



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$575,000
<b>AVAILABLE SF:</b>	Unit 2: 1,950 SF
<b>CONDO FEES:</b>	\$1,936.85 per Quarter
<b>YEAR BUILT:</b>	2003
<b>PARCEL NO:</b>	6317-33-01-0020
<b>TRAFFIC COUNT:</b>	54,000 AADT
<b>ZONING:</b>	PO

### PROPERTY DESCRIPTION

1,950 SF Office Condo - For Sale in Dunlawton Center. Features: 7 offices, 2 restrooms, a breakroom, reception area, and lobby. Great for Medical and Professional Use. Monument Sign. Conveniently located just east of Interstate 95. Near Super Target, Lowe's Home Improvement, BJ's Wholesale Club, and LA Fitness. The space is move-in ready and available for immediate occupancy. Condo Fees \$1,936.85 per quarter.

### LOCATION DESCRIPTION

Located on Dunlawton Avenue east of Interstate 95.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,341	27,607	49,614
<b>TOTAL POPULATION</b>	7,579	61,432	108,280
<b>AVERAGE HH INCOME</b>	\$88,229	\$79,573	\$81,212

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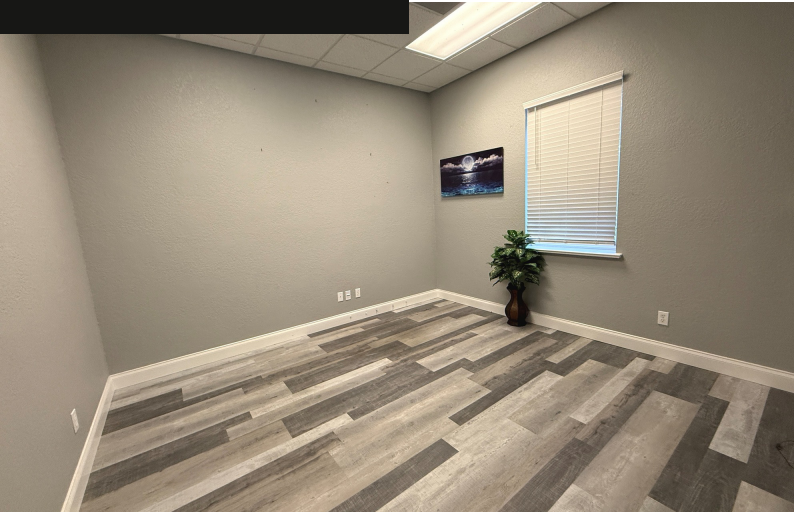




# Additional Photos

## Dunlawton Center | Office Condo For Sale

1730 Dunlawton Avenue, Suite 2, Port Orange, FL 32127



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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

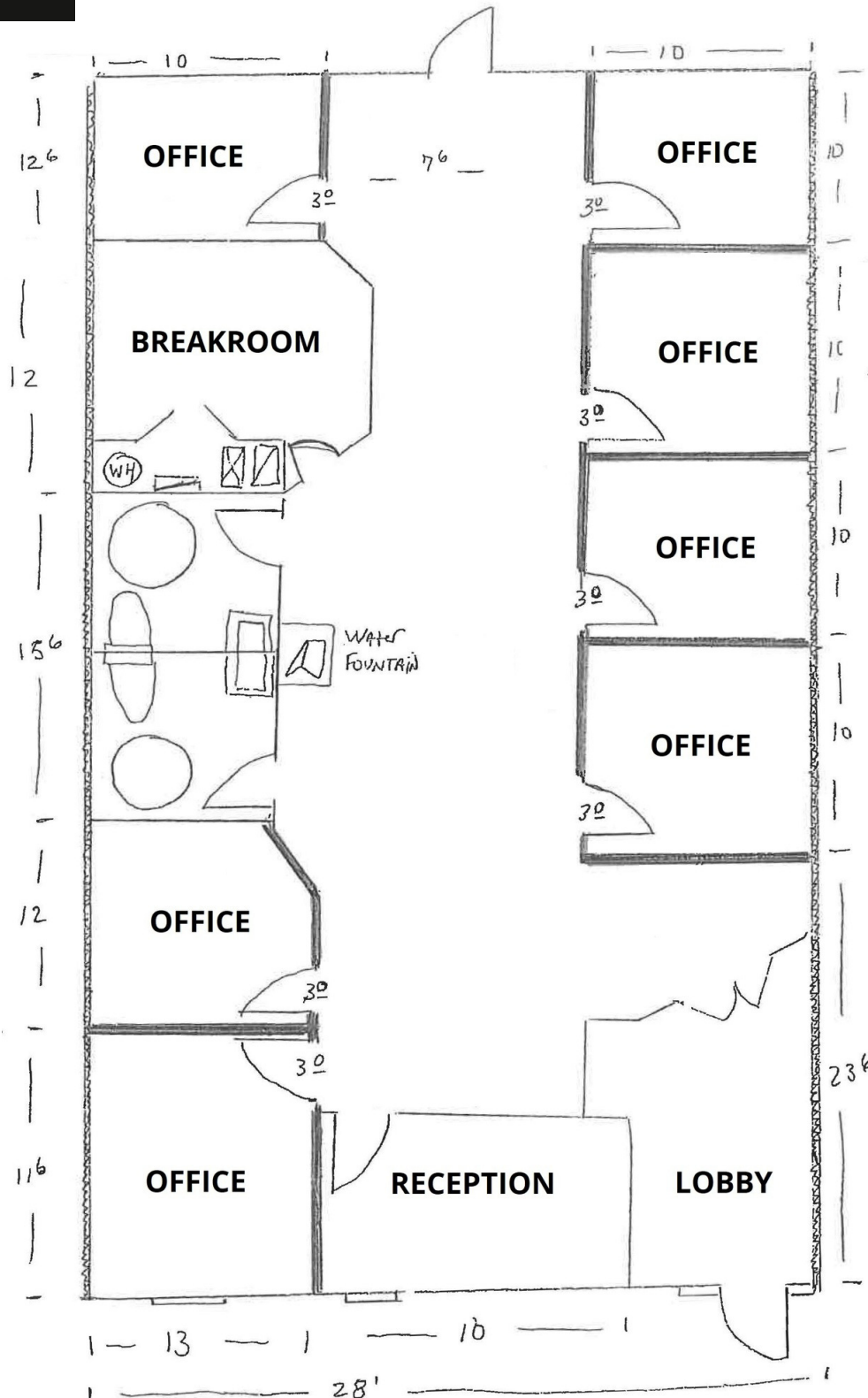




# Floor Plan

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# Location Maps

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