

# 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  
O: 386.301.4581 | C: 386.295.5723  
john.trost@svn.com

## OFFICE SPACE FOR LEASE | 1720 Dunlawton Avenue, Suite 1 Port Orange, FL 32127

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

## OFFERING SUMMARY

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

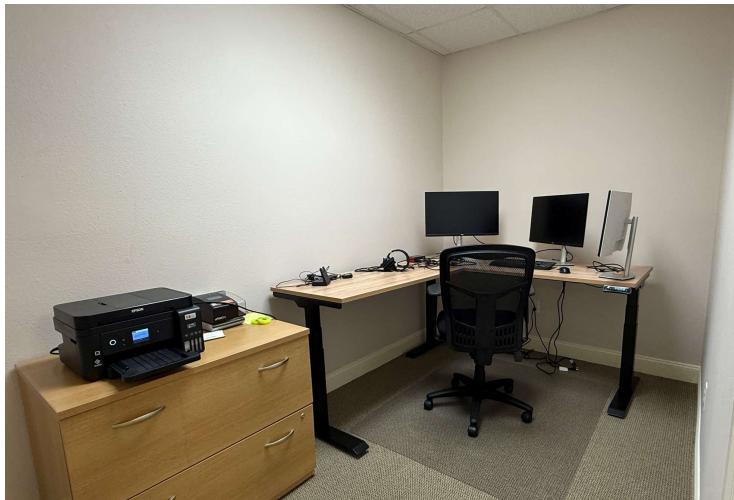
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,347	28,459	49,847
TOTAL POPULATION	7,592	63,034	109,924
AVERAGE HH INCOME	\$87,917	\$79,306	\$80,906

## LOCATION ADDRESS

1720 Dunlawton Avenue, Unit 1  
Port Orange, FL 32127



## ADDITIONAL PHOTOS



**JOHN W. TROST, CCIM**

Principal | Senior Advisor

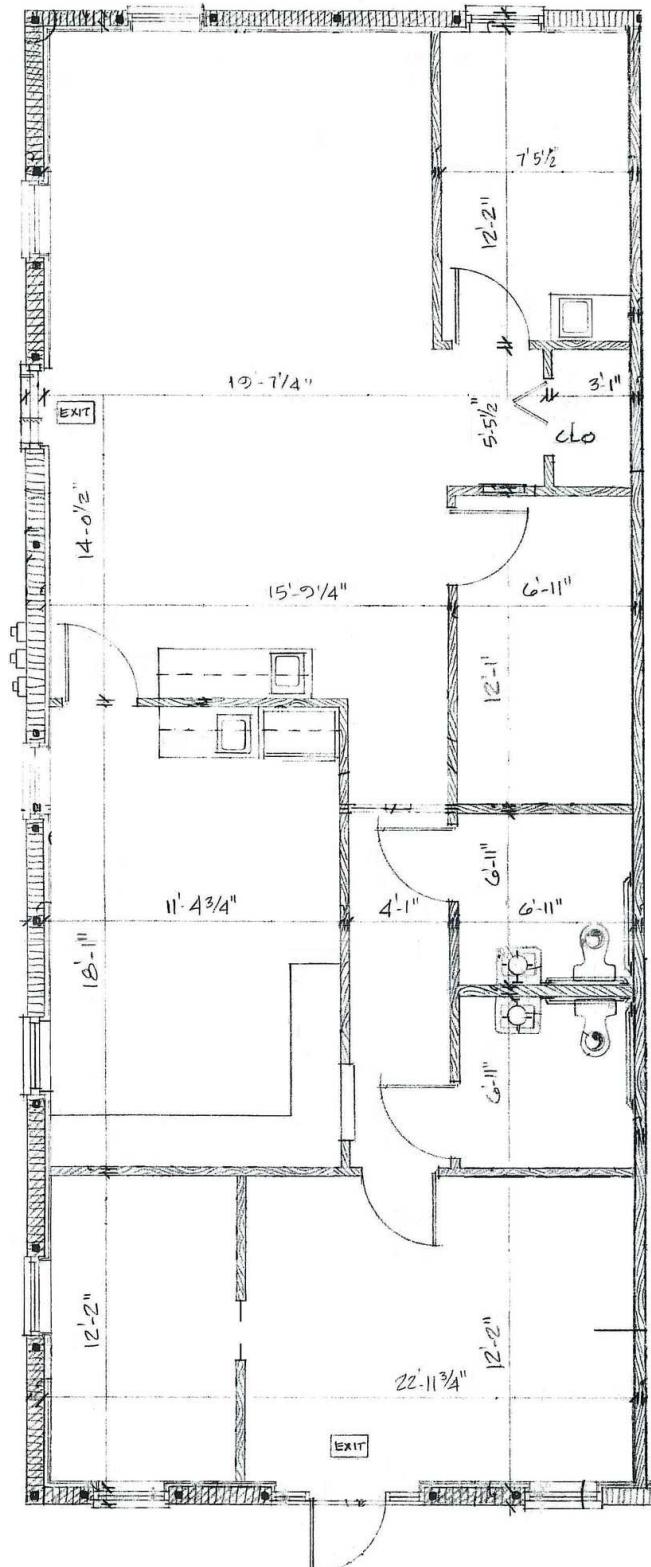
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## FLOOR PLAN



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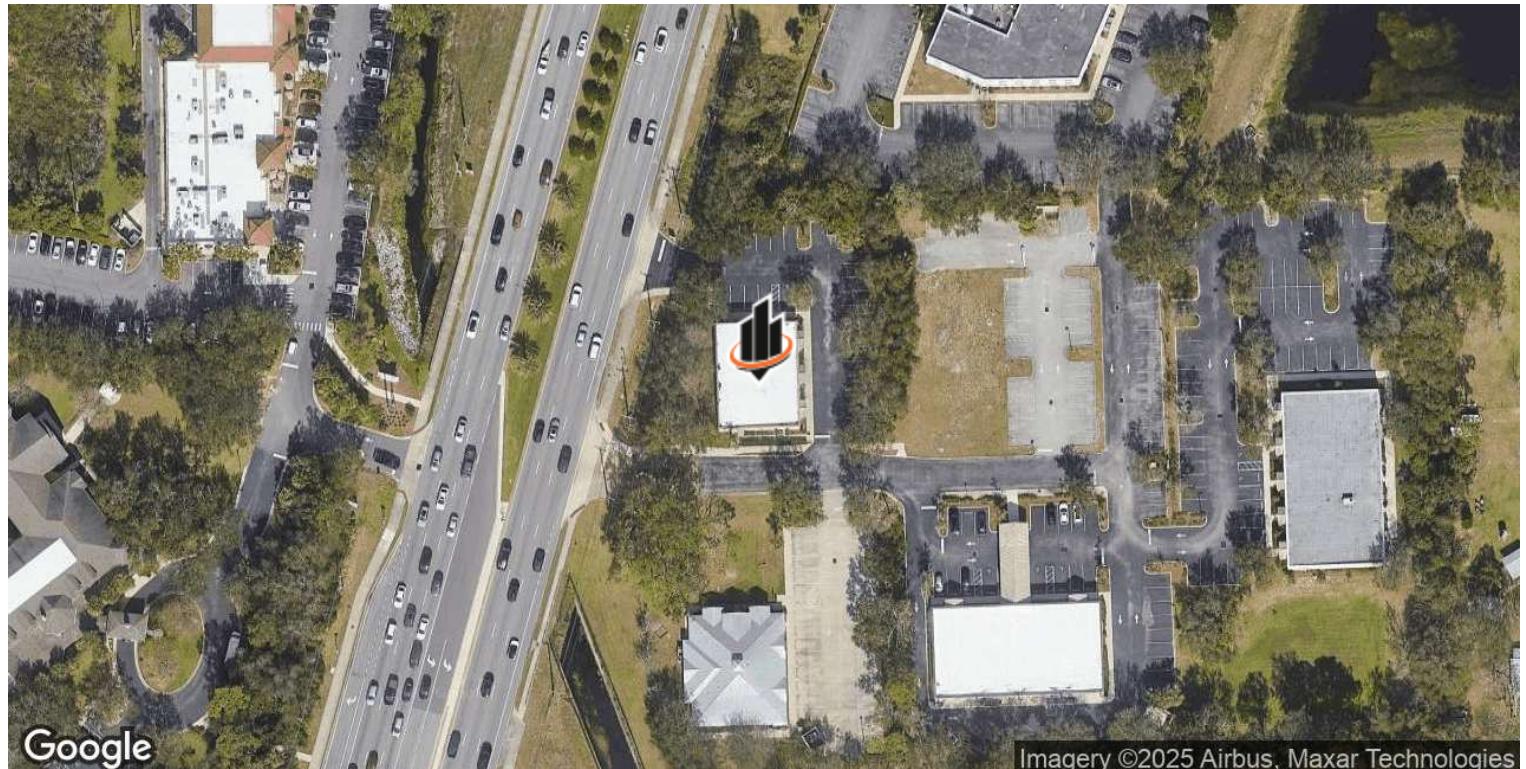
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## LOCATION MAPS



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