

MEDICAL OFFICE BUILDING FOR SALE



PROPERTY DESCRIPTION

Prime 14,086 SF Medical Office Building with 277+/- feet of frontage on Dunlawton Avenue.

Potential for redevelopment into various establishments such as restaurants, financial services, veterinary clinics, childcare facilities, health clubs, ambulatory surgical centers, etc.

1.86+/- acre property. Parking 5.78/1,000.

Fully-equipped medical office building ready to meet your needs. With convenient automatic sliding doors at the front entry, 13 exam/procedure rooms, 9 bathrooms, a lab, staff lounge, and ample parking for 81 vehicles, this space offers both functionality and convenience. Building includes a WET Hydraulic Sprinkler System and 800 Amp (277/480Y) volt 3-phase electrical service.

Located on Dunlawton Avenue with a freestanding monument sign and building signage.

Whether you're considering conversion to retail, rebuilding for office/medical use, or renewing the current NNN lease, the opportunities are endless.

LOCATION DESCRIPTION

Located on the south side Dunlawton Avenue east of Interstate 95 and just west of Clyde Morris Boulevard.

JOHN W. TROST, CCIM

Principal | Senior Advisor

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OFFERING SUMMARY

| | |
|-------------------------------|-------------------------------------|
| SALE PRICE: | \$3,900,000 |
| BUILDING SIZE: | 14,086 SF |
| LOT SIZE: | 1.86+/- Acres |
| 2024 ASSOCIATION FEES: | \$1,468.42 |
| YEAR BUILT: | 2000 |
| PARCEL NO: | 6317-29-00-0020 |
| TRAFFIC COUNT: | 54,500 AADT |
| ZONING: | PCD, Planned Commercial Development |

LOCATION ADDRESS

1680 Dunlawton Avenue
Port Orange, FL 32127

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ADDITIONAL PHOTOS



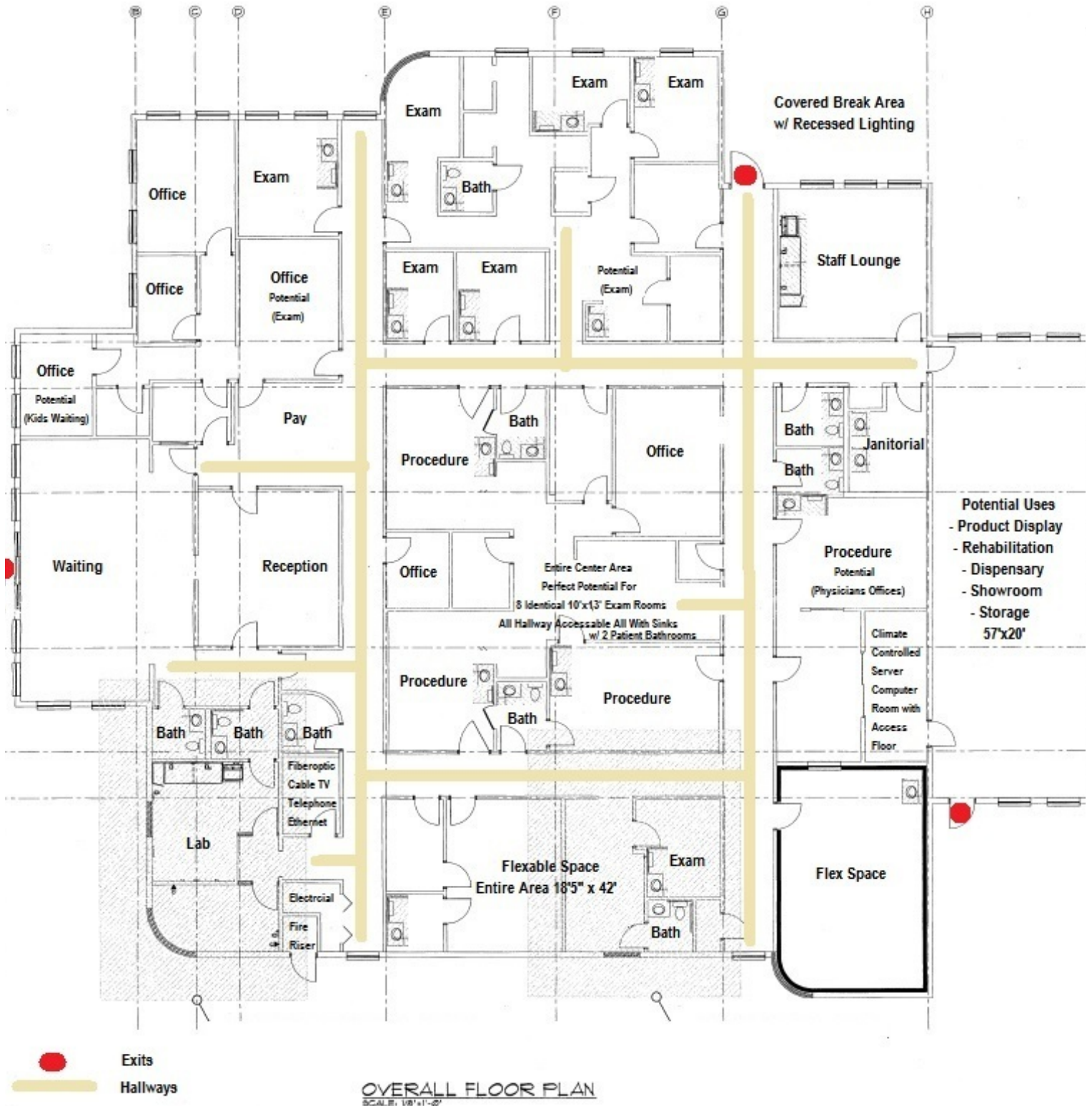
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ACTUAL FLOOR PLAN



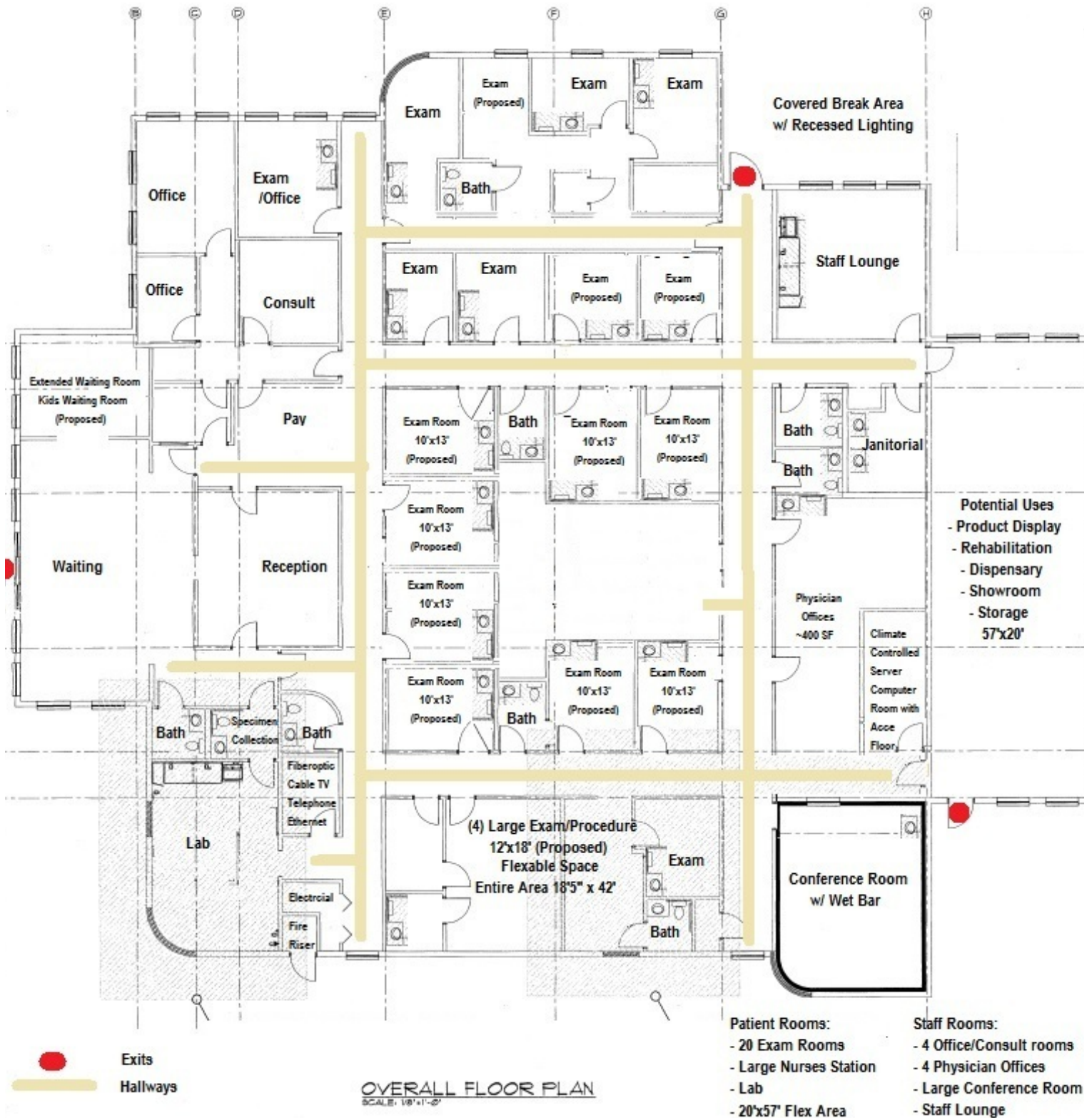
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PROPOSED FLOOR PLAN #1



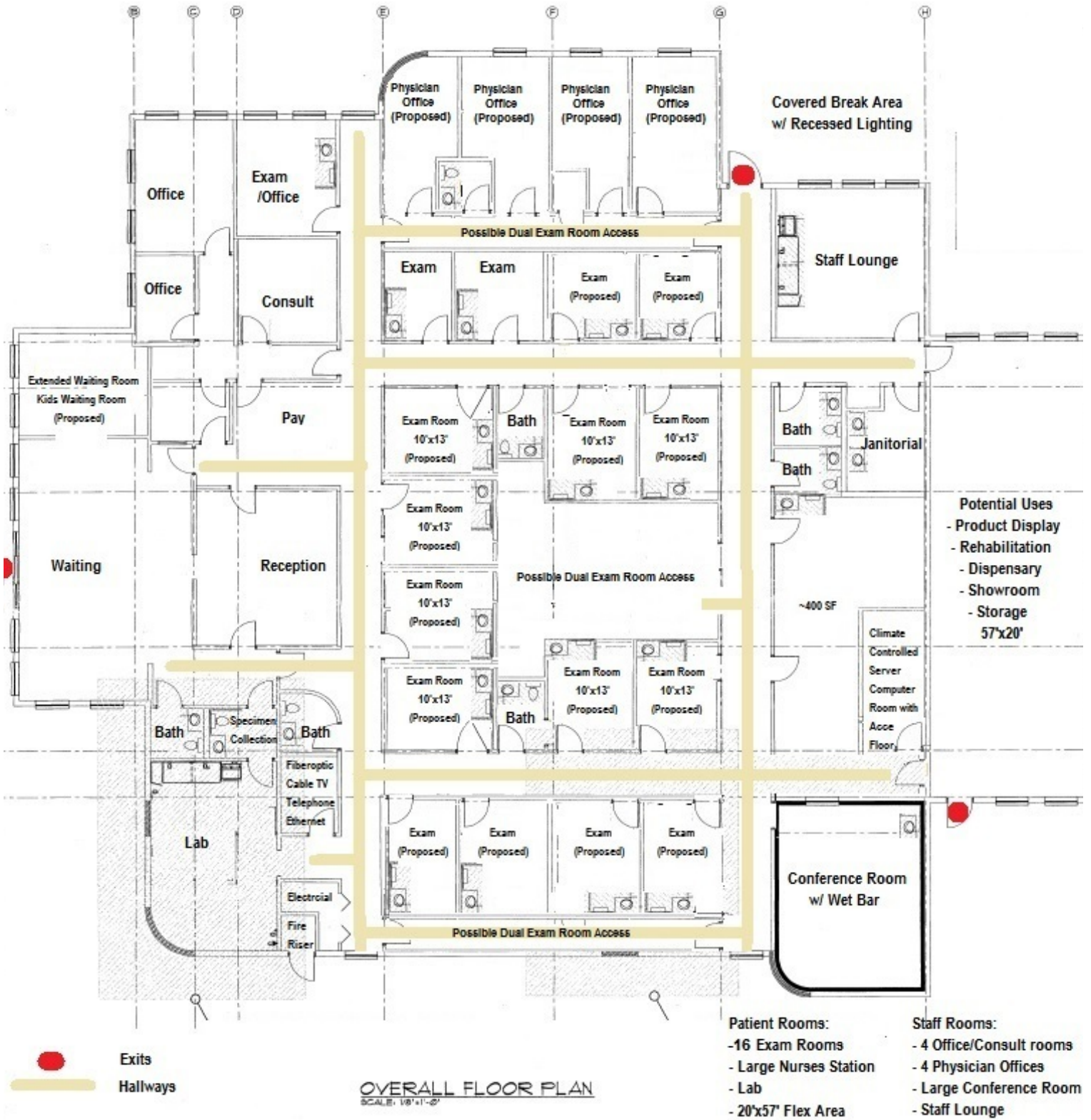
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PROPOSED DUAL FLOOR PLAN #2



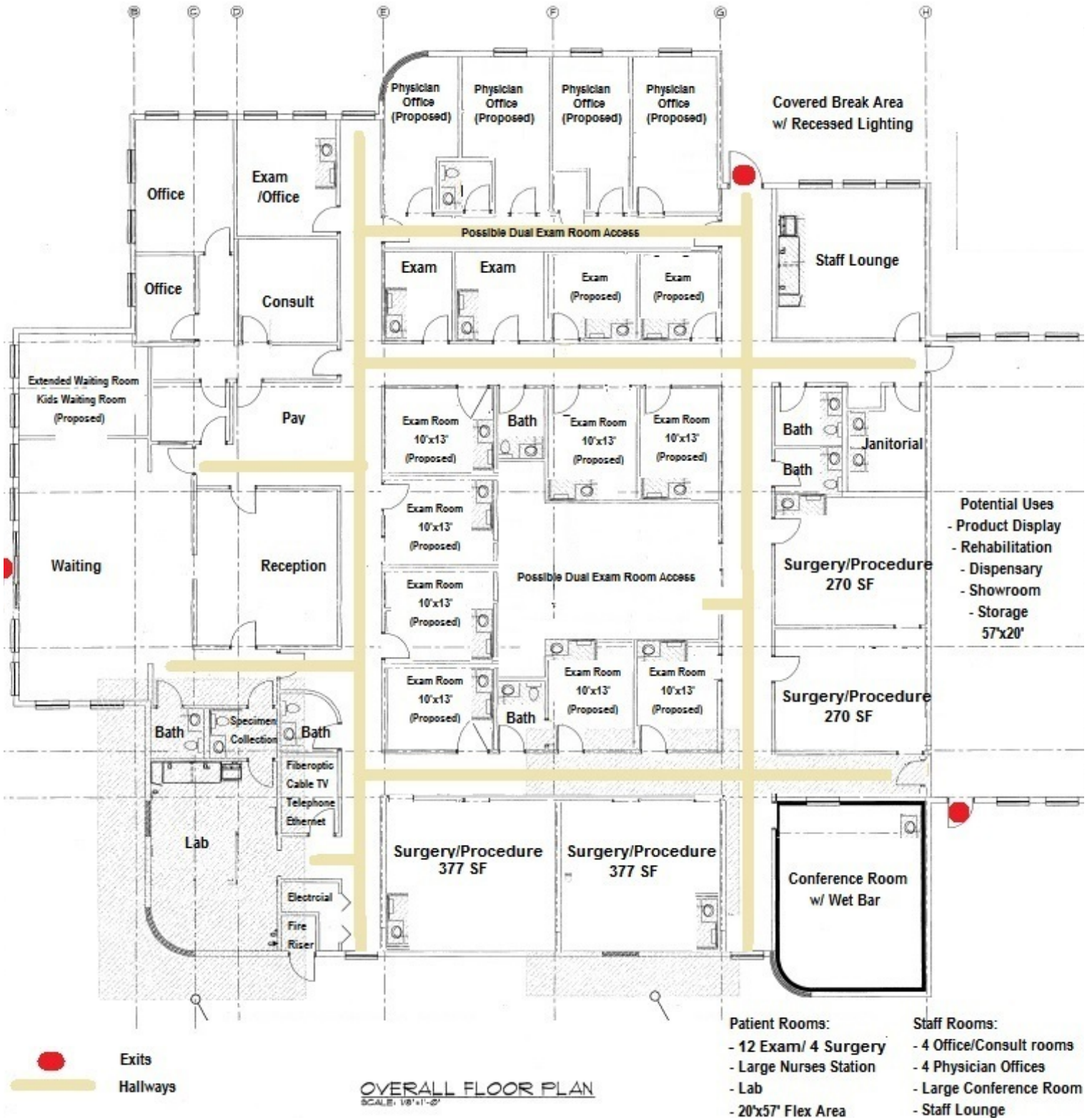
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PROPOSED SURGERY FLOOR PLAN #3



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LOCATION MAPS



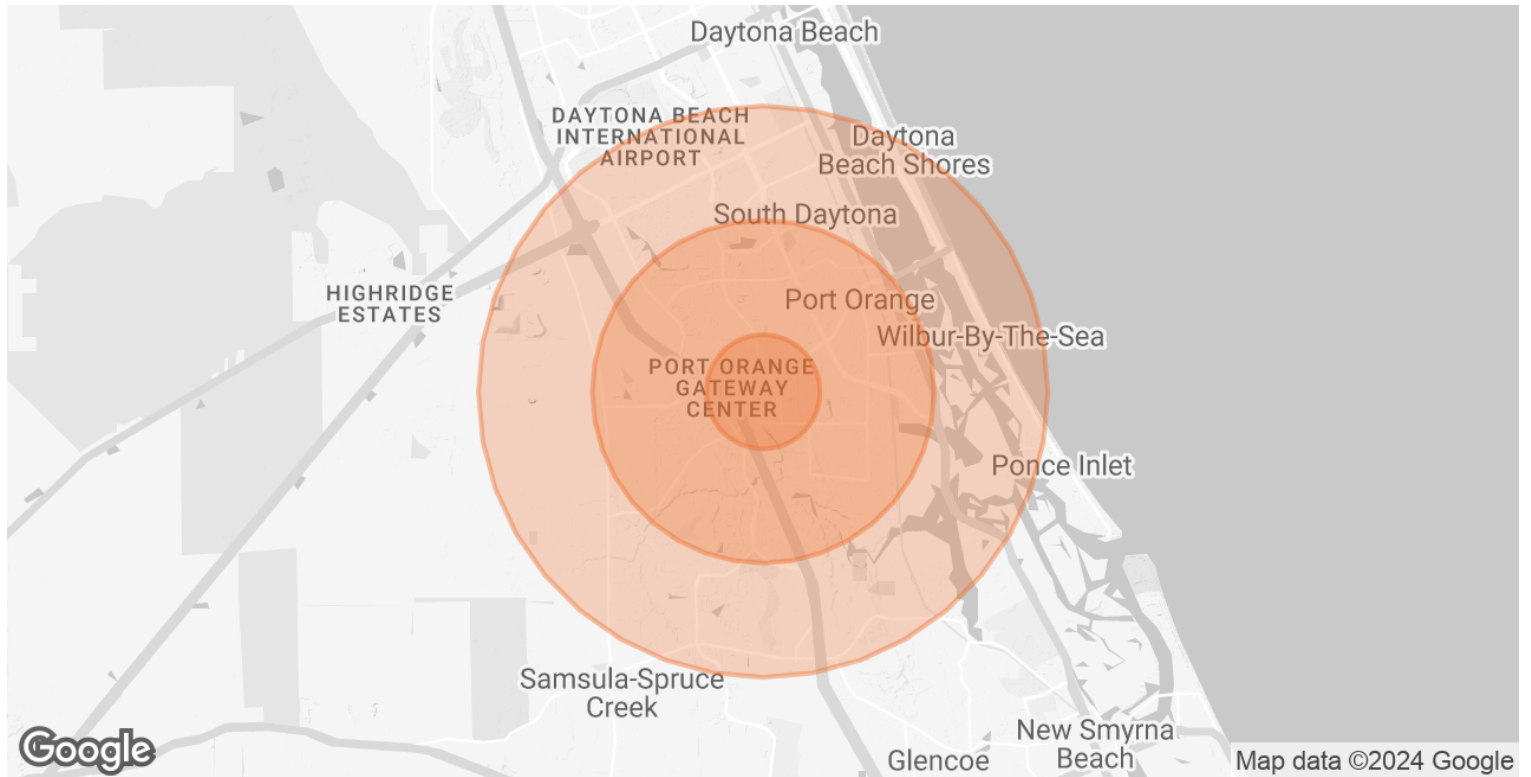
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 7,482 | 61,782 | 112,258 |
| AVERAGE AGE | 46 | 48 | 49 |
| AVERAGE AGE (MALE) | 44 | 47 | 47 |
| AVERAGE AGE (FEMALE) | 47 | 50 | 50 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 3,275 | 27,843 | 51,062 |
| # OF PERSONS PER HH | 2.3 | 2.2 | 2.2 |
| AVERAGE HH INCOME | \$86,808 | \$79,208 | \$79,759 |
| AVERAGE HOUSE VALUE | \$337,952 | \$306,890 | \$316,507 |

Demographics data derived from AlphaMap

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