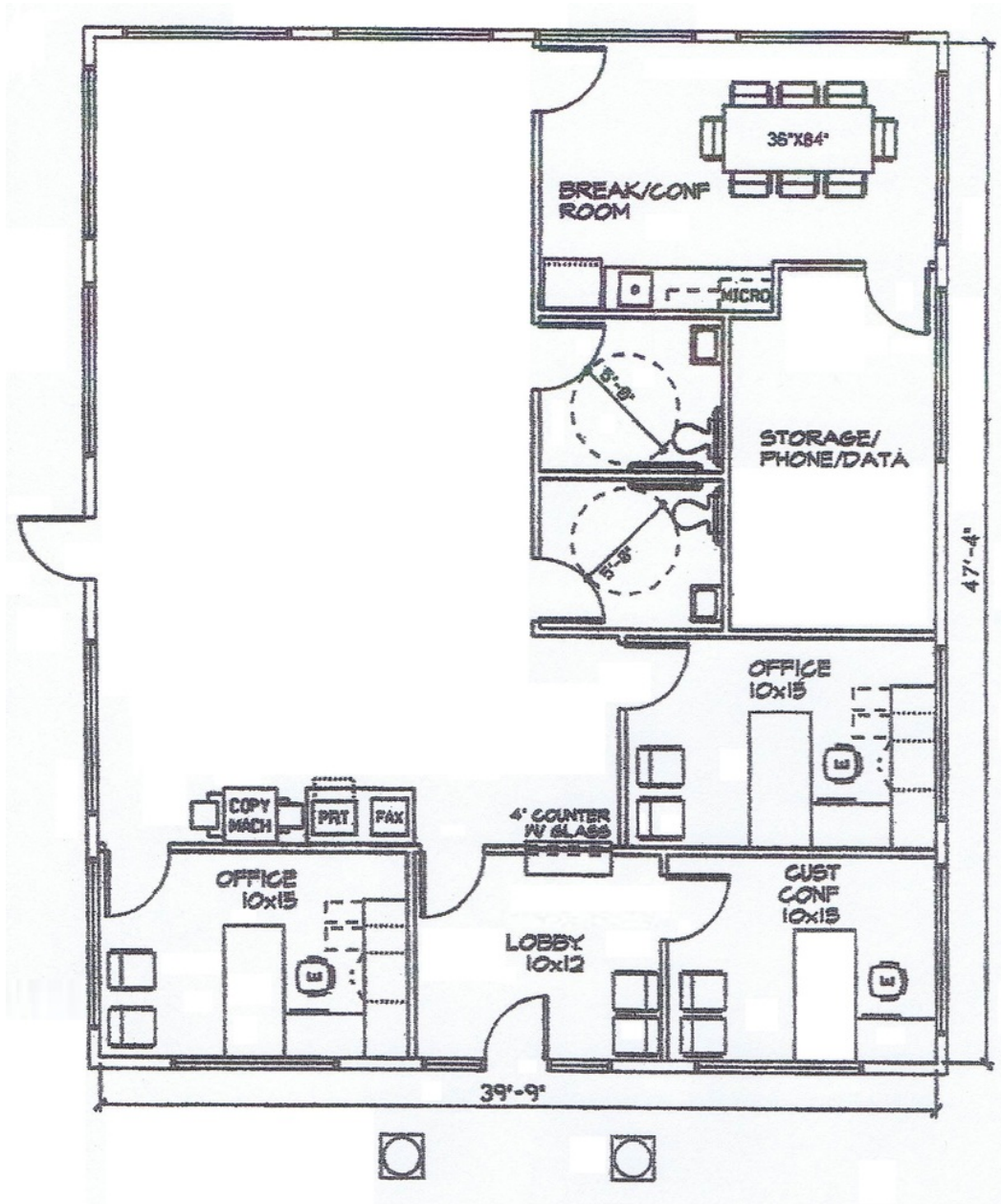


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Floor Plan



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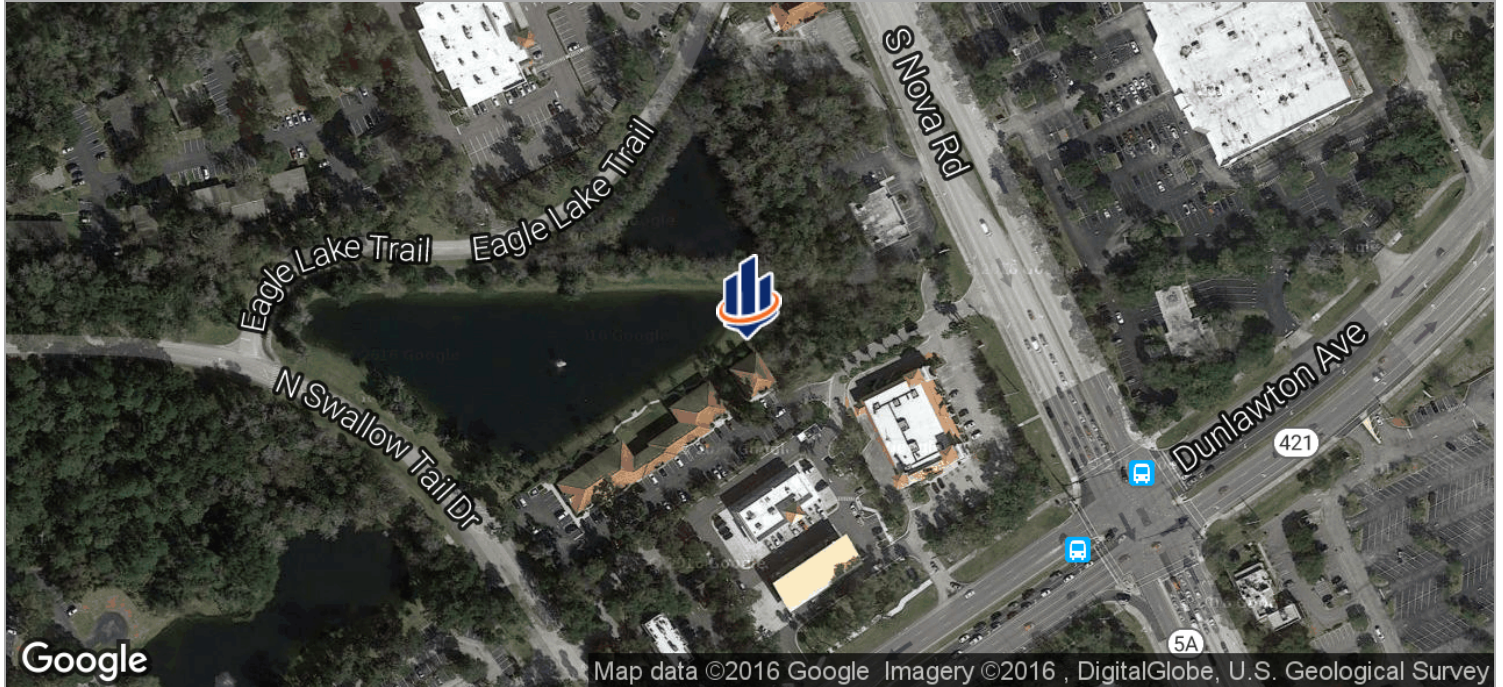
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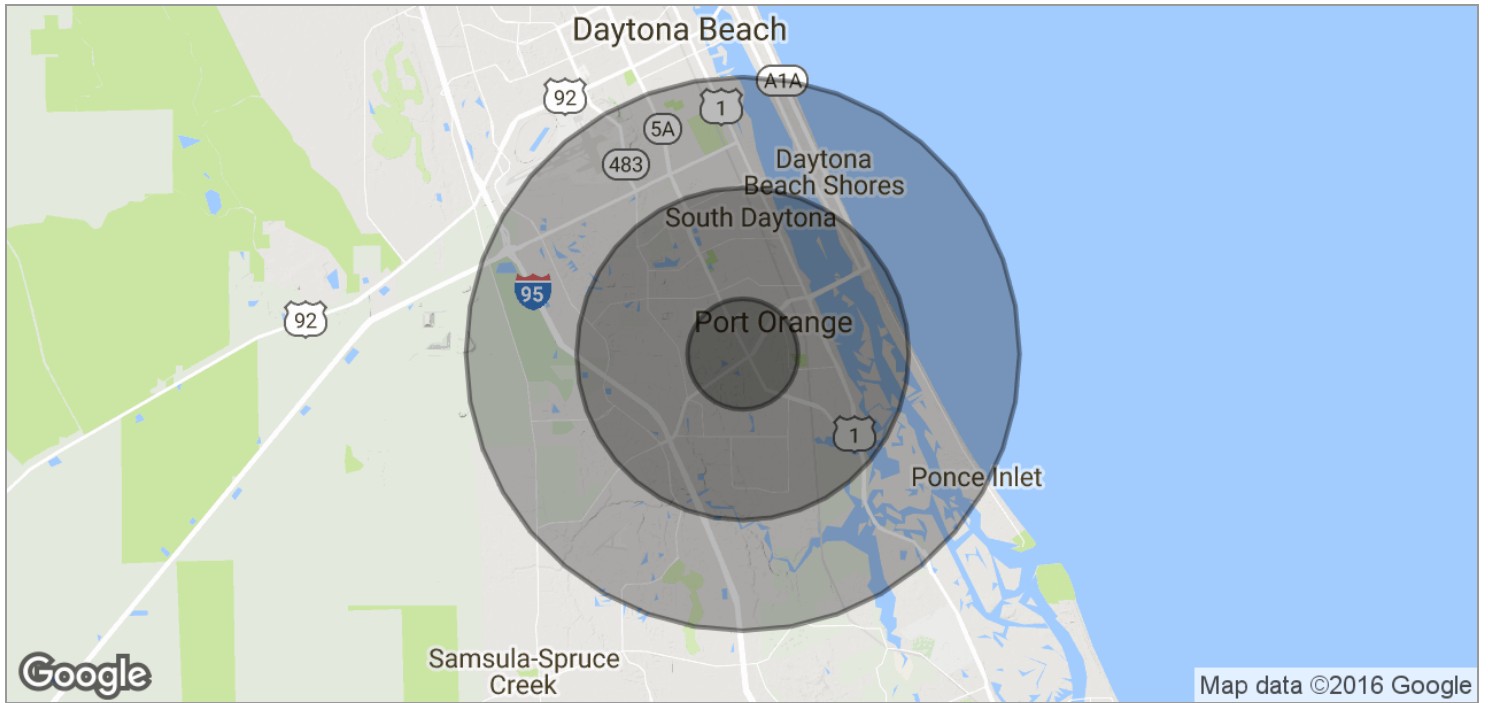
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,591	59,759	107,746
MEDIAN AGE	46.7	47.6	46.7
MEDIAN AGE (MALE)	41.1	44.3	44.4
MEDIAN AGE (FEMALE)	49.6	49.7	48.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,687	26,356	46,771
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$49,207	\$52,492	\$56,035
AVERAGE HOUSE VALUE	\$171,107	\$236,512	\$250,358



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