



LEASE

831 Railroad Street

831 RAILROAD STREET

Port Orange, FL 32129

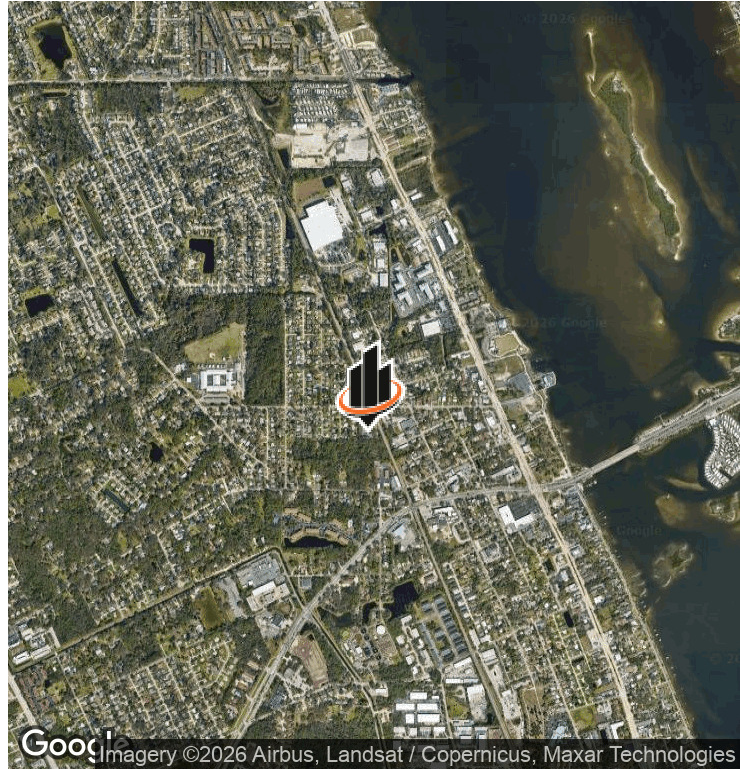
PRESENTED BY:

MICHAEL BAXTER

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12 SF/yr (NNN)
BUILDING SIZE:	20,376 SF
AVAILABLE SF:	1,500 SF
LOT SIZE:	1.62 Acres
ZONING:	Industrial
APN:	04163302010010

PROPERTY OVERVIEW

Small, functional warehouse space in Port Orange, FL. Unit 6 & 10 available (1,500 square feet).

Rent is \$12/SF NNN (NNN estimates \$3.61/SF) or \$1,951.25/month all-in plus utilities for 2026.

Accessible to I-95, busy Dunlawton Avenue, and Nova Road/Ridgewood Avenue in Port Orange.

PROPERTY HIGHLIGHTS

- 14 foot ceilings with one, 10 foot bay door.
- Space has concrete floor, open warehouse and private restroom.

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INTERIOR PHOTOS



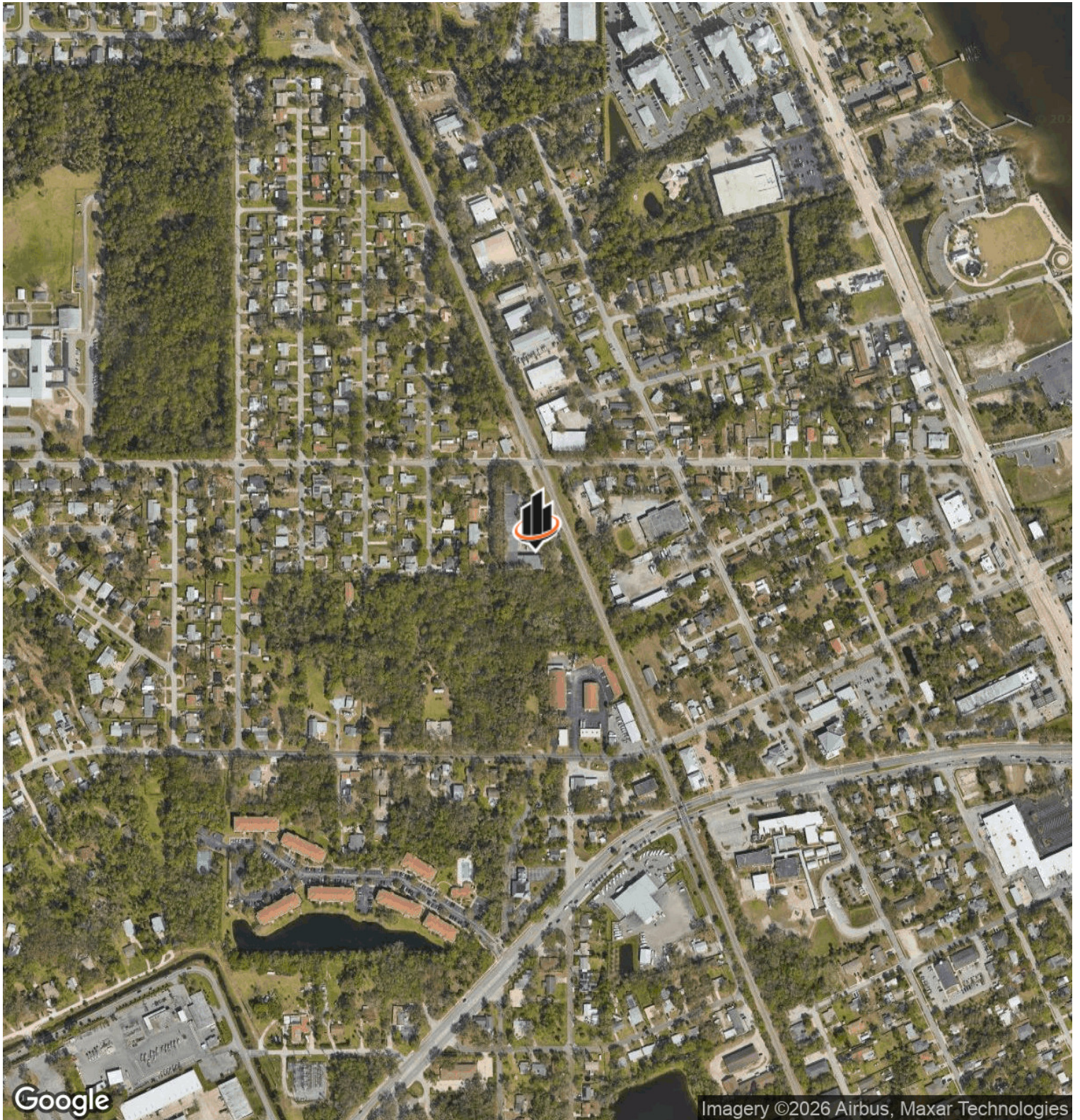
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ADDITIONAL PHOTOS



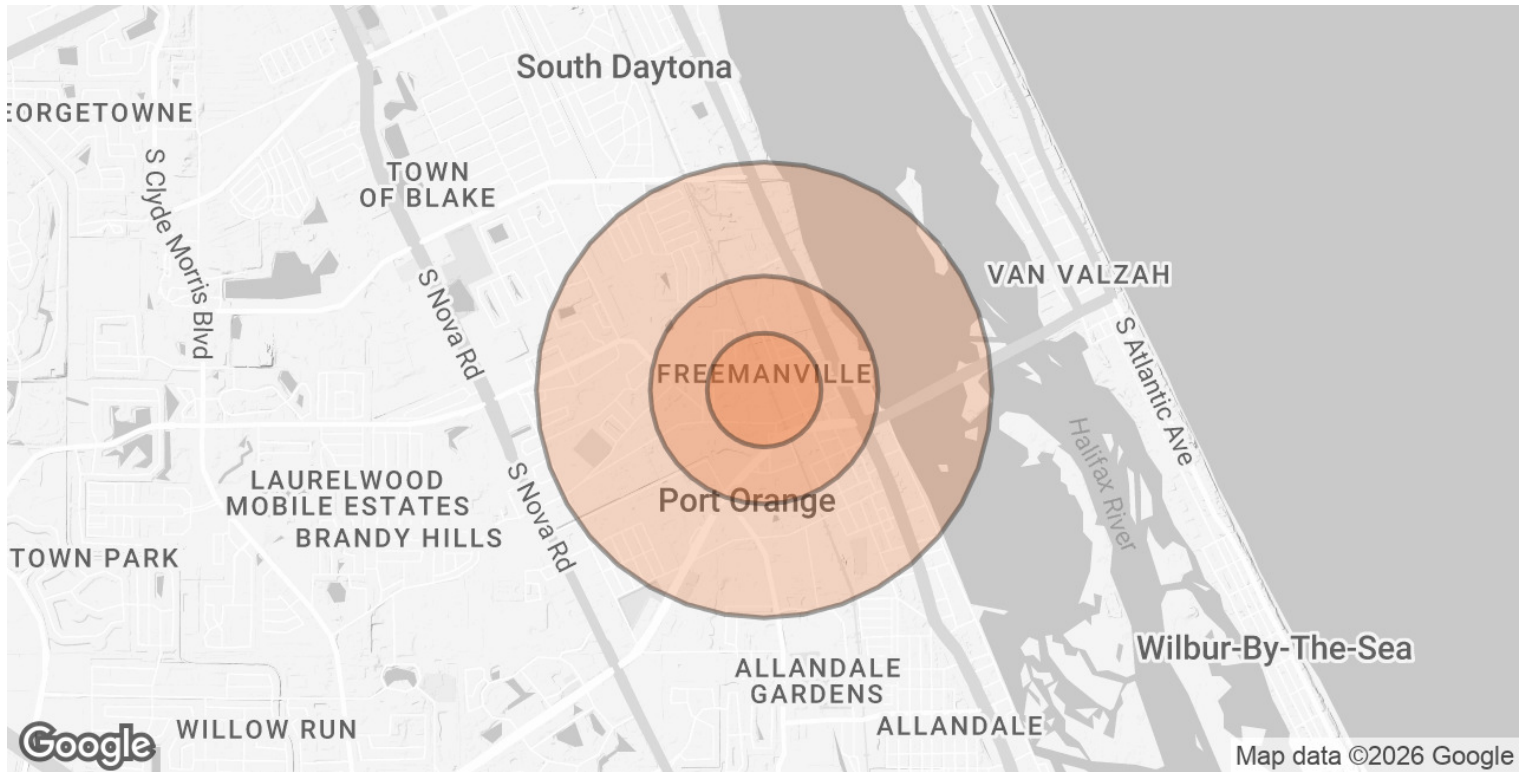
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	444	1,719	6,733
AVERAGE AGE	40.0	41.1	42.6
AVERAGE AGE (MALE)	38.0	39.5	41.6
AVERAGE AGE (FEMALE)	40.5	41.8	42.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	189	759	3,031
# OF PERSONS PER HH	2.3	2.3	2.2
AVERAGE HH INCOME	\$65,567	\$66,161	\$69,355
AVERAGE HOUSE VALUE	\$218,041	\$206,603	\$240,105

** Demographic data derived from 2020 ACS - US Census*

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ADVISOR BIO 1



MICHAEL BAXTER

Senior Advisor

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PROFESSIONAL BACKGROUND

Michael Baxter is a Senior Advisor focusing on income producing investment property in the Central and North Florida markets. Michael recently began his sixteenth year as a full-time commercial real estate advisor. He specializes in income property sales (office, retail, multi-family, and industrial). Michael is the Multi-Family Specialist at SVN Alliance in Ormond Beach, FL. He also handles office, retail, and warehouse leasing in Volusia and the surrounding counties and manages his personal apartment portfolio. Michael lives in the Daytona Beach area with his beautiful wife and their two children.

Michael received a Bachelor of Arts in Government from Cornell University in Ithaca, NY where he was heavily involved in student government and the President of Delta Upsilon Fraternity. He is currently a candidate for the Certified Commercial Investment Member (CCIM) designation.

EDUCATION

Bachelor of Arts in Government-Cornell University, Ithaca NY (2009)

SVN | Alliance Commercial Real Estate Advisors

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