

# OFFICE SPACE FOR LEASE ON DUNLAWTON AVENUE



## PROPERTY DESCRIPTION

1,400 SF Office Space For Lease.  
Freshly painted and new carpet.  
Two restrooms, two offices, conference room, reception, large open work area, and rear entry.  
Great for Medical and Professional Use.  
Building and Freestanding sign on Dunlawton Avenue.  
Less than one mile to Interstate 95.  
Near Super Target, Lowe's Home Improvement, BJ's Wholesale Club, LA Fitness, and many others.  
Estimated CAM, Real Estate Taxes, and Insurance \$7.00 per SF.  
Ready for Immediate Occupancy.

## LOCATION DESCRIPTION

Located on the south side of Dunlawton Avenue east of Interstate 95.  
Approximately 1 mile to Interstate 95, 4.4 miles to beaches, and 1.8 miles to Halifax Health Port Orange.

## JOHN W. TROST, CCIM

Principal | Senior Advisor  
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## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$23.50 NNN
<b>AVAILABLE SF:</b>	1,400 SF
<b>YEAR BUILT:</b>	1998
<b>TRAFFIC COUNT:</b>	54,000 AADT
<b>ZONING:</b>	PO, Professional Office

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	3,347	28,459	49,847
<b>TOTAL POPULATION</b>	7,592	63,034	109,924
<b>AVERAGE HH INCOME</b>	\$87,917	\$79,306	\$80,906

## LOCATION ADDRESS

1720 Dunlawton Avenue, Unit 1  
Port Orange, FL 32127

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## ADDITIONAL PHOTOS



**JOHN W. TROST, CCIM**

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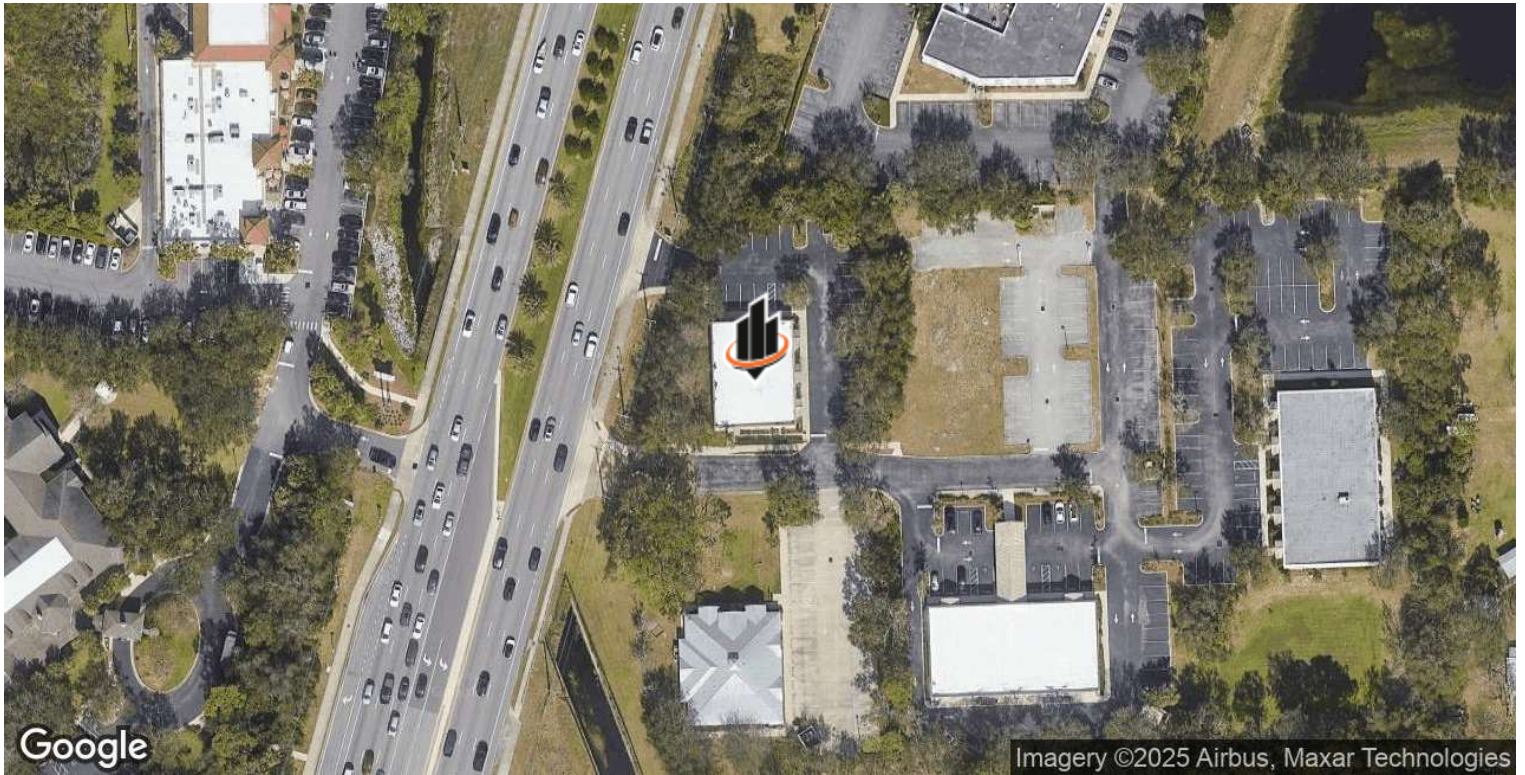
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## LOCATION MAPS



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