



EXECUTIVE SUMMARY

DENNY'S GROUND/SUB LEASE

1641 DUNLAWTON AVE, PORT ORANGE, FL 32129



OFFERING SUMMARY

Ground/Sub Lease Rate:	\$145,000.00 per year (NNN)
Available Building SF:	5,206 SF
Lot Size:	1 Acre
Year Built:	1989
Zoning:	PCD
Parking Spaces:	75
Estimated Property Tax:	\$17,165.24
Traffic Count:	28,356
APN:	631721000010

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

Property is available for a ground lease or sub lease opportunity in a high-traffic commercial corridor, ideal for retail, medical, or a QSR Development.

All prospective ground lessees and brokers must sign a Confidentiality and Non Disturbance Agreement ("NDA") prior to receiving marketing materials or viewing property. Please do not alert or contact employees of the current establishment. All showings must be scheduled through the Broker. Contact Brad Parker at (850) 566-2629 with questions.

LOCATION OVERVIEW

Situated along one of Port Orange's busiest commercial corridors, just minutes from I-95 and the Halifax River. Surrounded by a mix of restaurants, shopping centers, medical offices, and residential neighborhoods, the location benefits from high visibility and steady traffic along State Road 421.

Brad Parker
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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
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LOCATION MAP

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RETAILER MAP

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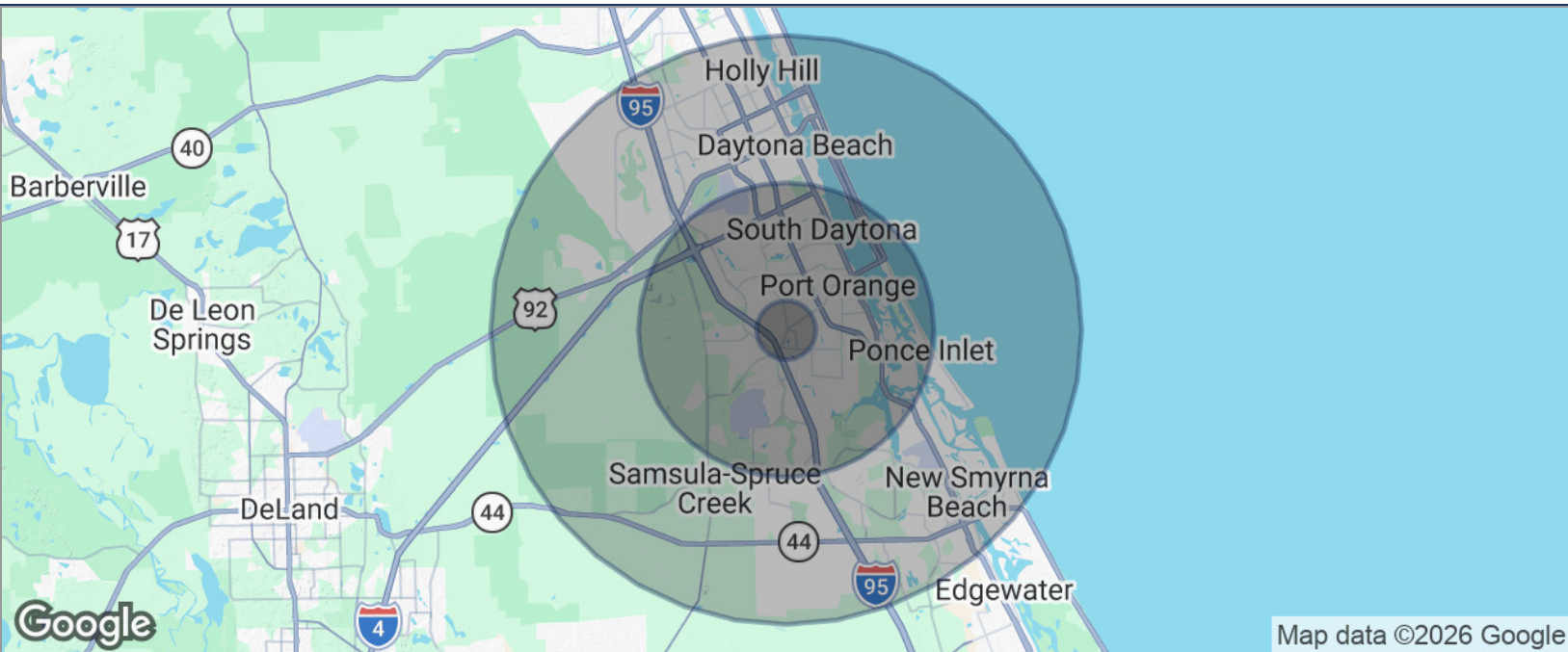




DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	7,813	113,850	228,184
MEDIAN AGE	45	48	48
MEDIAN AGE (MALE)	44	47	47
MEDIAN AGE (FEMALE)	47	49	48
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,464	51,429	101,856
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$85,923	\$79,723	\$76,509
AVERAGE HOUSE VALUE	\$328,937	\$315,943	\$316,774

* Demographic data derived from 2020 ACS - US Census

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