

PROFESSIONAL/MEDICAL OFFICE / RETAIL SUITE

209 Dunlawton Ave, Port Orange, FL 32127



PROPERTY SPECIFICATIONS

Lease Price: \$16.00 PSF NNN

NNN: \$3.00 PSF

Suite 13&14 2,320 Sq Ft
\$3,673.33 Month

Suite 16 1,160 Sq Ft
\$1,836.67 Month

Monthly Amount is Base Rent & NNN - Lease rates plus sales tax

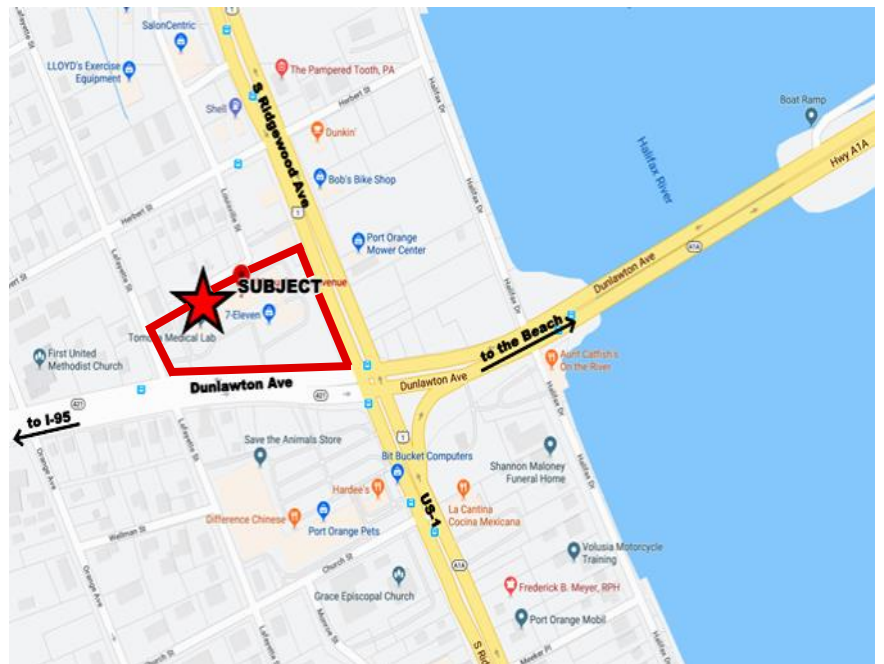
Parcel ID: 630311060050

Year Built: 1987

Parking: Plenty of Parking

Traffic Count: 28,500 AADT

Zoning: PCD



REMARKS - Two Suites Available Fantastic location on the lighted corner of Dunlawton Ave. and US-1 directly on thoroughfare from the Beachside and the Dunlawton Bridge to I-95 across from the New Riverwalk Park and Condos project. Office/retail suite available for lease. Monument signage available.



140 S Atlantic Ave, Suite 201
Ormond Beach, FL 32176

www.buddyandron.com



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All information believed to be from accurate sources, but cannot be warranted

SUITE 13&14



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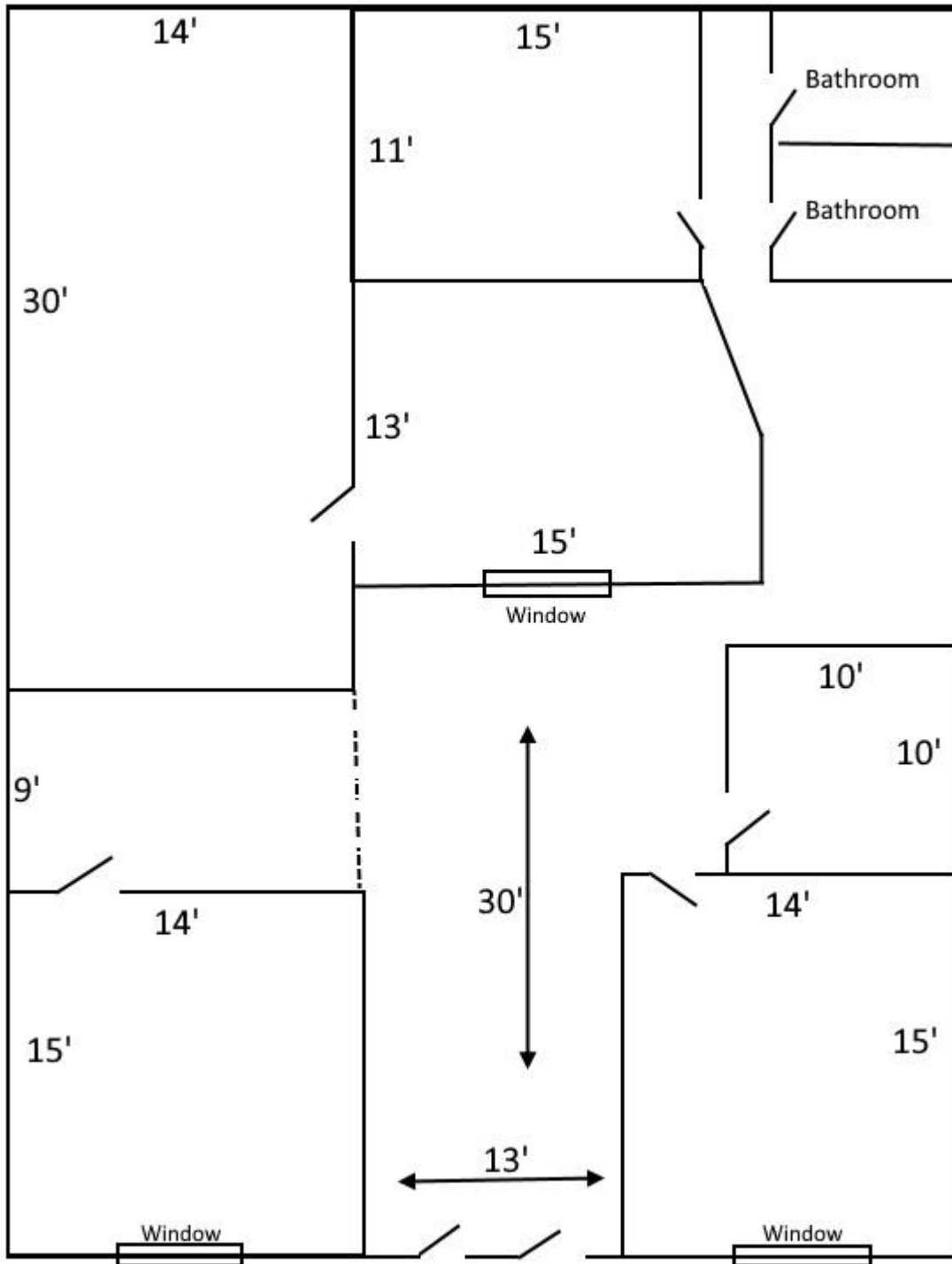
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SUITE 13 & 14 Floor Plan

(not to scale)

This suite features reception, private offices, conference room and two bathrooms.

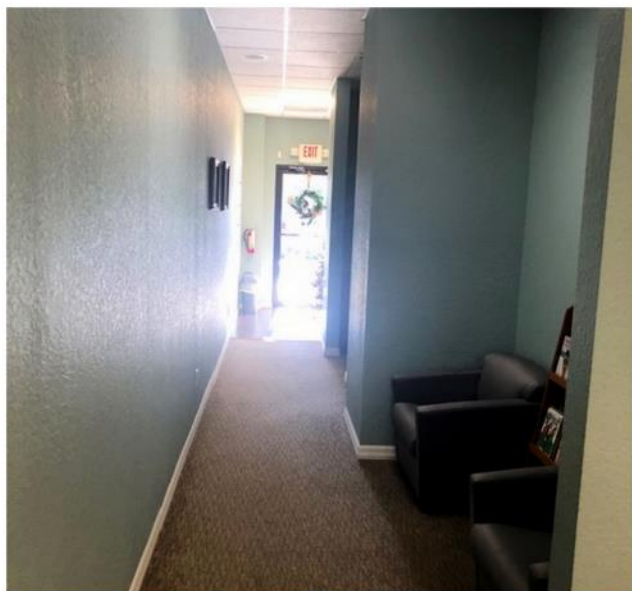


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SUITE 16



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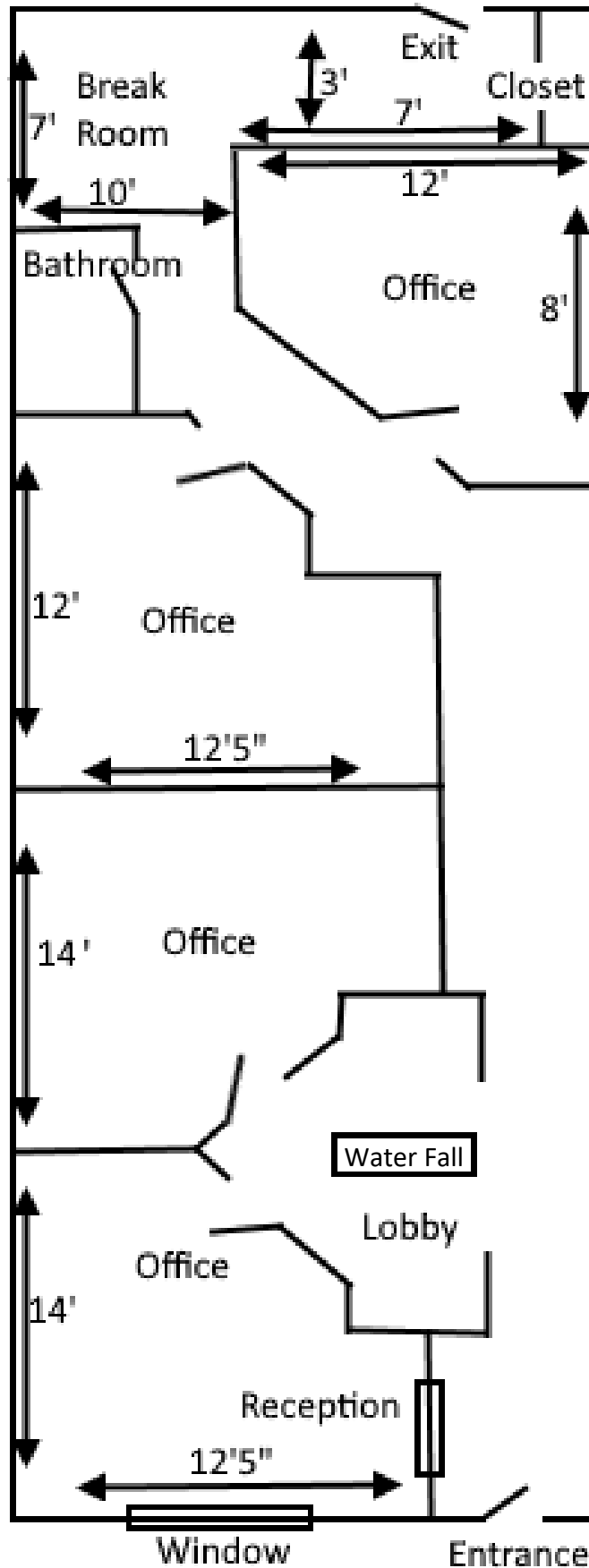
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SUITE 16 Floor Plan

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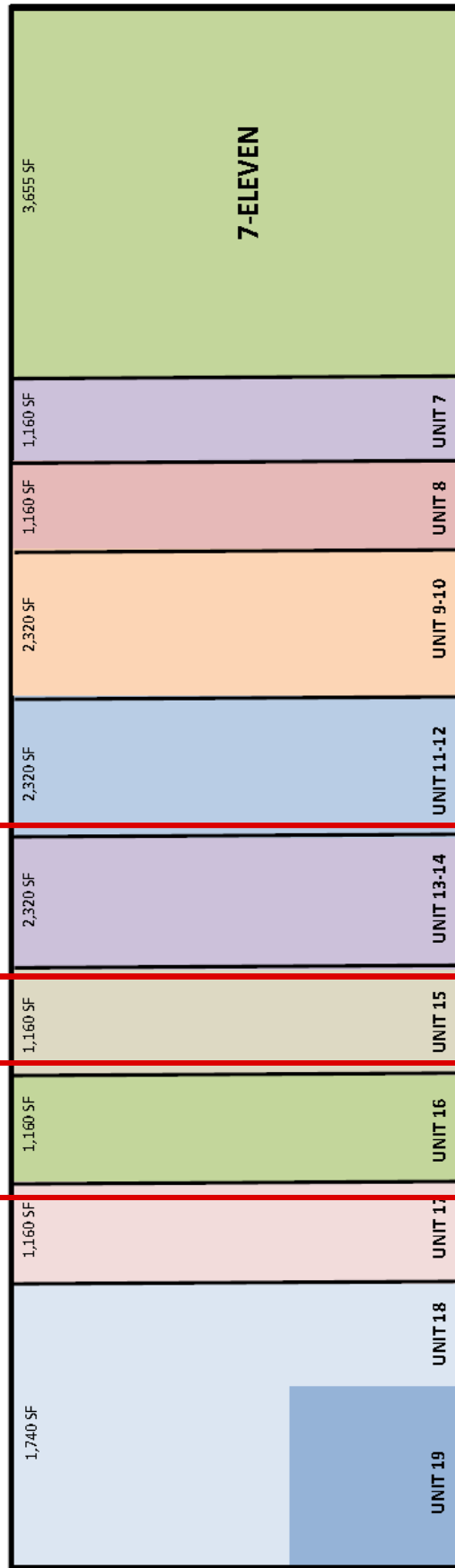
This suite features reception, private offices and bathroom. Previously a chiropractic office.



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WESTBRIDGE PLAZA
 209 Dunlawton Ave, Port Orange 32127
 18,822 SF



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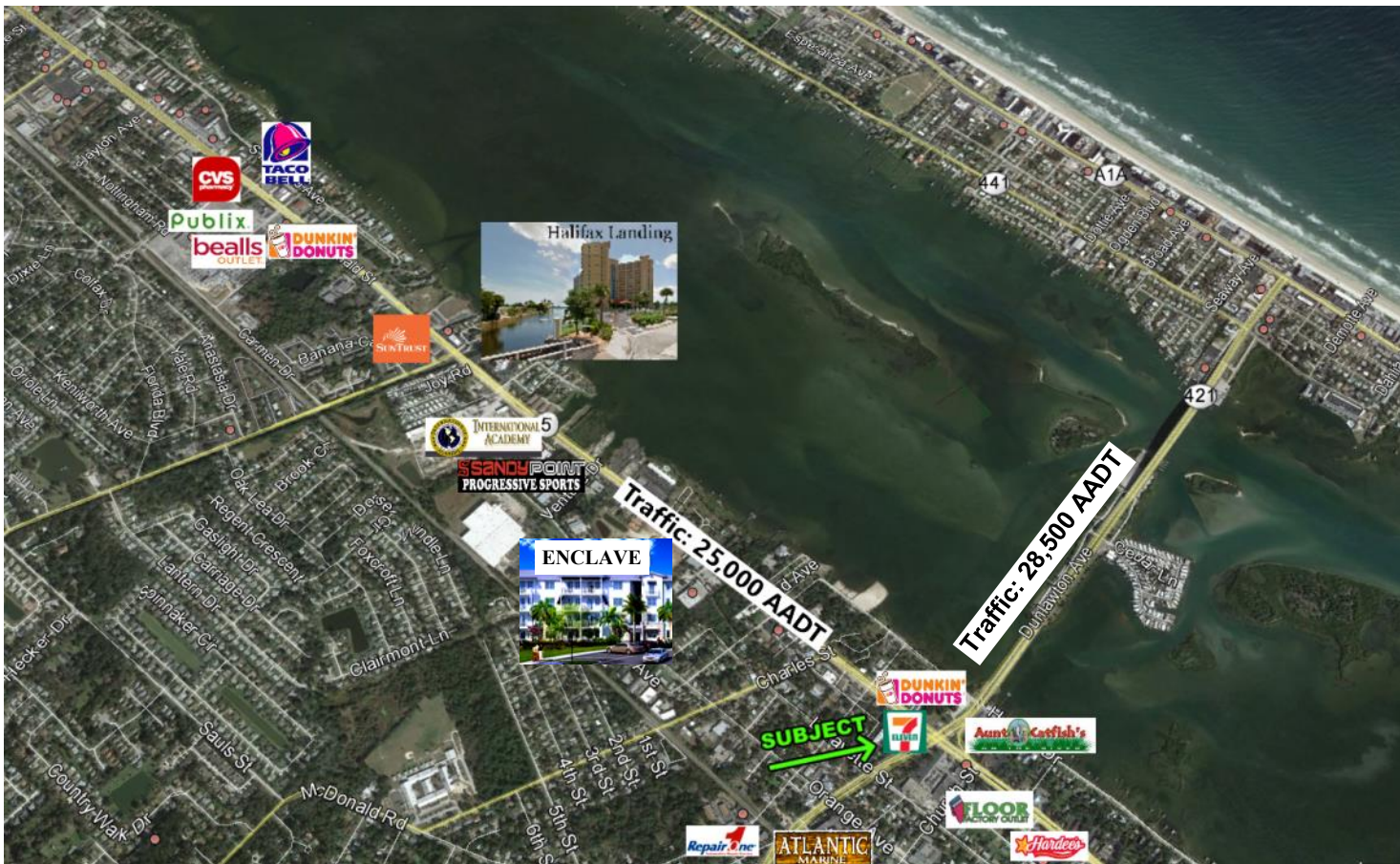
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AERIAL PHOTO



AERIAL MAP



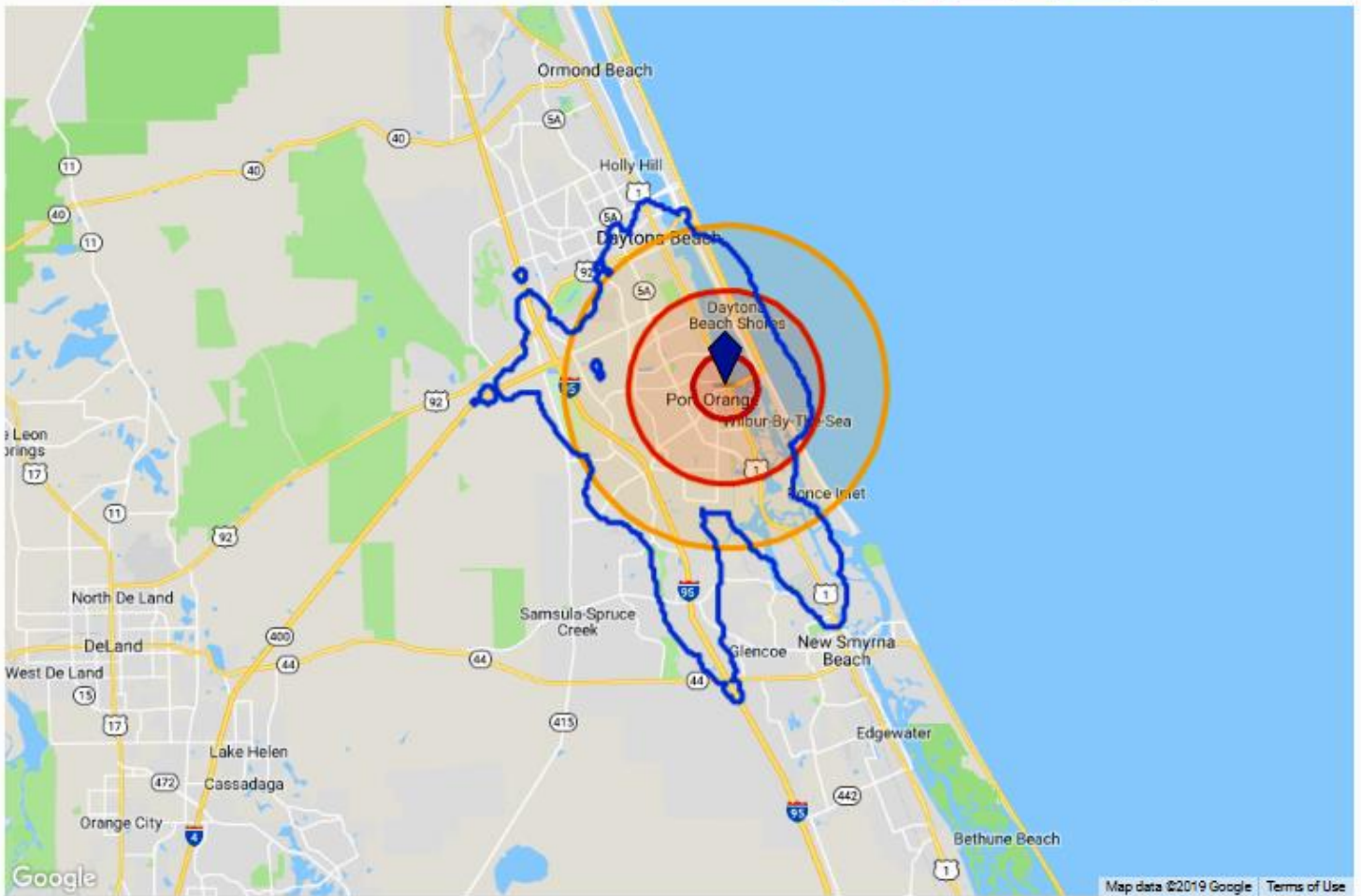
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TRADE AREAS

1 mile 3 mile 5 mile 15 min drive v



	1 MILE	3 MILE	5 MILE
Total Population	6,869	57,583	105,457
2010 Population	4,808	50,835	96,846
2024 Population	7,708	62,756	114,251
Employees	4,815	21,885	40,249
Total Businesses	469	2,750	4,647
Average Household Income	\$48,694	\$54,070	\$57,321
Median Household Income	\$38,950	\$41,115	\$42,174



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