

SAMLL INVESTOR OFFERING | ARMAN PROFESSIONAL CENTER



PROPERTY DESCRIPTION

Small Investor Offering - 1,500 SF Office Condo in Arman Professional Center.

Long term tenant since 2004. Lease expires June 30, 2023.

\$20,320.75 Annual Base Rent.

Tenant pays condo dues and real estate taxes.

Condo Association handles all building and grounds maintenance.

6.7% Cap Rate.

Great to add to your investment portfolio!

Convenient Dunlawton Avenue location between Nova Road and Ridgewood Avenue [US Highway 1].

Building and Monument Signage.

OFFERING SUMMARY

SALE PRICE:	\$305,000
AVAILABLE SF:	1,500 SF
YEAR BUILT:	2002
PARCEL NO:	6337-50-00-1020
TRAFFIC COUNT:	25,500 AADT
ZONING:	PCD, Planned Commercial Development

LOCATION DESCRIPTION

Located on the north side of Dunlawton Avenue between Nova Road and Ridgewood Avenue.

Approximately 2.9 miles to Interstate 95, 2.2 miles to Beaches, and 1 mile to Halifax Health Medical Center of Port Orange.

LOCATION ADDRESS

733 Dunlawton Avenue, Unit 102
Port Orange, FL 32129

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

DEMOGRAPHICS

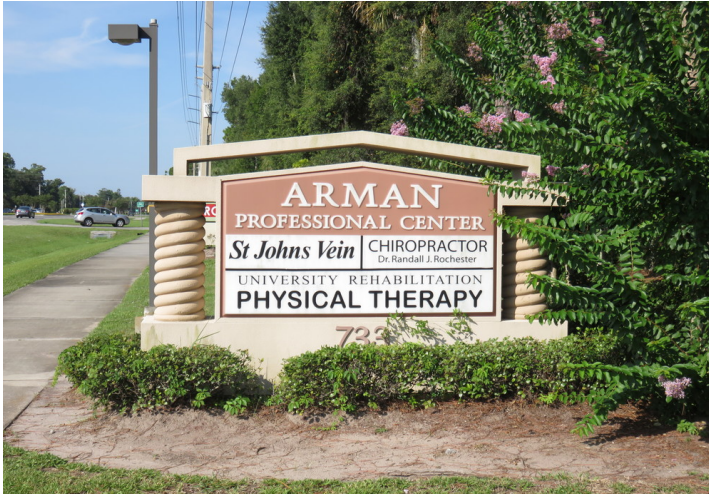
	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,350	26,862	46,767
TOTAL POPULATION	7,459	59,959	107,616
AVERAGE HH INCOME	\$45,804	\$50,878	\$54,239

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ADDITIONAL PHOTOS



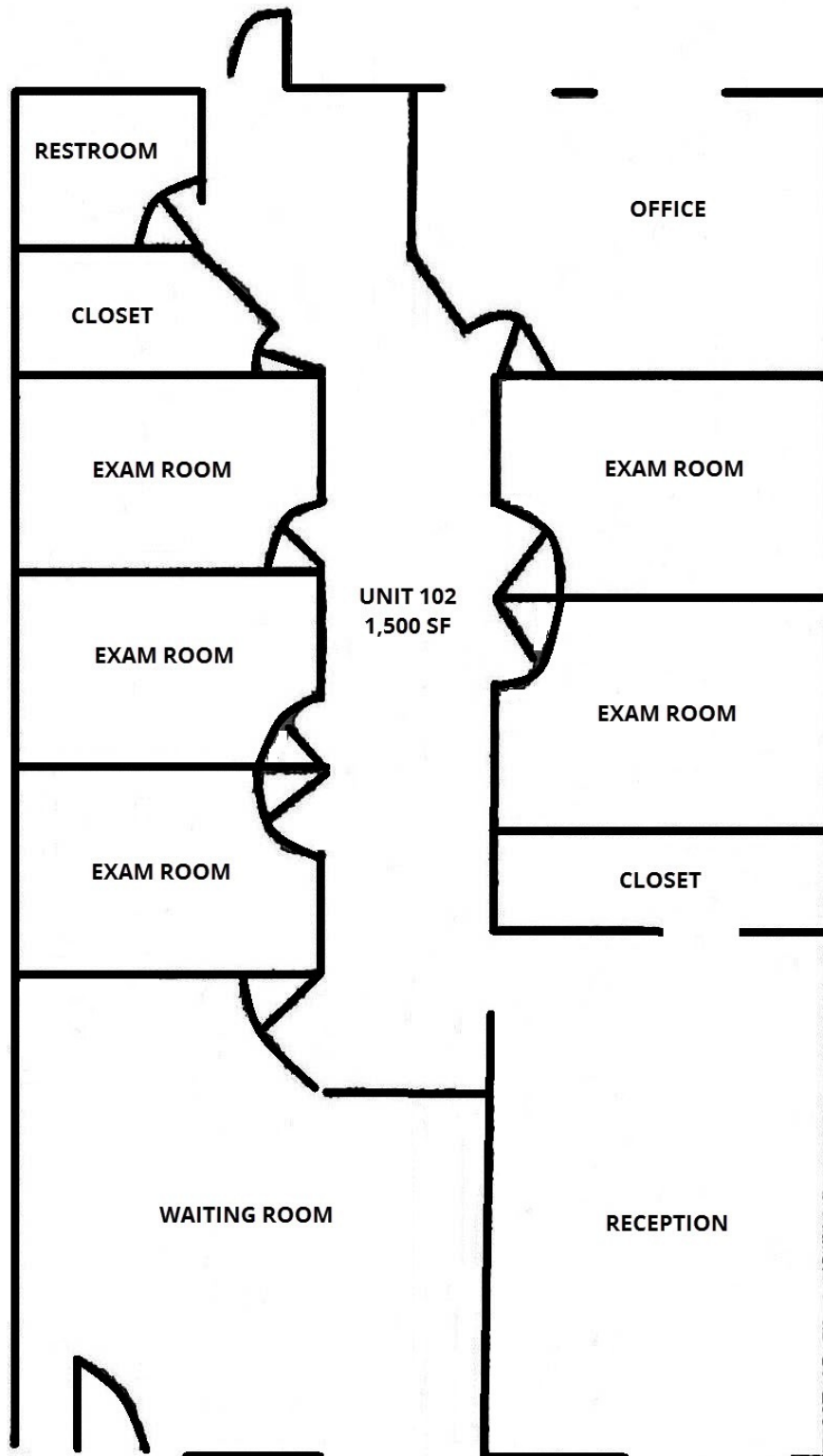
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FLOOR PLAN



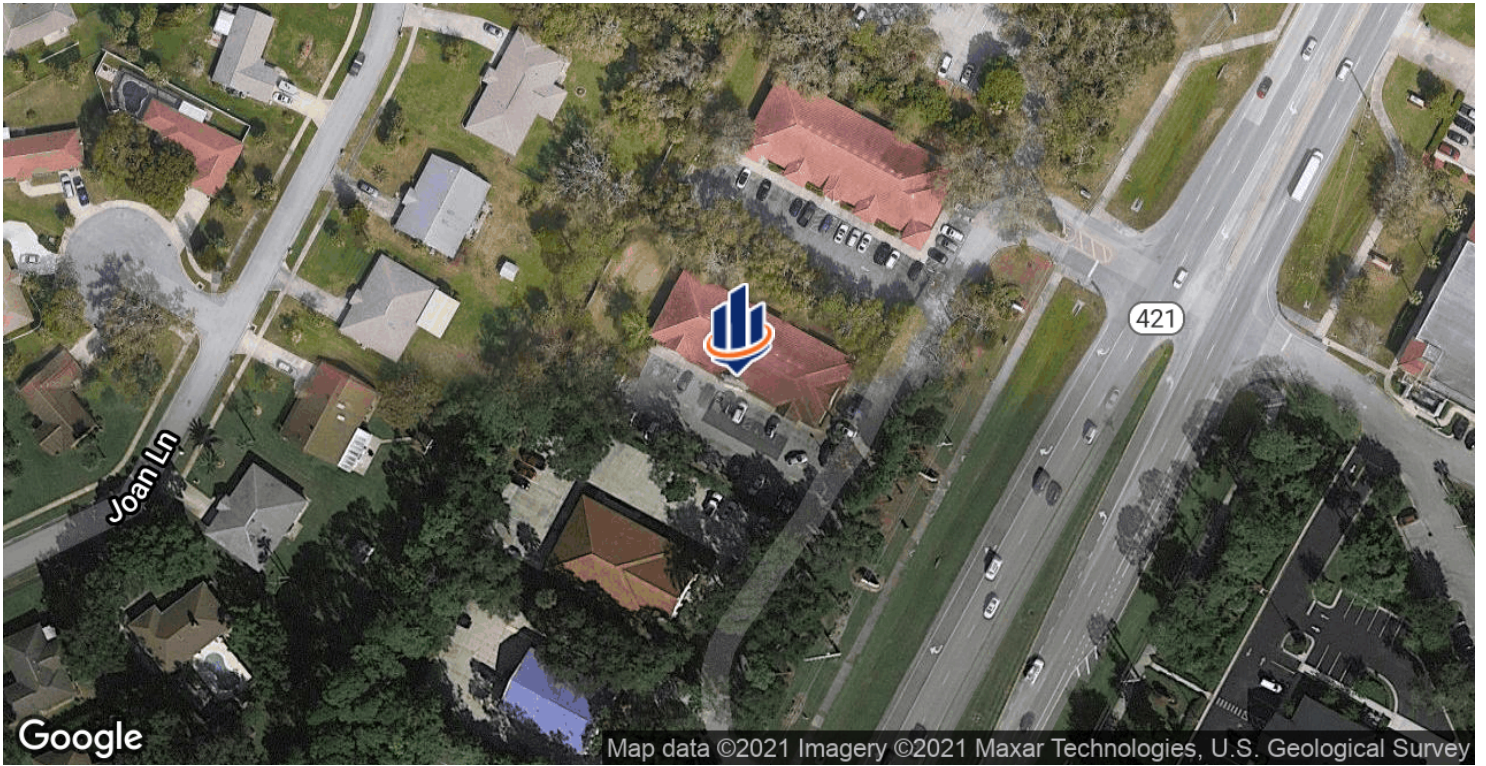
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LOCATION MAPS



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