

Office Condo For Sale Or Lease

800 Dunlawton Avenue, Unit 103

Port Orange, FL 32127



OFFERING SUMMARY

SALE PRICE: \$264,000

FOR LEASE: \$15.50 NNN

SIZE: 1,320 SF

YEAR BUILT: 2006

PARCEL NO: 6309-38-00-1030

TRAFFIC COUNT: 33,000 AADT

ZONING: PO, Professional Office

PROPERTY OVERVIEW

1,320 SF Office Condo For Sale or Lease in Port Orange Professional Plaza.

Centrally located in Port Orange.

Currently operated as a medical office.

Turnkey unit located just east of Nova Road on Dunlawton Avenue.

Great exposure and visibility.

Signage on Dunlawton Avenue.

Easy access to Interstate 95 and beaches.

Less than one mile to Halifax Health Medical Center Port Orange.

Estimated Condo Fees and Real Estate Taxes \$6.17 per SF.

LOCATION OVERVIEW

Located on the south side of Dunlawton Avenue just east of Nova Road in the Port Orange Professional Plaza.

John W. Trost, CCIM

Principal | Senior Advisor

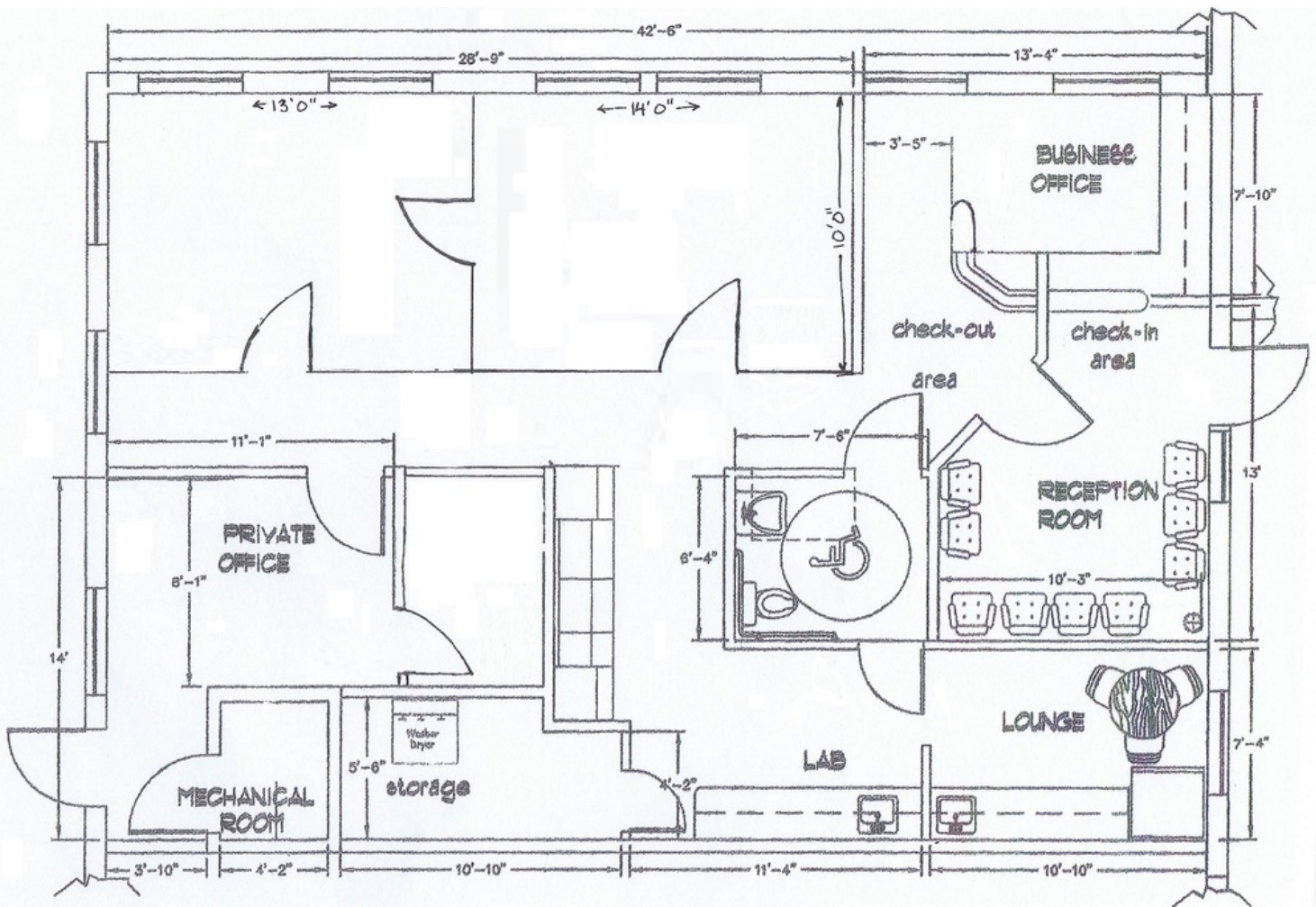
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Floor Plan

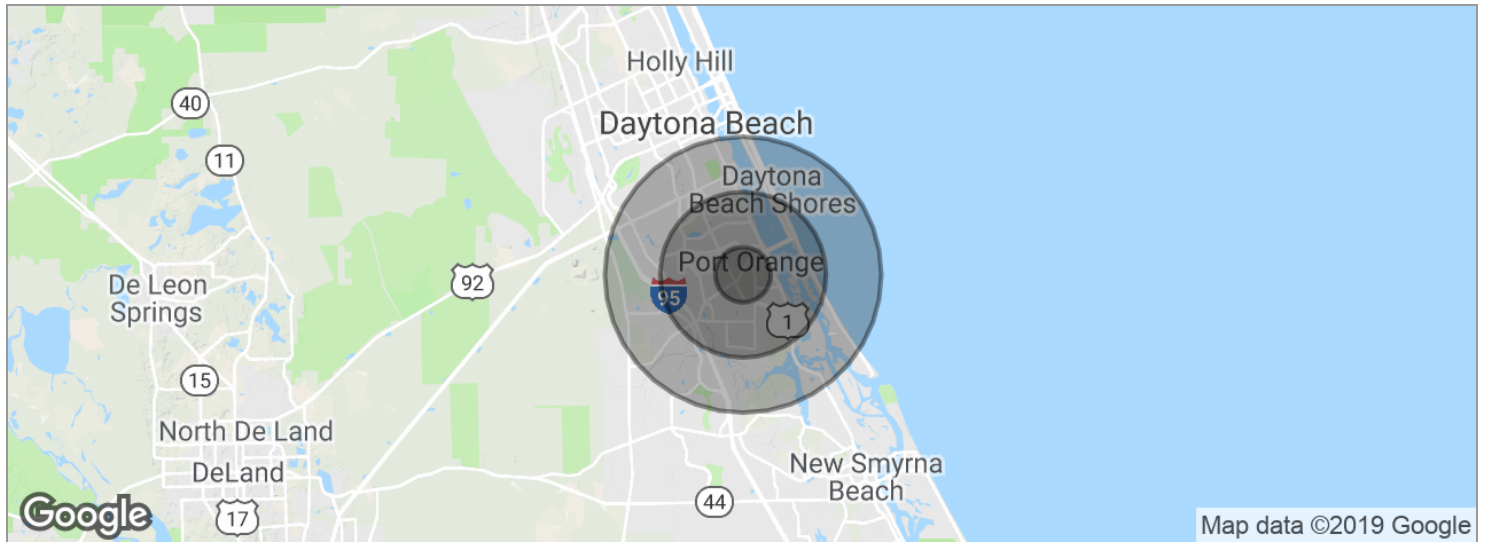


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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,964	59,072	106,157
Median age	47.0	48.1	46.8
Median age (Male)	41.2	44.9	44.5
Median age (Female)	50.3	50.2	48.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,520	26,309	46,369
# of persons per HH	2.3	2.2	2.3
Average HH income	\$46,679	\$52,059	\$55,236
Average house value	\$162,938	\$241,303	\$252,047

* Demographic data derived from 2010 US Census

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