



For Lease

Retail Space For Lease | Port Orange Gateway Center

1781 Dunlawton Avenue, Unit 4B & 4C, Port Orange, FL 32127



OFFERING SUMMARY

LEASE RATE: \$45.00 NNN

AVAILABLE SF: Unit 4B: 1,129 SF
Unit 4C: 1,495 SF

YEAR BUILT: 2005

TRAFFIC COUNT: 54,000 AADT
(Dunlawton Avenue)
84,500 AADT (I-95)

ZONING: PCD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,819	24,055	46,842
TOTAL POPULATION	6,681	54,911	103,434
AVERAGE HH INCOME	\$92,683	\$84,130	\$83,625

PROPERTY DESCRIPTION

Retail Space For Lease in Port Orange Gateway Center. The inline spaces are on high-traffic Dunlawton Avenue in a well-positioned shopping center just off I-95. Two units are available: 1,129 SF and 1,495 SF. High-visibility location suited for retail, medical, fitness, showroom, or other uses. The property has direct frontage and signage, including an LED message board. Co-tenants include Hand & Stone, Great Clips, Pizza Hut, Tropical Smoothie Cafe, Thai Kitchen by Saowanee, and Einstein Bros. Bagels (coming soon). The center is an outparcel to Target and Lowe's and is adjacent to Chick-fil-A, First Watch, Chipotle, Starbucks, and others, driving strong daily traffic and brand exposure. Front and rear parking available. Estimated CAM, Real Estate Taxes, and Insurance \$13.35 per SF.

LOCATION DESCRIPTION

Located on Dunlawton Avenue, Port Orange's primary east-west corridor just east of I-95, with immediate access via the Dunlawton interchange.

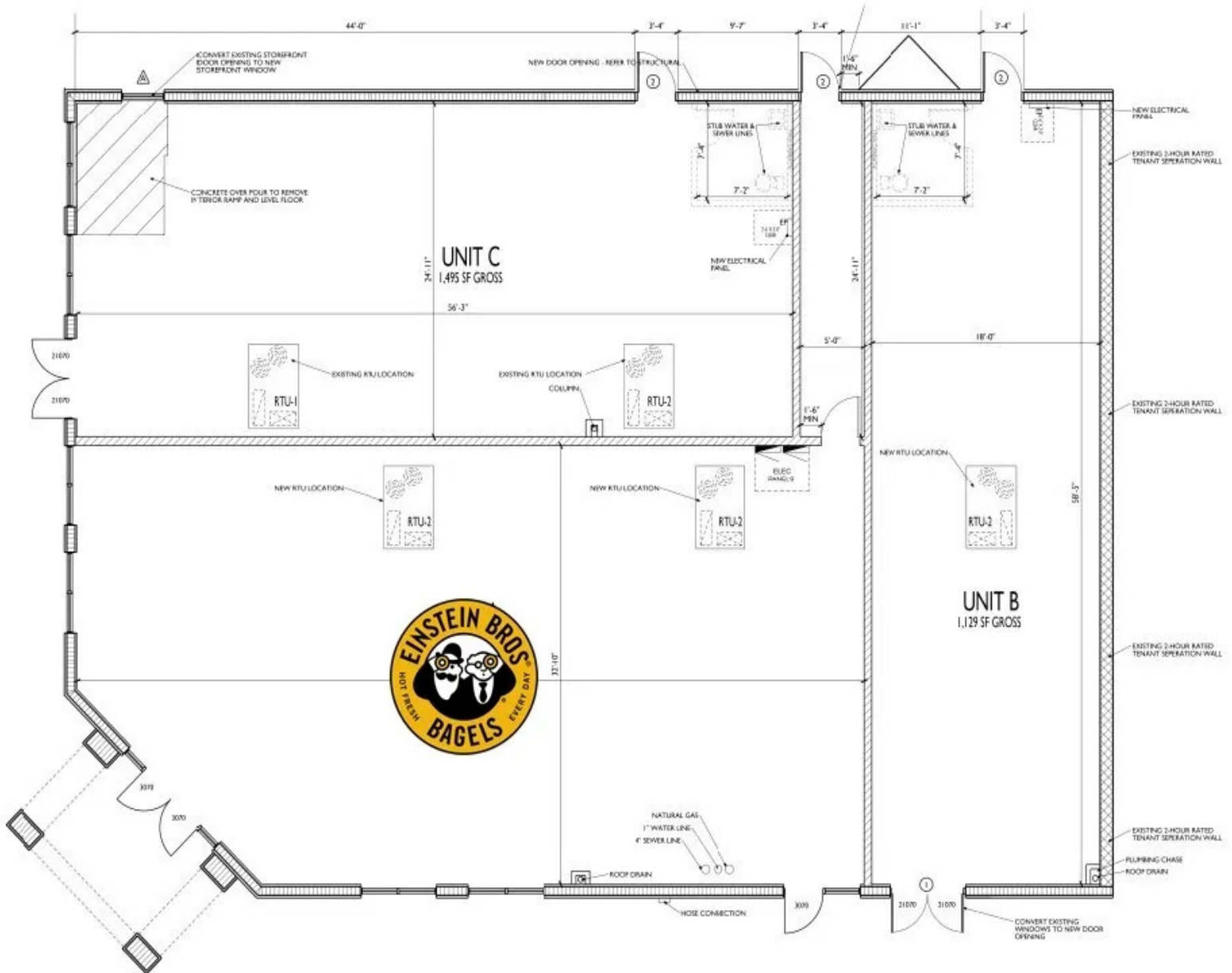
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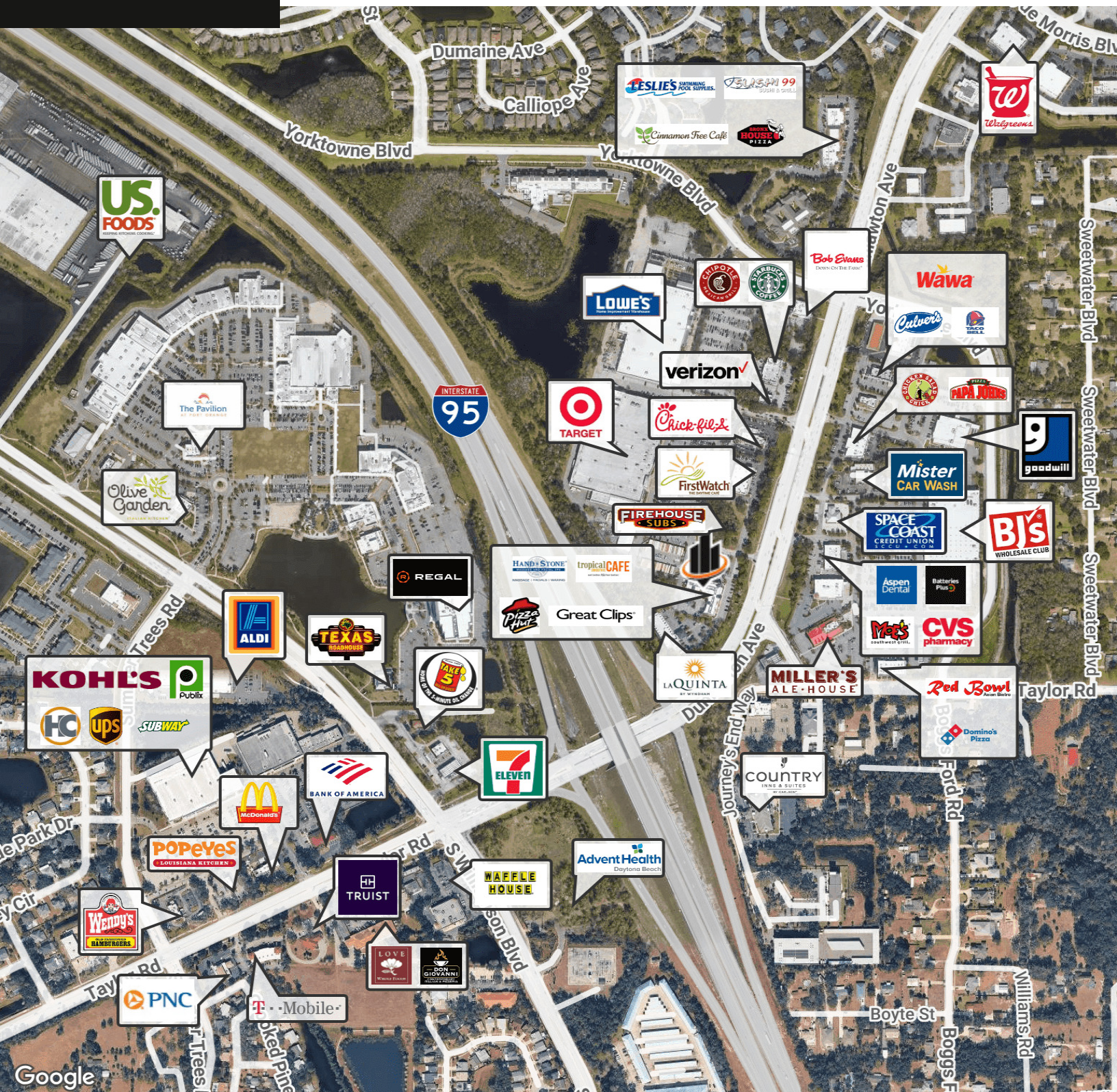
Proposed Split Floor Plan

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