

DUNLAWTON CENTER BUILDING PAD



PROPERTY DESCRIPTION

Dunlawton Center Building Pad.
Just east of Interstate 95.
Great for Medical and Professional Use.
One of last sites with a Dunlawton Avenue address.
Building Pad for approved 12,460 SF Two-Story Building.
Parking and retention complete - call agent in regards to Fair Share Benefit.
Condo Documents complete and included.
Near Super Target, Lowe's Home Improvement, BJ's Wholesale Club, and LA Fitness.
Estimated Condo Fees \$3.00 per SF.

LOCATION DESCRIPTION

Located on Dunlawton Avenue east of I-95.

LOCATION ADDRESS

1726 Dunlawton Avenue
Port Orange, FL 32127

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

OFFERING SUMMARY

SALE PRICE:	\$750,000
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LOT SIZE:	8,750 SF
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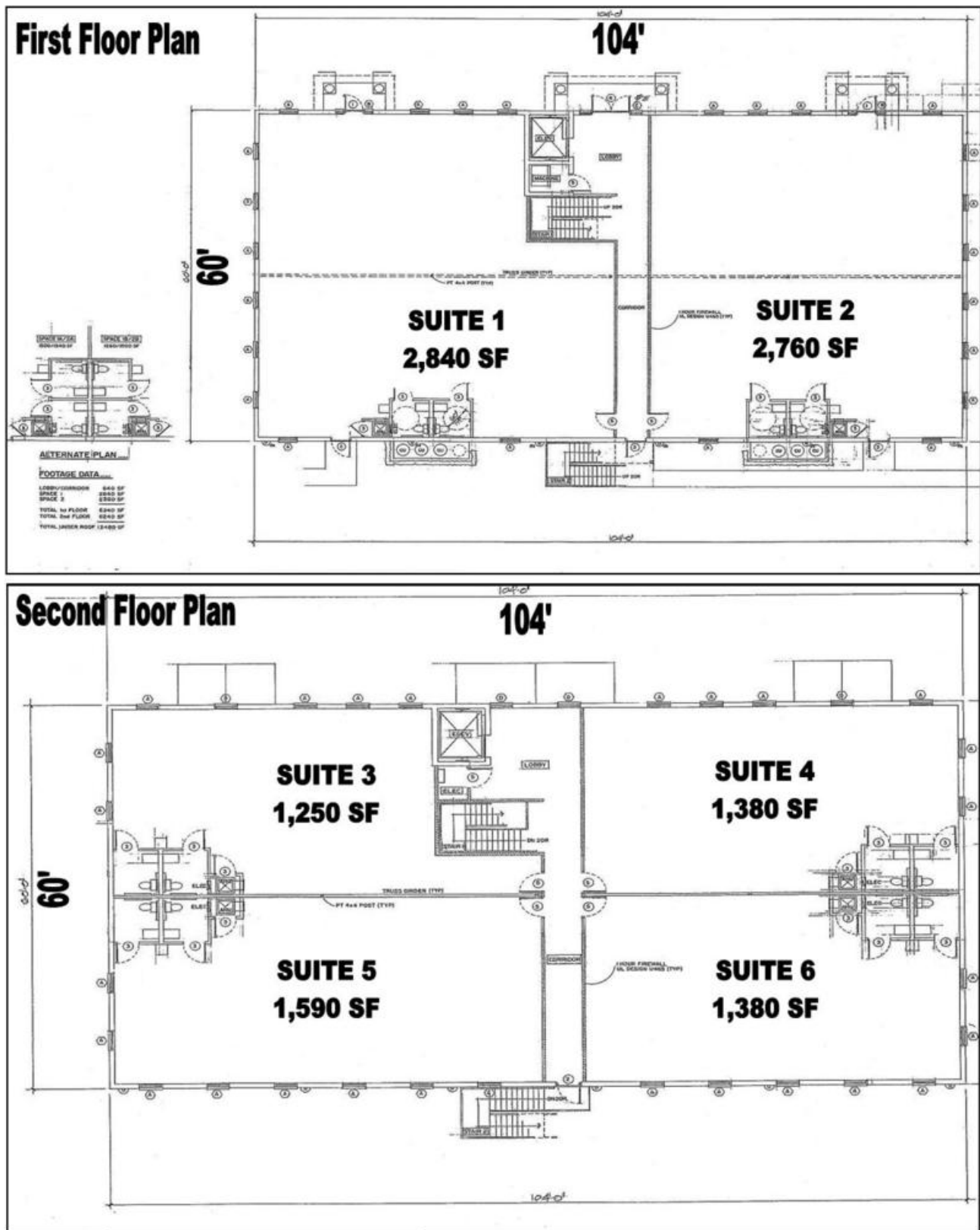
PARCEL NO:	6317-33-02-0010 6317-33-02-0020 6317-33-02-0030 6317-33-02-0040 6317-33-02-0050 6317-33-02-0060
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TRAFFIC COUNT:	49,000 AADT
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ZONING:	PO, Professional Office
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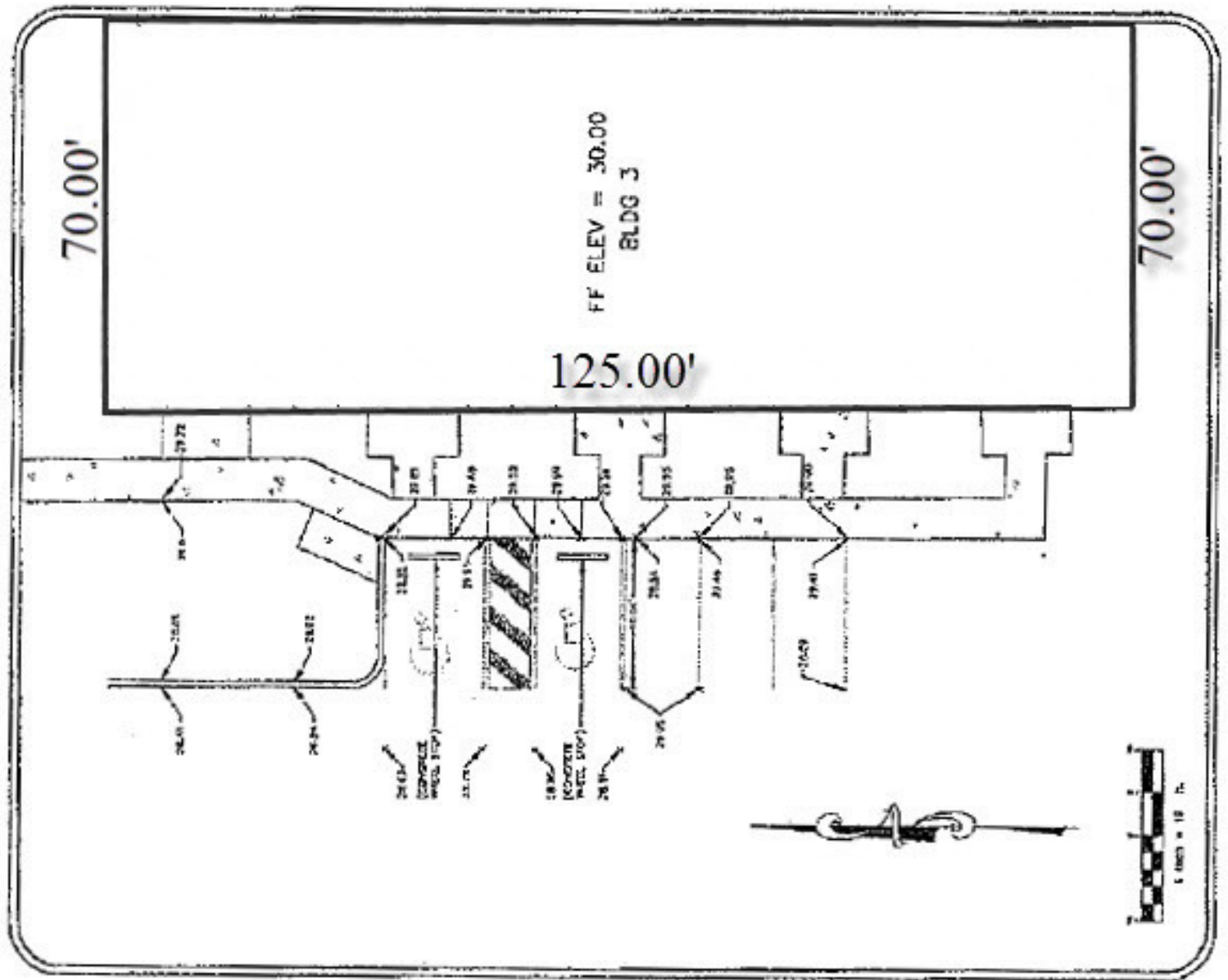
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,106	21,080	44,236
TOTAL POPULATION	7,313	49,510	102,883
AVERAGE HH INCOME	\$56,200	\$58,848	\$58,862

PROPOSED FLOOR PLAN FOR 12,460 SF TWO-STORY BUILDING



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8,750 SF BUILDING PAD



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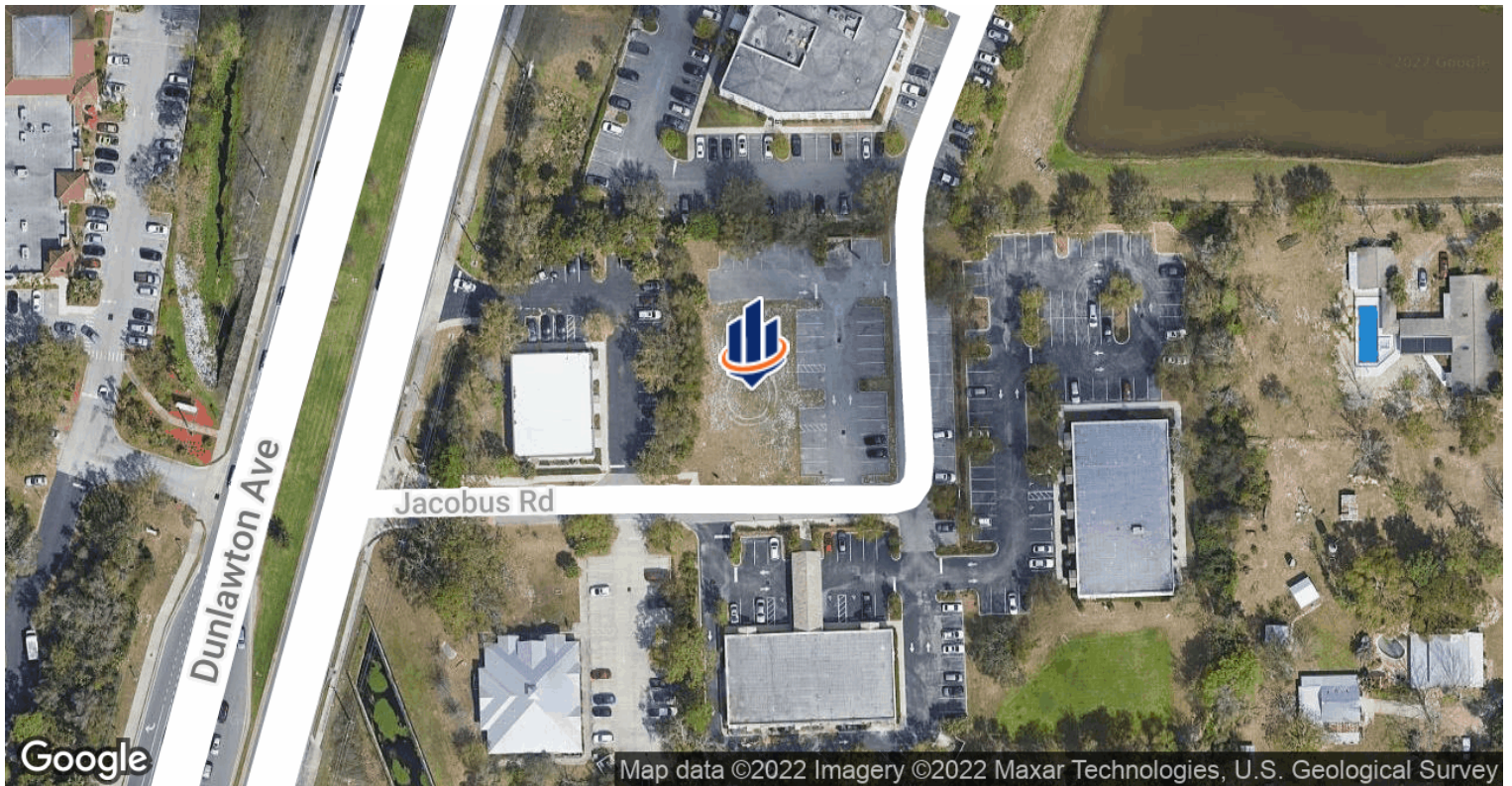
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SITE PLAN



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LOCATION MAPS



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