

**Former Panera Bread | 4,849 SF End-Cap | Prime Port Orange Location**

1781 Dunlawton Avenue, Unit 4, Port Orange, FL 32127



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$45.00 NNN
<b>AVAILABLE SF:</b>	Unit 4: 4,849 SF
<b>YEAR BUILT:</b>	2005
<b>TRAFFIC COUNT:</b>	54,000 AADT (Dunlawton Avenue) 84,500 AADT (I-95)
<b>ZONING:</b>	PCD

## PROPERTY DESCRIPTION

Former Panera Bread for Lease in Port Orange Gateway Center.

This 4,849 SF end-cap space with outdoor seating is located on high-traffic Dunlawton Avenue in a well-positioned shopping center just off I-95.

May be divided into smaller spaces ranging from 1,100 to 1,700 SF.

High-visibility location for restaurant, 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, and Thai Kitchen by Saowanee. Outparcel to Target and Lowe's and 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.

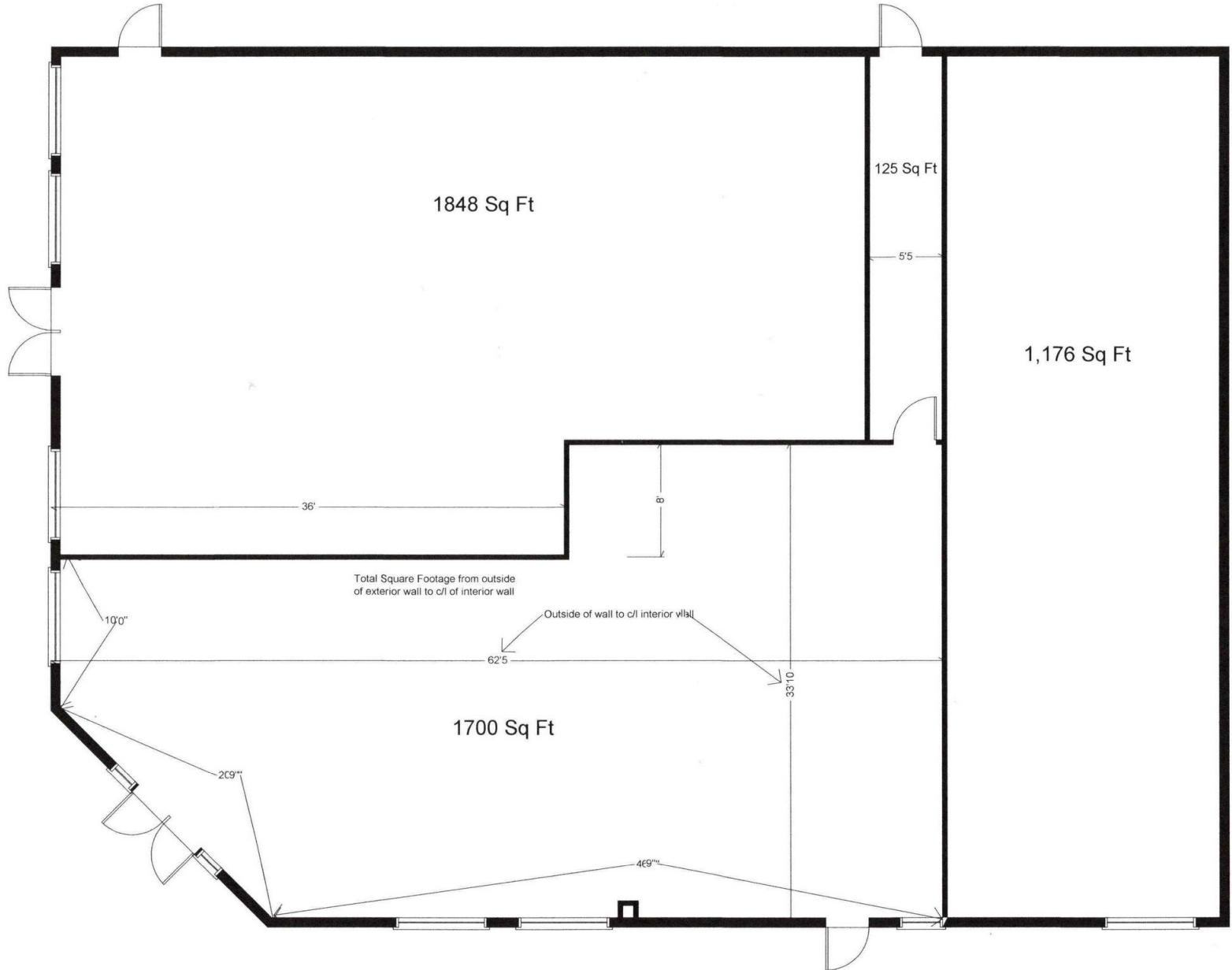
## LOCATION DESCRIPTION

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

**John W. Trost, CCIM**  
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# Proposed Split Floor Plan

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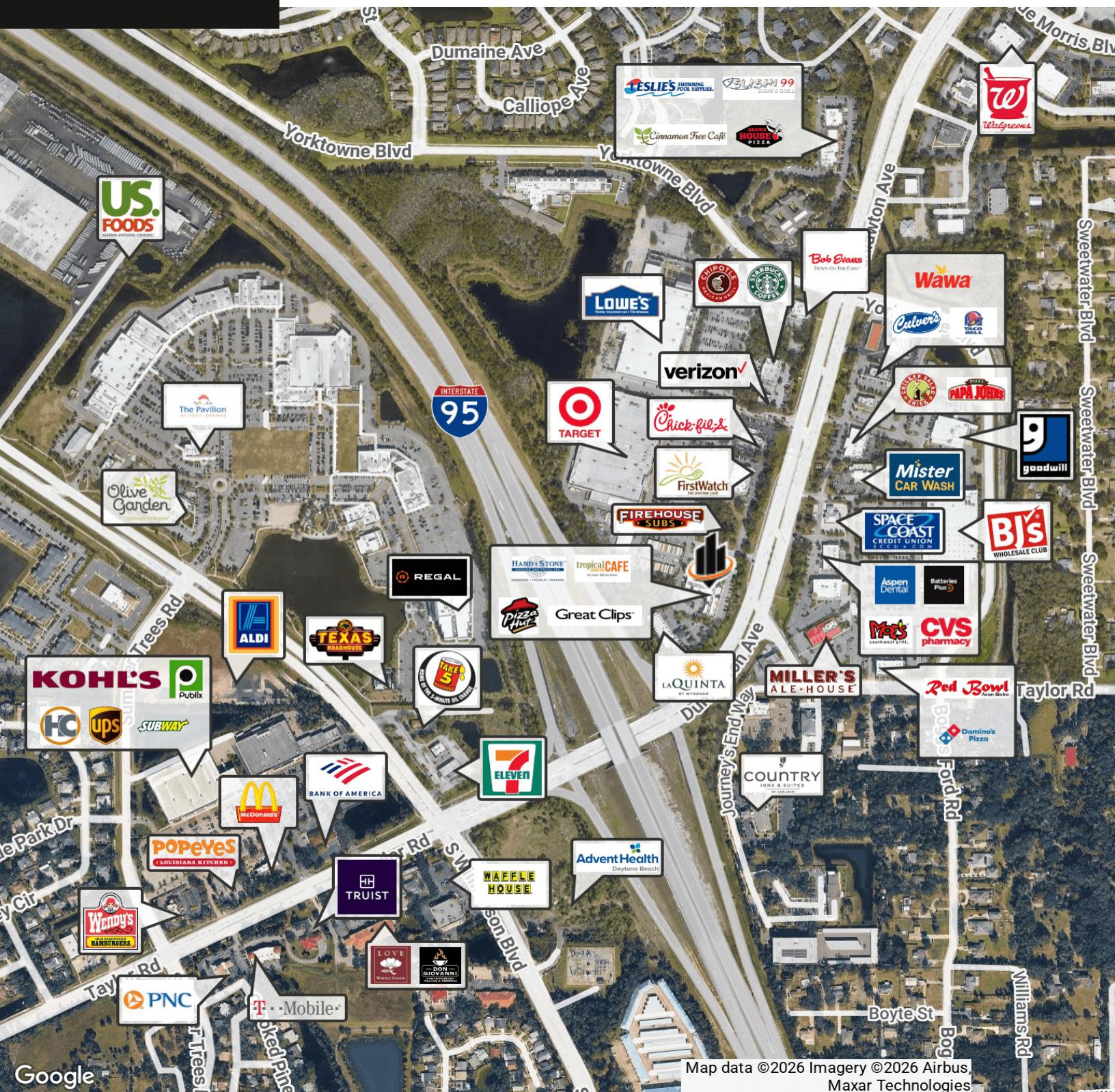
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# Retailer Map

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Maxar Technologies

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