

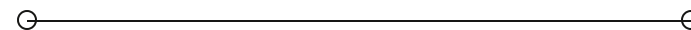


LEASE

**Port Orange Industrial-Two
Buildings 2,500-19,500 SF**

601 LEMON ST

Port Orange, FL 32127



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.00 SF/yr (NNN)
NUMBER OF UNITS:	2
AVAILABLE SF:	3,000 - 19,500 SF
LOT SIZE:	1.42 Acres
BUILDING SIZE:	19,500 SF

PROPERTY DESCRIPTION

2 Buildings Totaling 19,500 SF on Two Parcels - 1.42 Acres
Will Divide to +/- 3,000 SF

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

NNN Expenses Anticipated @ +/- \$4.45 / SF

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PROPERTY LAYOUT



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ADDITIONAL PHOTOS



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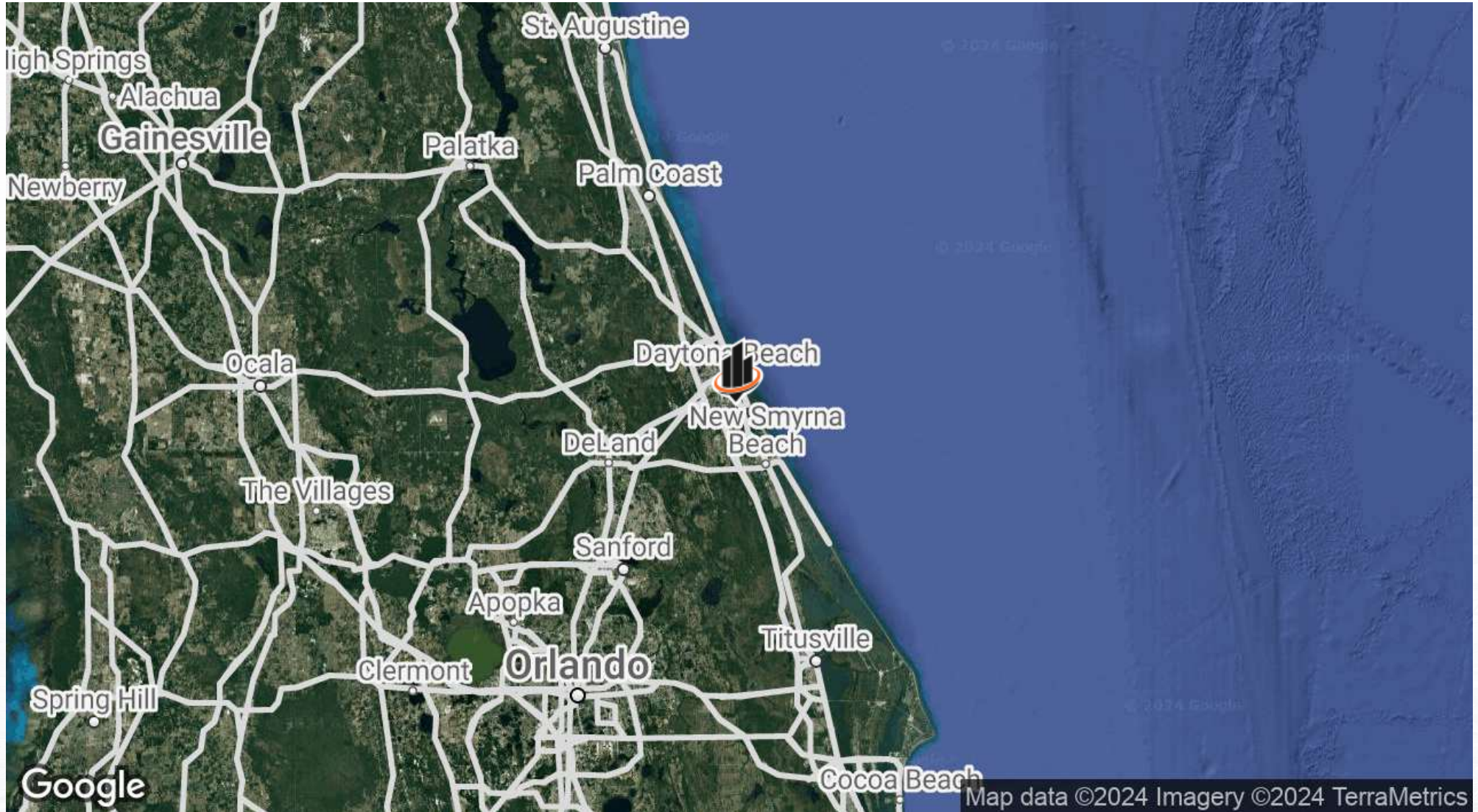
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

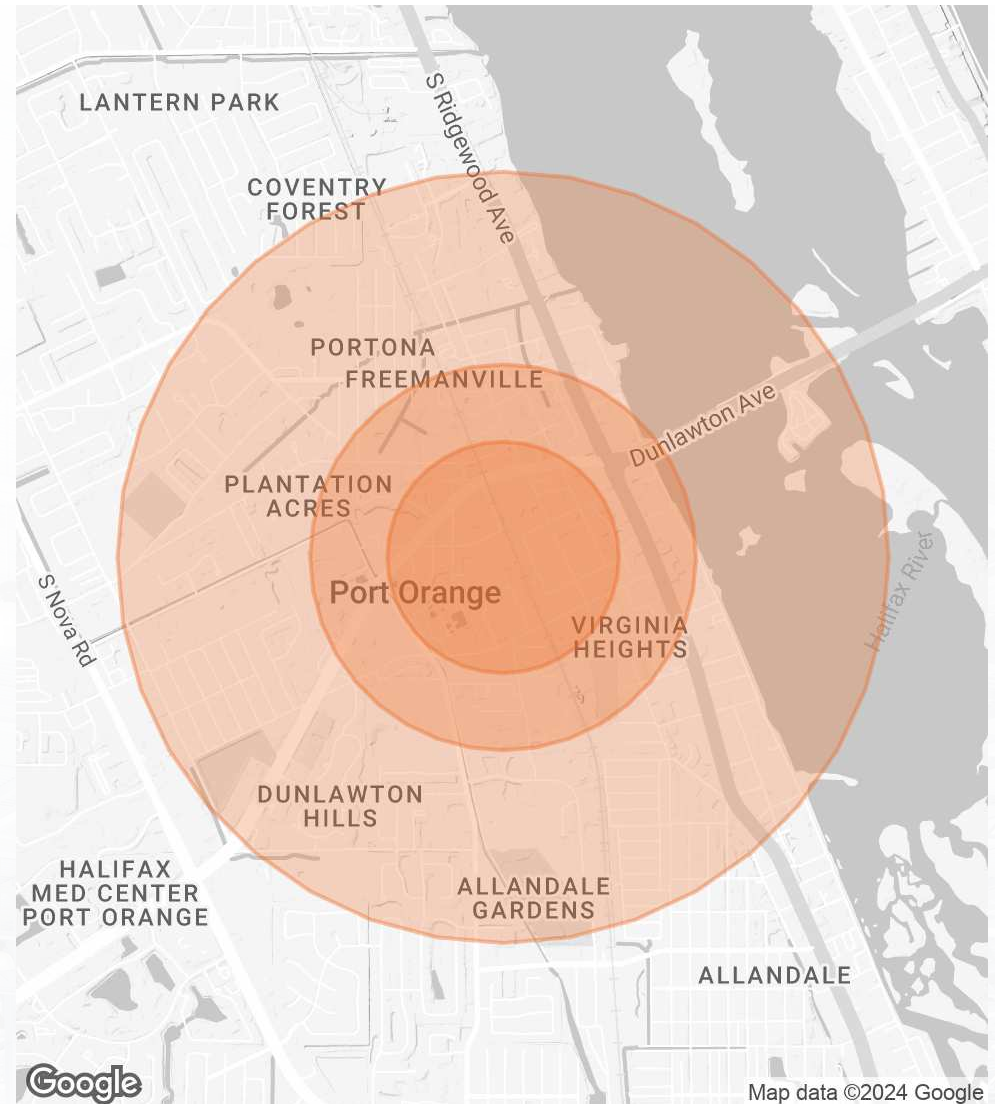
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	544	1,531	6,012
AVERAGE AGE	49	47	47
AVERAGE AGE (MALE)	48	46	46
AVERAGE AGE (FEMALE)	50	48	48

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	264	720	2,790
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$47,294	\$50,819	\$56,967
AVERAGE HOUSE VALUE	\$193,249	\$205,247	\$223,295

Demographics data derived from AlphaMap



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