

18,000 SF FREESTANDING BUILDING FOR LEASE



PROPERTY DESCRIPTION

For Lease: 18,000 SF Freestanding Retail Building built 2017. The building, with a depth of 180 feet, features fully air-conditioned front retail showroom area and rear warehouse with an overhead door. The exterior is equipped with motorized roll-down shutters for added security and building protection. The highly visible property includes a freestanding monument sign on Clyde Morris Boulevard and parking area with 32 spaces. This well-maintained property offers versatility for various retail purposes. Located 1 mile north off high traffic Dunlawton Avenue. Estimated CAM, Real Estate Taxes, and Insurance \$3.13 per SF. Ready for immediate occupancy.

LOCATION DESCRIPTION

Located on the west side of Clyde Morris Boulevard north of Dunlawton Avenue. Approximately 1 mile north of Dunlawton Avenue, 4.6 miles to I-4, 1.8 miles to I-95, and 4.1 miles to the beach.

LOCATION ADDRESS

4610 Clyde Morris Boulevard, Port Orange, FL 32127

JOHN W. TROST, CCIM

Principal | Senior Advisor

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OFFERING SUMMARY

LEASE RATE:	\$16.50 NNN
AVAILABLE SF:	18,000 SF
LOT SIZE:	1.34+/- Acres
YEAR BUILT:	2017
TRAFFIC COUNT:	24,000 AADT
ZONING:	CC, Community Commercial

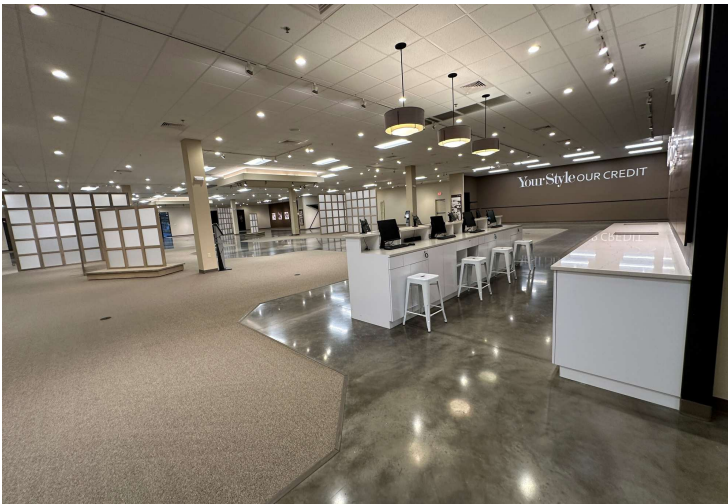
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,069	33,078	52,184
TOTAL POPULATION	10,878	72,063	114,560
AVERAGE HH INCOME	\$75,000	\$73,483	\$76,502

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ADDITIONAL PHOTOS



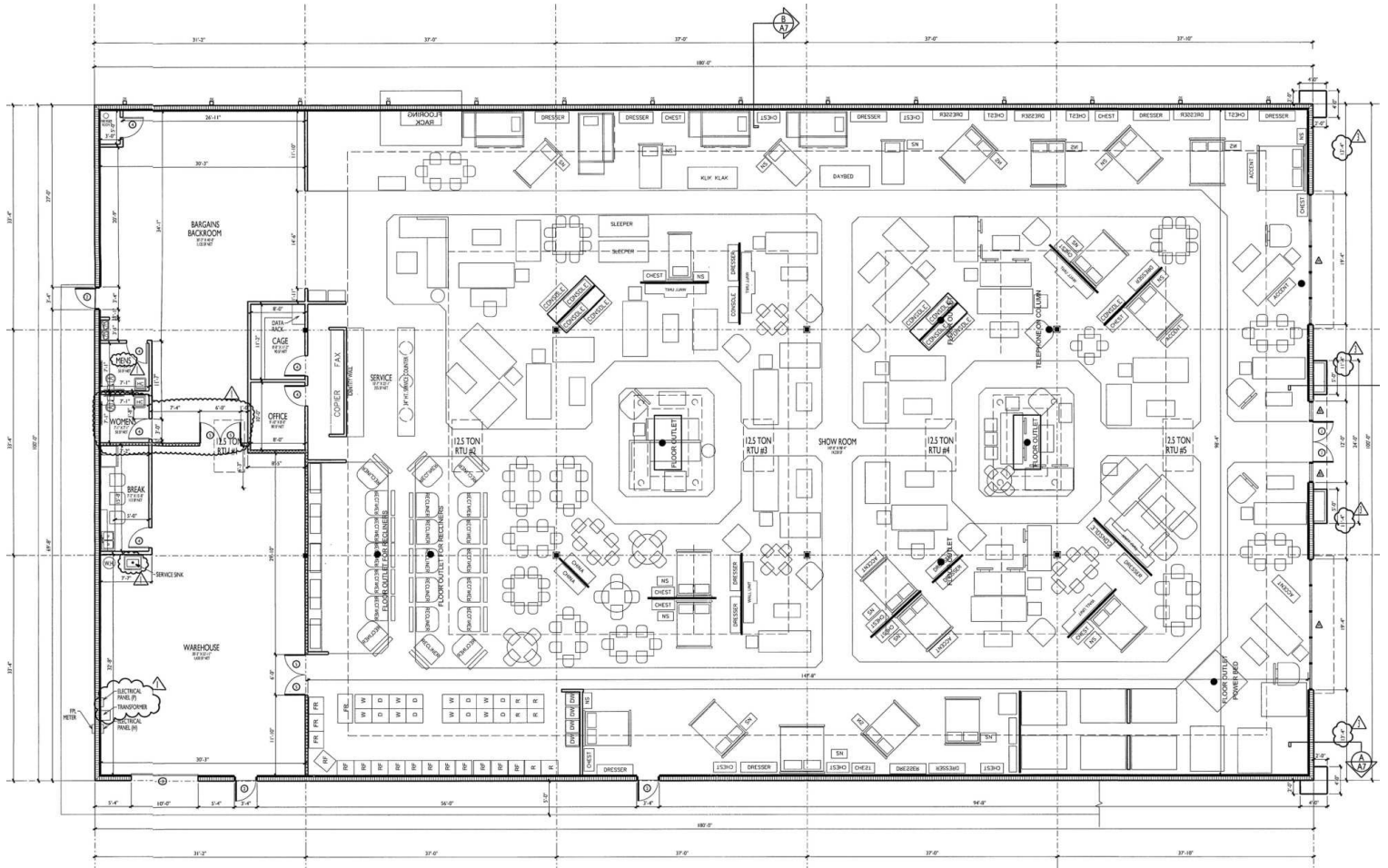
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FLOOR PLAN



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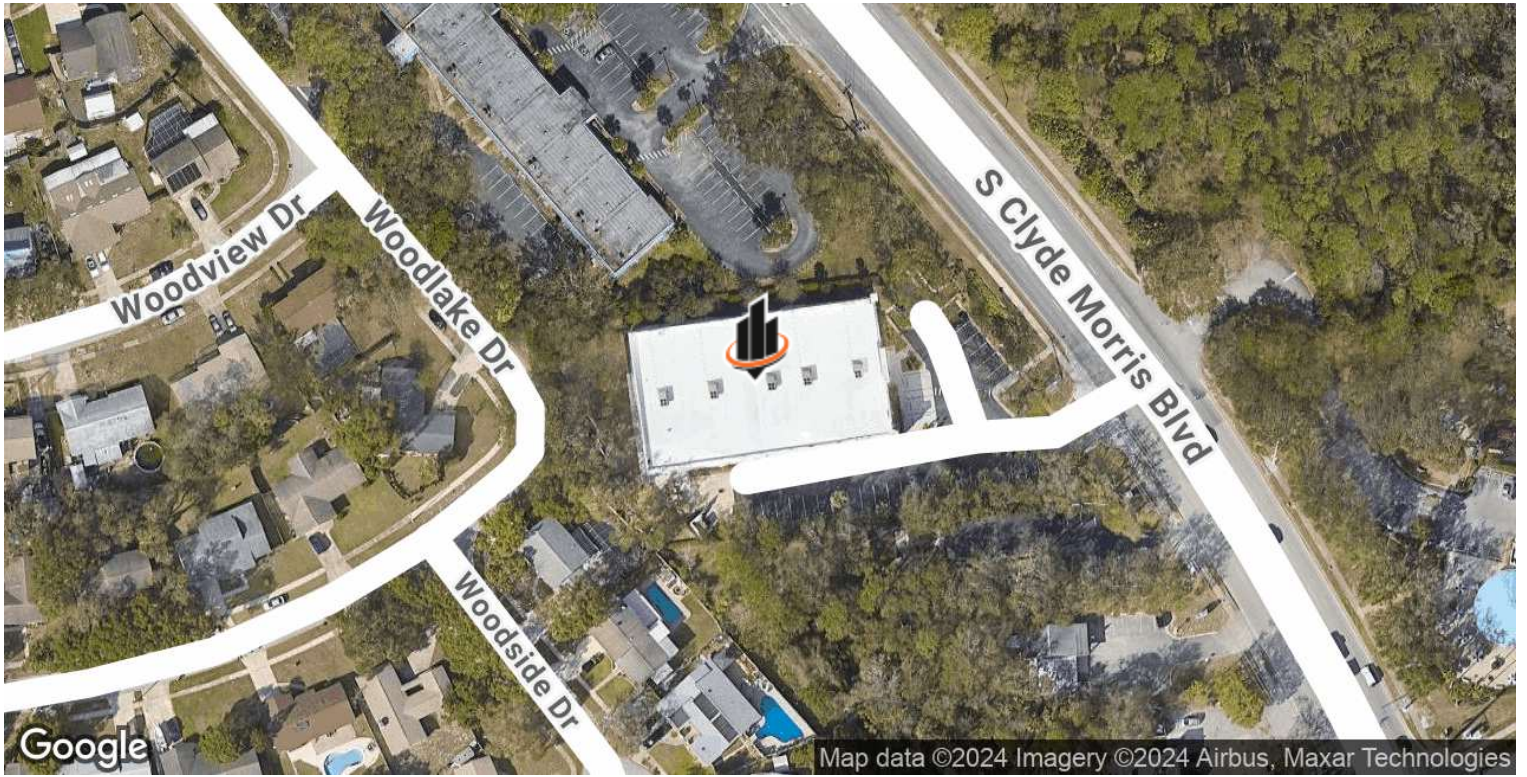
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LOCATION MAPS



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