

FOR SALE

1090 & 1100 DUNLAWTON AVENUE
PORT ORANGE, FL 32127

FORMER BANK FACILITY



- SIZE:** Approximately 7,980 sq. ft. freestanding building with 3 drive-thru lanes.
- ZONING:** PCD - Planned Commercial Development - City of Port Orange
- DESCRIPTION:** A 4,548 +/- sq. ft. fully built-out bank facility with lobby and seating area, 3 offices, conference room, teller line, walk-in vault and 2 restrooms. Plus, adjacent office space of 3,432 +/- sq. ft. currently leased through 7/31/2018, consists of 6 offices, conference room, large open work area, 2 restrooms and kitchen. All new A/C units, replaced in 2014.
- DAILY TRAFFIC:** 38,500 AADT on Dunlawton Avenue
- TAXES:** \$27,845.95 (2016)
- COMMENTS:** High traffic location along major east-west thoroughfare, between I-95 and Nova Road. Surrounded by retail, restaurants, medical and professional offices. Excellent signage and visibility. Suitable for a wide array of permitted uses.
- PRICE:** \$1,550,000.00*

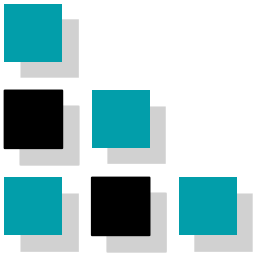
* Any Facility Sales To Other Financial Institutions May Include A Purchaser's Premium Of At Least 20%

For More Information:

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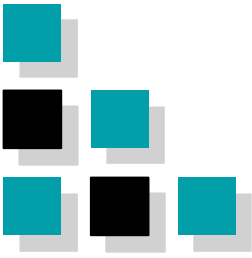
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PROPERTY SUMMARY

772-220-4096 SLC COMMERCIAL

Address:	1090 & 1100 Dunlawton Avenue, Port Orange, FL 32127
Location:	North side of Dunlawton Avenue (SR 421) across from the Halifax Health Medical Center and approximately 1.5 miles east of I-95.
Site:	1.7 acres
Frontage:	272 +/- Feet on Dunlawton Avenue
Volusia County Parcel ID Number:	08-16-33-14-00-0220
Zoning:	PCD Planned Commercial Development, City of Port Orange A part of the Countryside PUD (see permitted uses attached)
Building Size:	Total of approximately 7,980 sq. ft. consisting of: <ul style="list-style-type: none">▪ 4,548 +/- sq. ft. bank facility with 3 drive-thru lanes▪ 3,432 +/- sq. ft. office space leased out to a real estate company. Lease expires 7/31/2018 with no renewal options
Year Built:	1999
Exterior Walls:	Concrete Block / Stucco
Roof:	Carlisle Single Ply Membrane
Total Parking Spaces:	40 +/- parking spaces
2016 Assessed Value:	\$1,381,725
2016 Real Estate Taxes:	\$27,845.95
Water/Sewer:	City of Port Orange
Personal Property:	All personal property will be removed prior to Sale, including security equipment and safe deposit boxes. All furniture (except 2 executive desks), vault and vault door, and pneumatic tubes will remain with the property.
Legal Description:	THE EAST ½ OF LOT 22 AND LOTS 23 THROUGH 35, INCLUSIVE OF COUNTRYSIDE COMMERCIAL CENTER UNIT IV, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 160, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



EXTERIOR PHOTOS

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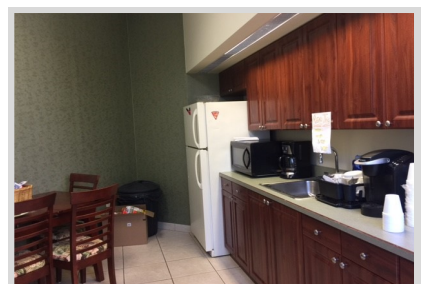
INTERIOR PHOTOS

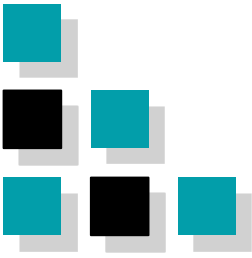
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FORMER BANK SPACE



TENANT SPACE

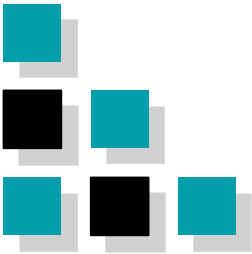




AERIALS

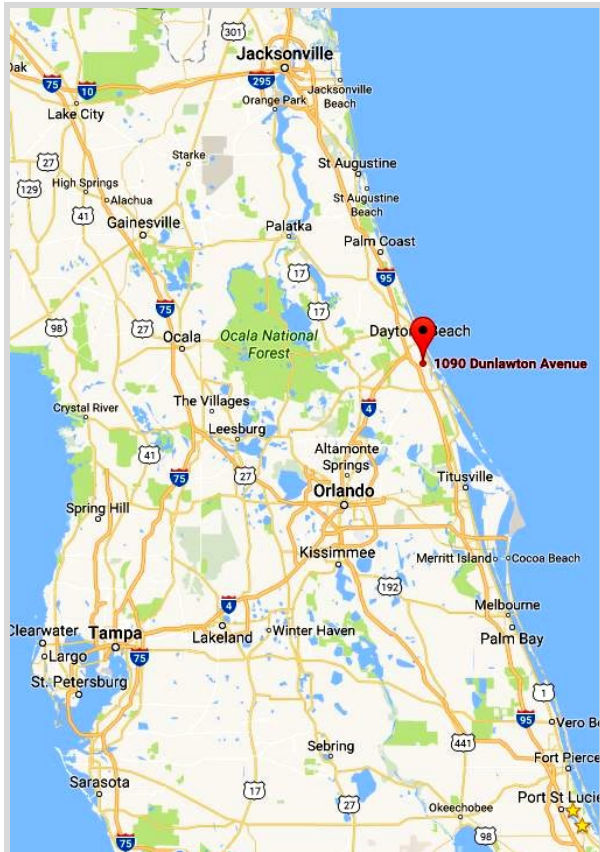
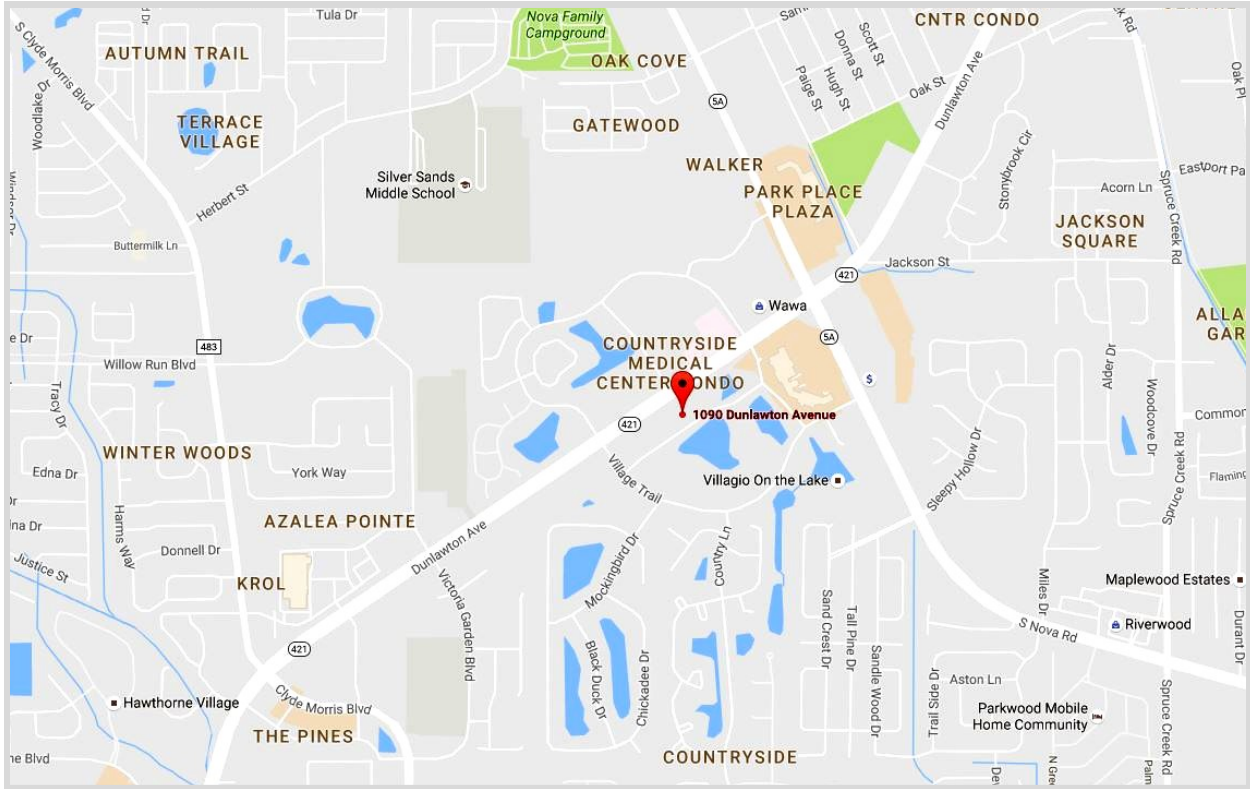
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MAPS

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Demographic Profile

	1 Mile	3 Mile	5 Mile
Population	8,433	60,458	104,640
Households	3,914	27,306	48,059
Ave HH Income	\$59,361	\$58,618	\$61,592
Median Age	49.7	49.6	50.4

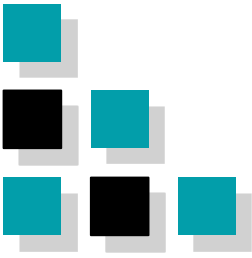


TABLE OF PERMITTED USES

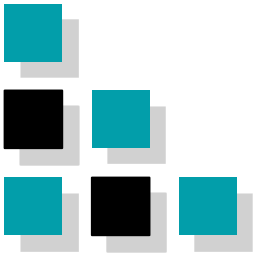
I. Permitted Uses.

- Restaurants (no drive-thrus permitted)
- Banks
- Business Services
- Financial Services
- Offices
- Personal Services*
- Medical Offices/Clinics
- Fleet-based Services
- Funeral Homes
- Veterinary Clinics
- Xerographic and Offset Printing
- Child Care Centers*
- Office Supplies*
- Specialty Shops defined as follows:

Specialty shops shall be permitted for development on one parcel only. Individual shops shall not exceed 5,000 square feet gross floor area. Multi-tenant developments comprised of more than one (1) specialty shop shall be limited to no more than 10,000 square feet of gross floor area. Specialty shops may include the following:

- Apparel and/or Shoe Store
- Art Supply Store
- Audio/Video Sales
- Bicycle Sales
- Book/Stationary Store
- Camera/ Photography Store
- Florist Shop
- Food Product Stores: Bakery, Candies, Nuts, Dairy, Delicatessen, Meat, Seafood, and Produce
- Furniture/Home Furnishings
- Hobby/Toy/Craft Store
- Jewelry Store
- Musical Instrument/Supply
- Optician/Optical Supplies
- Paint and Wallpaper
- Pet Shop
- Radio and TV Sales
- Sporting Goods Store

* These uses shall comply with the Special Development Criteria prescribed by Chapter 18 of the Port Orange Land Development Code.



DISCLAIMERS

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.