

SALE

Port Orange Industrial-Two Buildings 19,500 SF

601 LEMON ST

Port Orange, FL 32127

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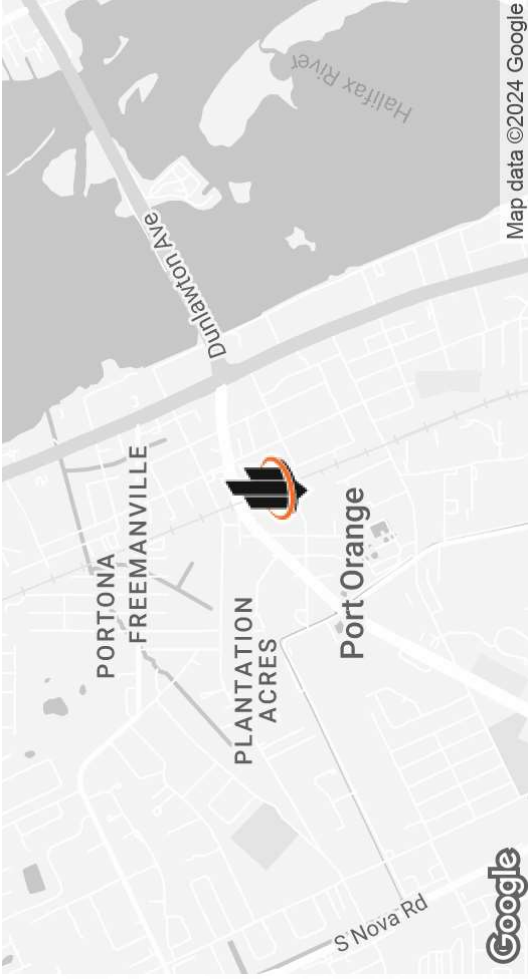
PRESENTED BY:
TIM C. DAVIS, CCIM
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**Additional 0.53 Acres
Possible for Outside
Storage**

**12,000 SF Total, 900 SF Office
12'2" Ceiling Height to Trusses
6 Roll Up Doors, 3 Phase Power
Main Warehouse 200' X 50'**

**7,500 SF, 14'+ to Ceiling
4 Roll Up Doors
May Be Divided
3 Phase Power
125' X 60'**

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,827,500
NUMBER OF UNITS:	2
LOT SIZE:	1.42 Acres
BUILDING SIZE:	19,500 SF

PROPERTY DESCRIPTION

AVAILABLE DECEMBER 2024

Seller Will Lease to Buyer Short Term With a Sale Option

2 Buildings Totaling 19,500 SF on Two Parcels - 1.42 Acres

Building 1 - 12,000 SF, 12'+ Ceiling Height, 900 SF Office

6 Roll Up Doors, 3 Phase Power, WH Dimensions 200' X 50' Deep

Building 2 - 7,500 SF, 14'+ Ceilings, 4 Roll Up Doors, 125'X 60'

Easy Access Directly From Dunlawton Ave

Additional 0.53 Acres May Be Available for Outside Storage

Ample Parking and Tractor Trailer Access

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PROPERTY LAYOUT



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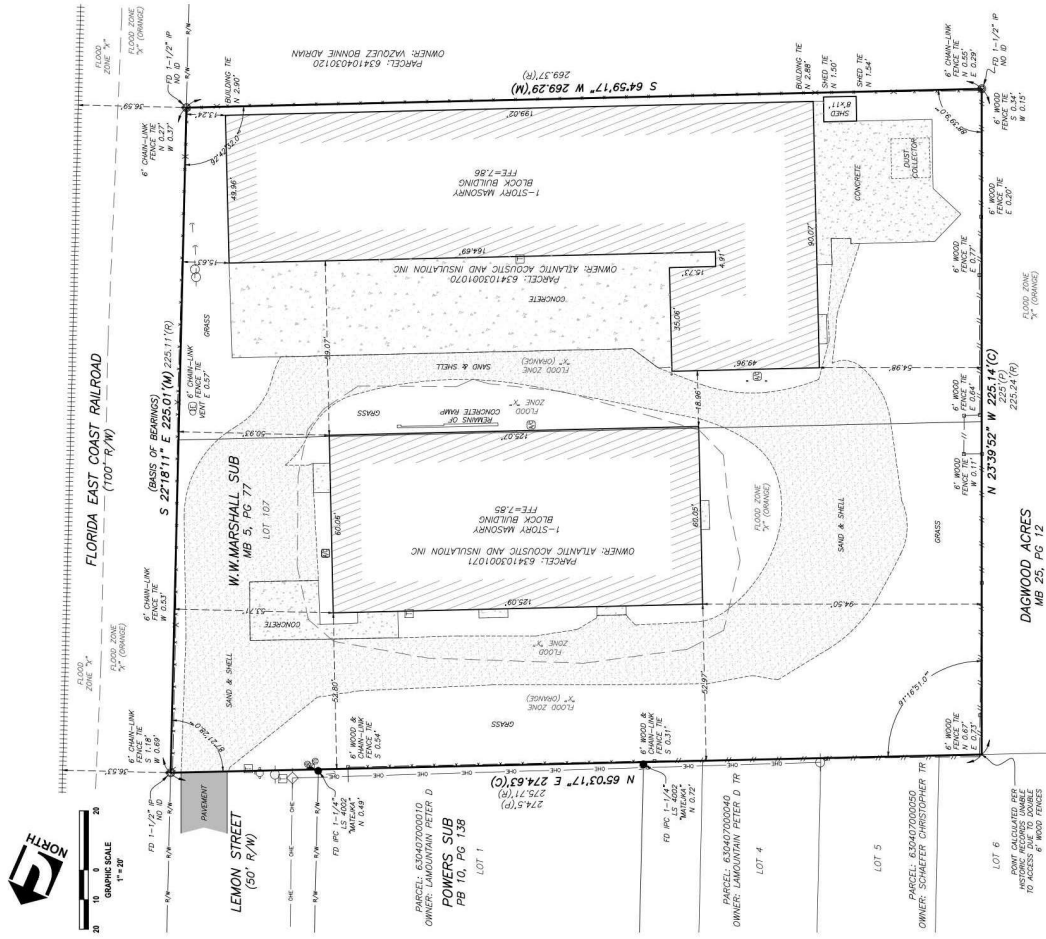
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SITE PLAN



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ADDITIONAL PHOTOS



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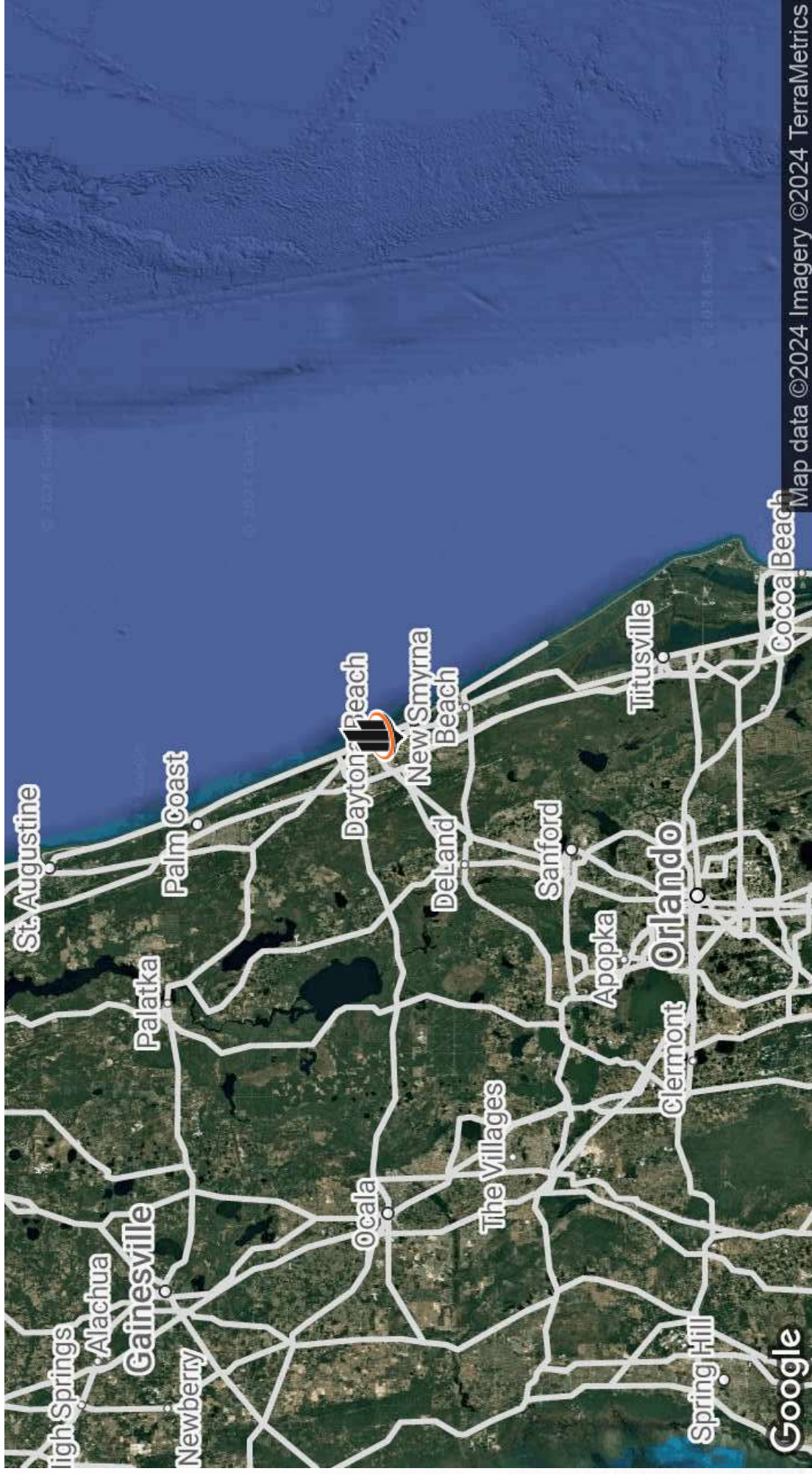
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

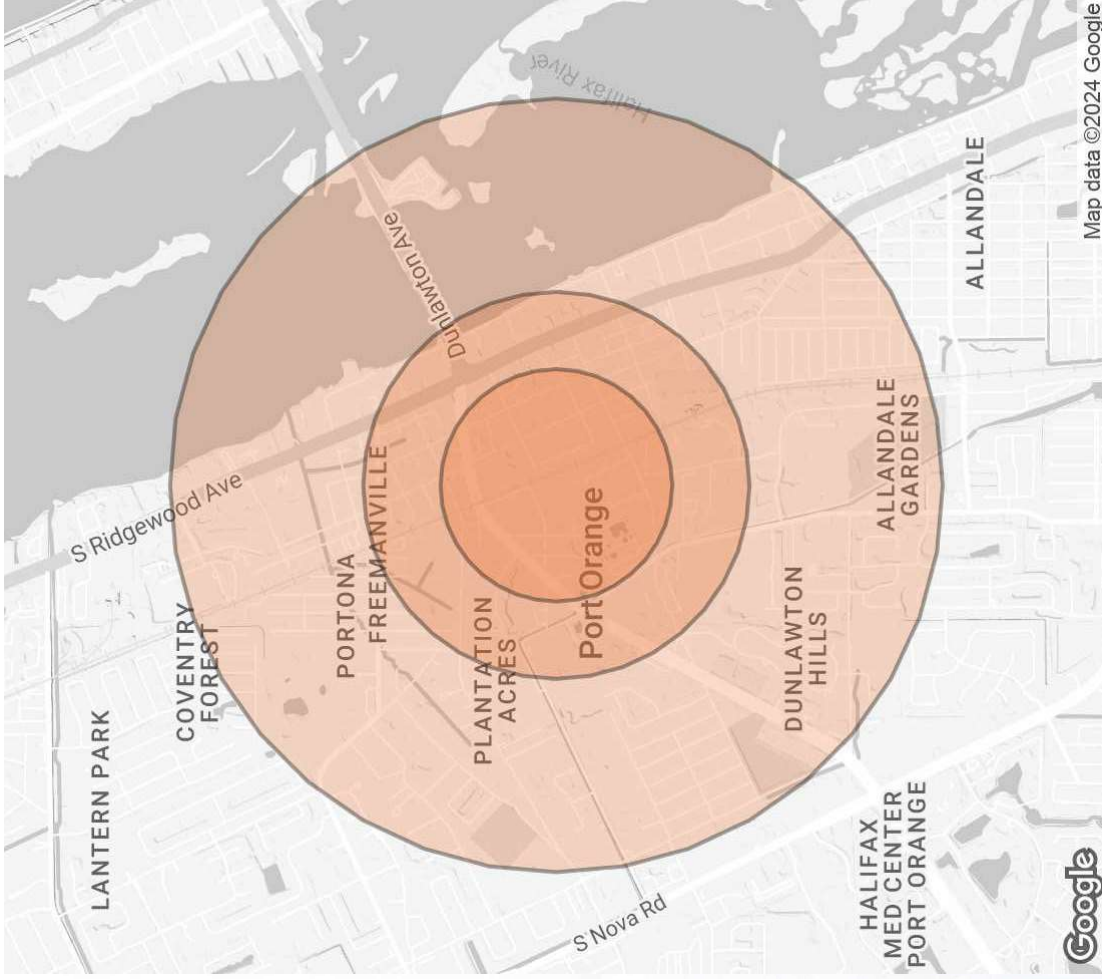
POPULATION 0.3 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	331	1,531	6,012
AVERAGE AGE	50	47	47
AVERAGE AGE (MALE)	49	46	46
AVERAGE AGE (FEMALE)	51	48	48

HOUSEHOLDS & INCOME 0.3 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	163	720	2,790
# OF PERSONS PER HH	2	2.1	2.2
AVERAGE HH INCOME	\$46,251	\$50,819	\$56,967
AVERAGE HOUSE VALUE	\$184,292	\$205,247	\$223,295

Demographics data derived from AlphaMap



Map data ©2024 Google

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