



FOR SALE | OFFICE CONDO

# PRESTIGE EXECUTIVE PARK

823 Dunlawton Avenue, Suite E, Port Orange, FL 32129



## SALE OVERVIEW

**SALE PRICE:** \$395,000

**SIZE:** 1,970 SF

**YEAR BUILT:** 2000

**PARCEL NO:** 6309-37-00-0050

**TRAFFIC COUNT:** 30,500 AADT

**ZONING:** PCD 'Planned Commercial Development'

## PROPERTY DESCRIPTION

1,970 SF Office Condo located in Prestige Executive Park. High visibility Dunlawton Avenue location with signage. Former Dental Office. Easy Access to Memorial Park and Interstate 95. End Cap Unit with lots of glass and lakeview. Monument Signage on Dunlawton Avenue. Prime Dunlawton Avenue location! Condo Fees \$1,424.06 per quarter.

## LOCATION OVERVIEW

Located on the north side of Dunlawton Avenue just east of Nova Road.



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

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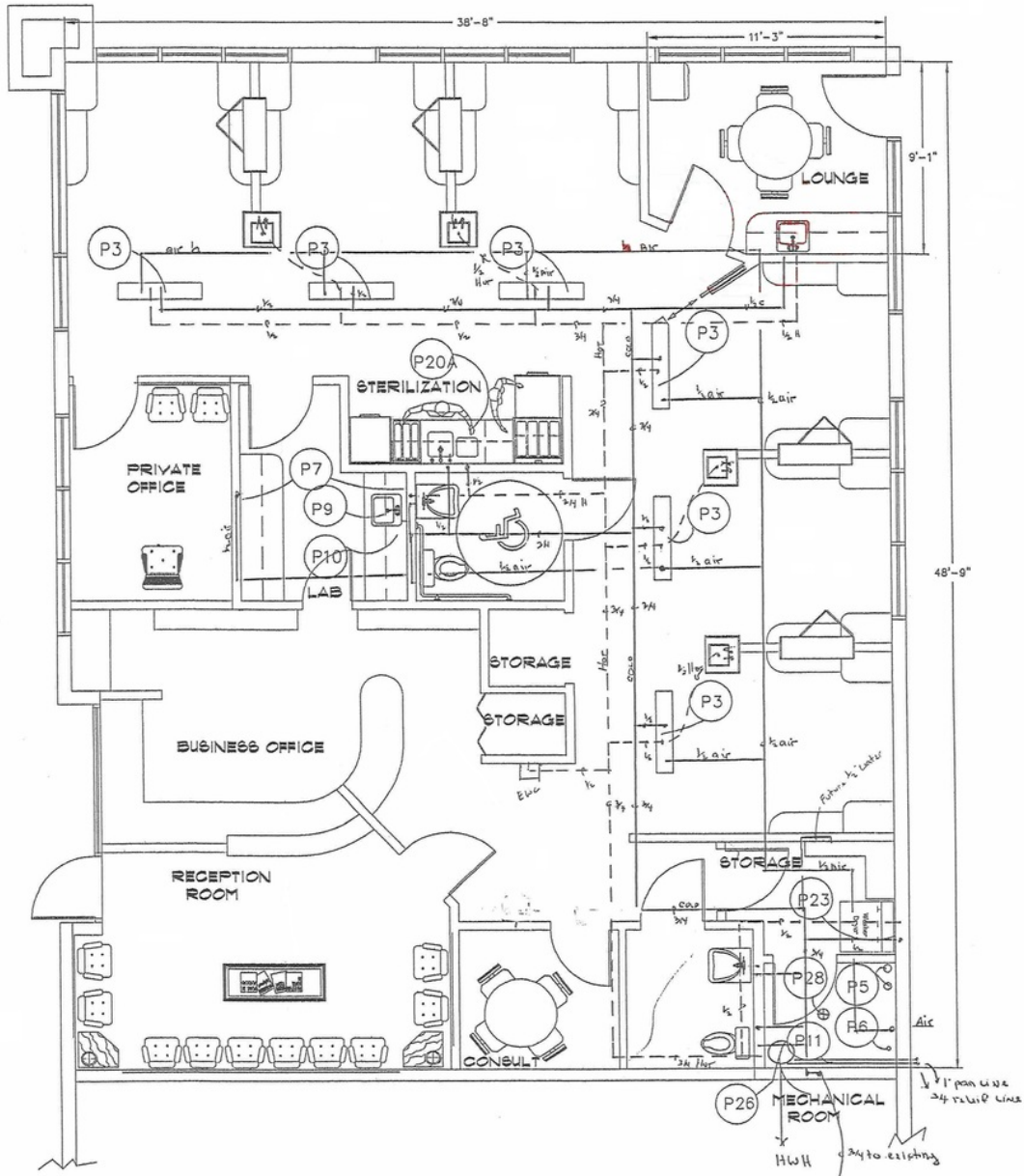


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Floor Plan



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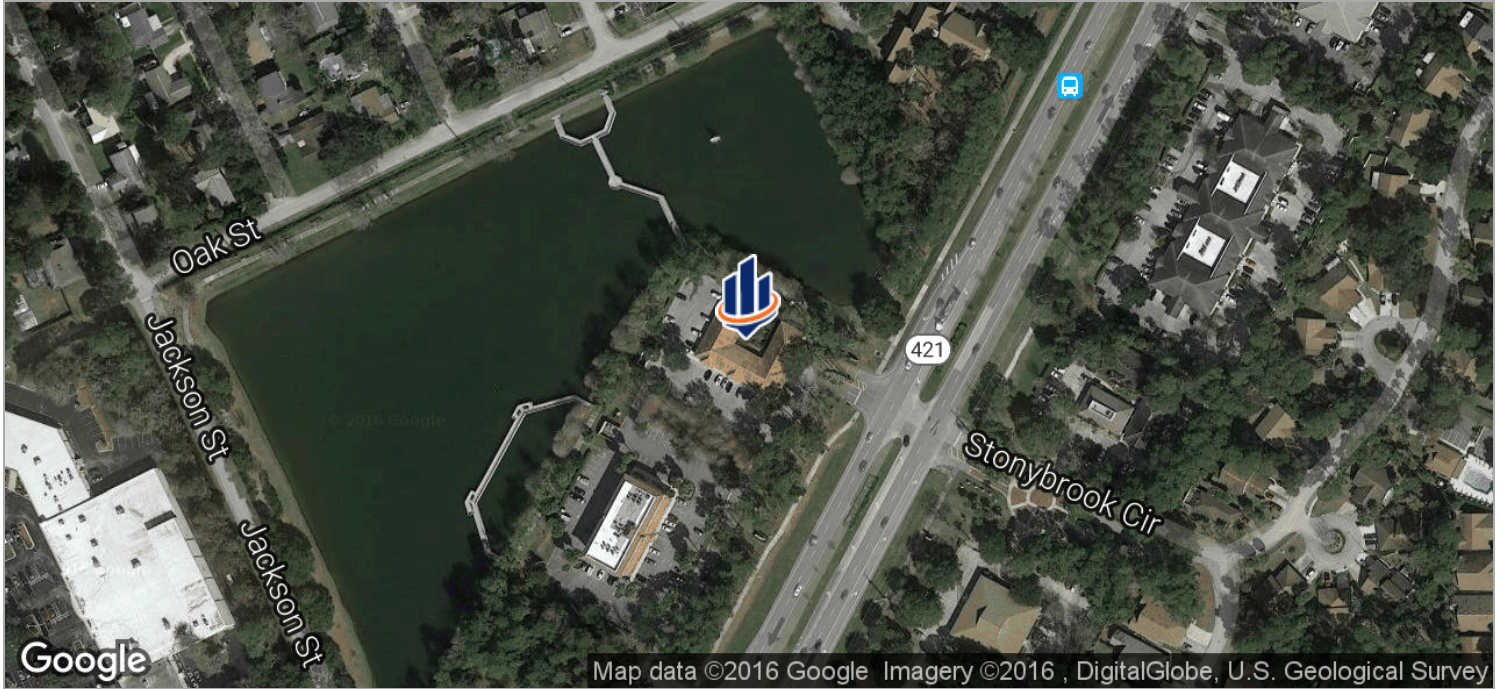




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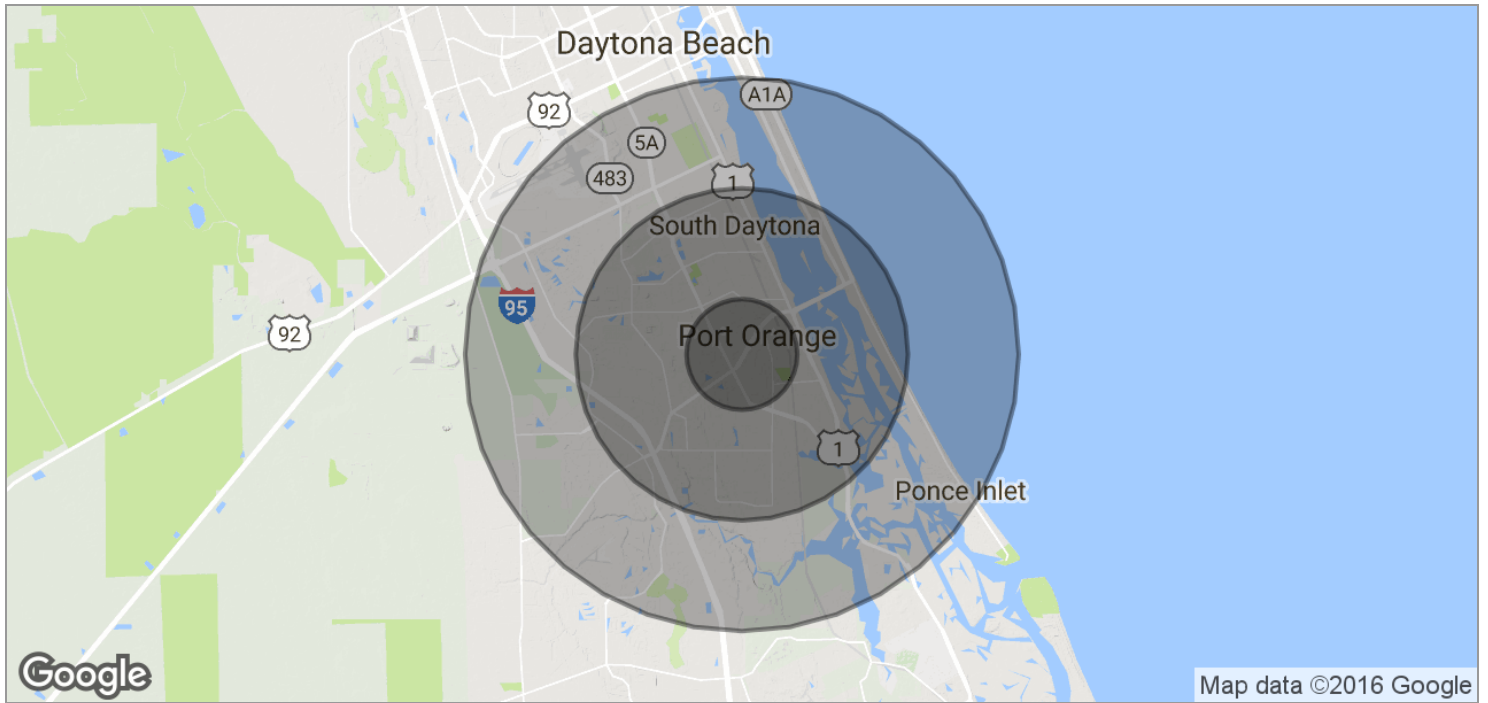




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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	7,473	63,334	104,260
MEDIAN AGE	47.0	48.0	46.6
MEDIAN AGE (MALE)	41.2	44.8	44.3
MEDIAN AGE (FEMALE)	50.3	50.0	48.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	3,599	26,798	46,693
# OF PERSONS PER HH	2.3	2.2	2.3
AVERAGE HH INCOME	\$54,242	\$56,955	\$60,209
AVERAGE HOUSE VALUE	\$169,643	\$239,986	\$250,137



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