

Dunlawton Center Building Pad

1726 Dunlawton Avenue

Port Orange, FL 32127



OFFERING SUMMARY

SALE PRICE: \$499,000

LOT SIZE: 8,750 SF

PARCEL NO: 6317-33-02-0010
6317-33-02-0020
6317-33-02-0030
6317-33-02-0040
6317-33-02-0050
6317-33-02-0060

TRAFFIC COUNT: 49,000 AADT

ZONING: PO 'Professional Office'

PROPERTY OVERVIEW

Dunlawton Center Building Pad.
Just east of Interstate 95.
Great for Medical and Professional Use.
One of last sites with a Dunlawton Avenue address.
Building Pad for approved 12,460 SF Two-Story Building.
Parking and retention complete - call agent in regards to Fair Share Benefit.
Condo Documents complete and included.
Near Super Target, Lowe's Home Improvement, BJ's Wholesale Club, and LA Fitness.
Estimated Condo Fees \$3.00 per SF.

LOCATION OVERVIEW

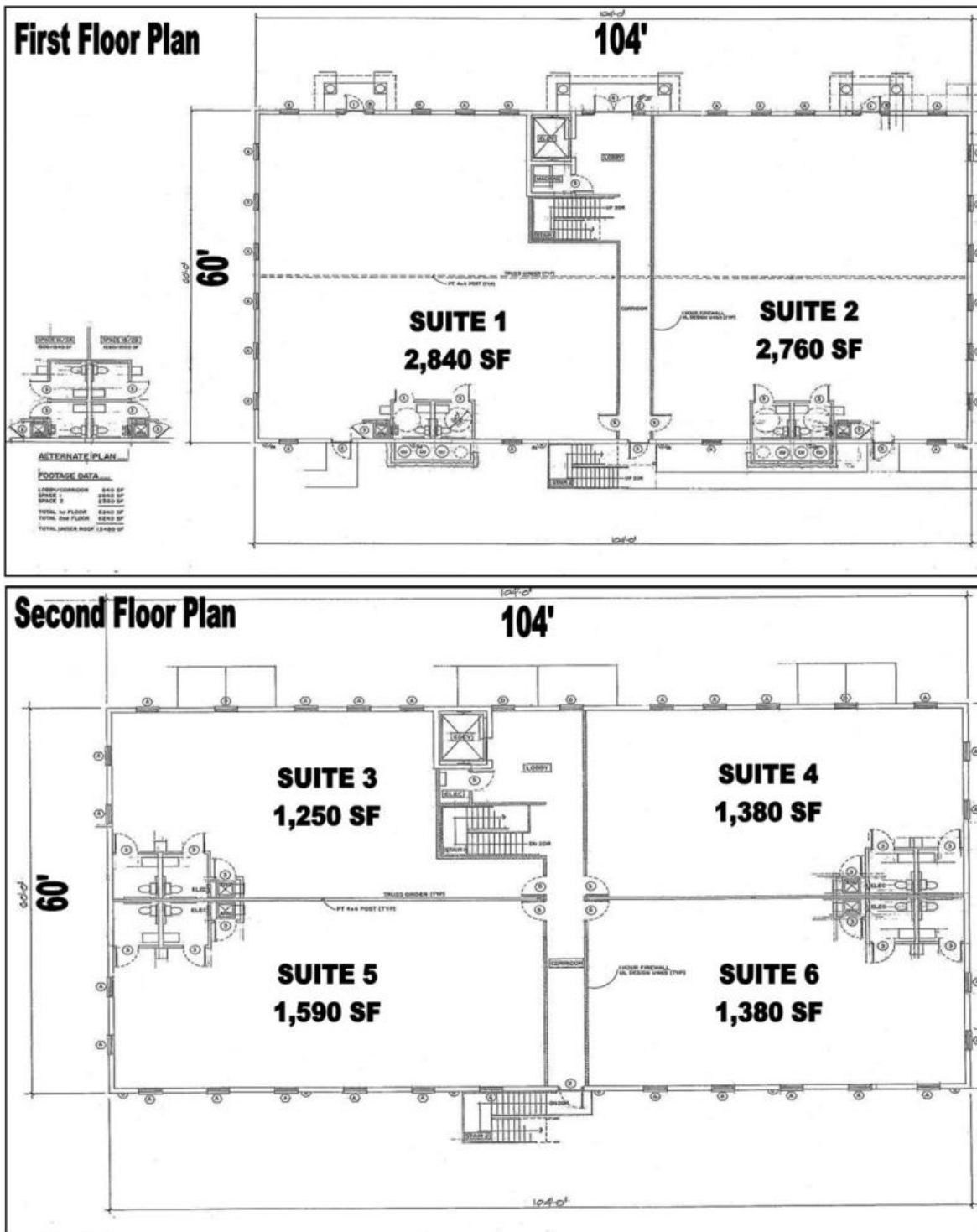
Located on Dunlawton Avenue east of I-95.

John W. Trost, CCIM
Principal | Senior Advisor
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Proposed Floor Plan For 12,460 SF Two-Story Building

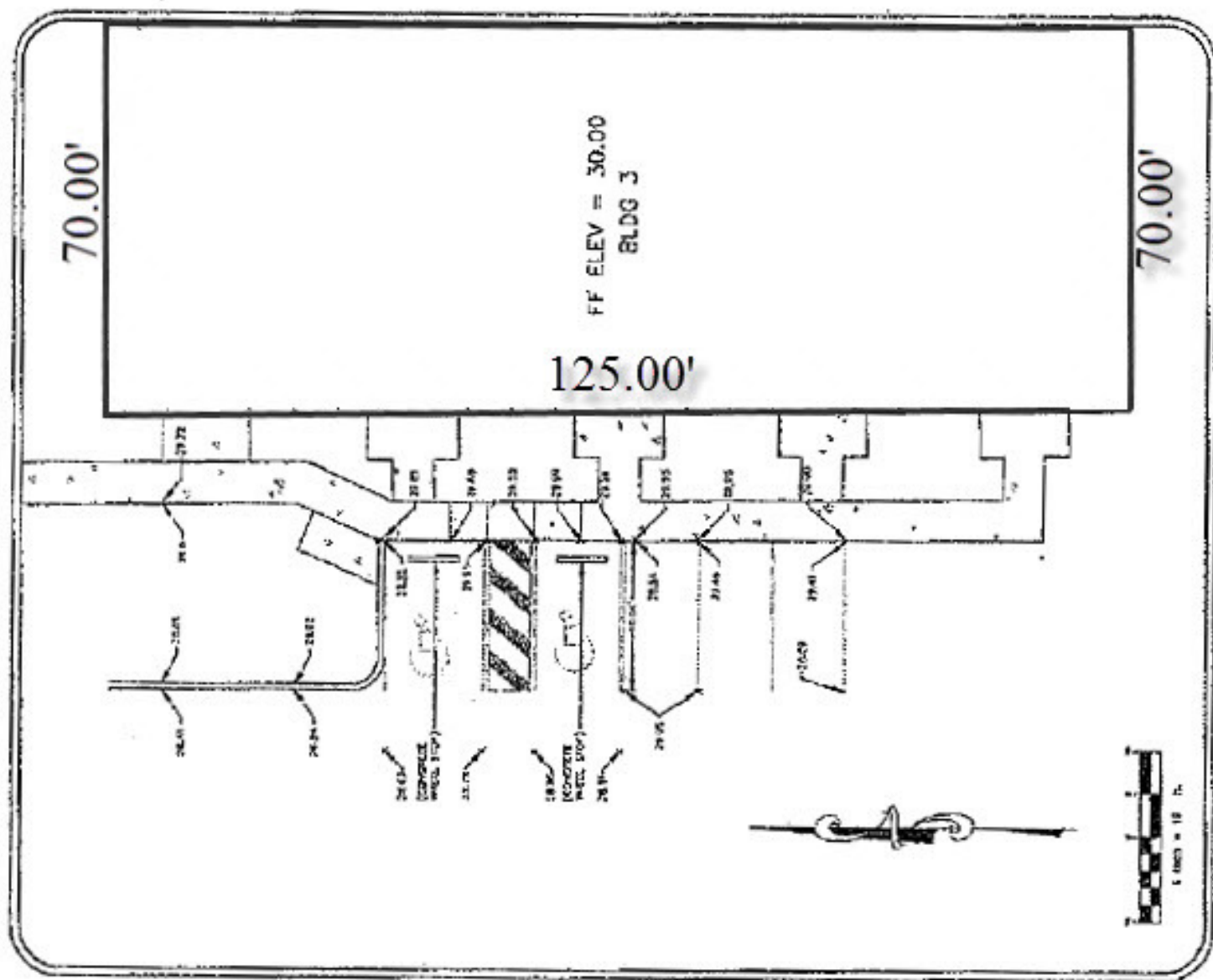


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8,750 SF Building Pad



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Site Plan

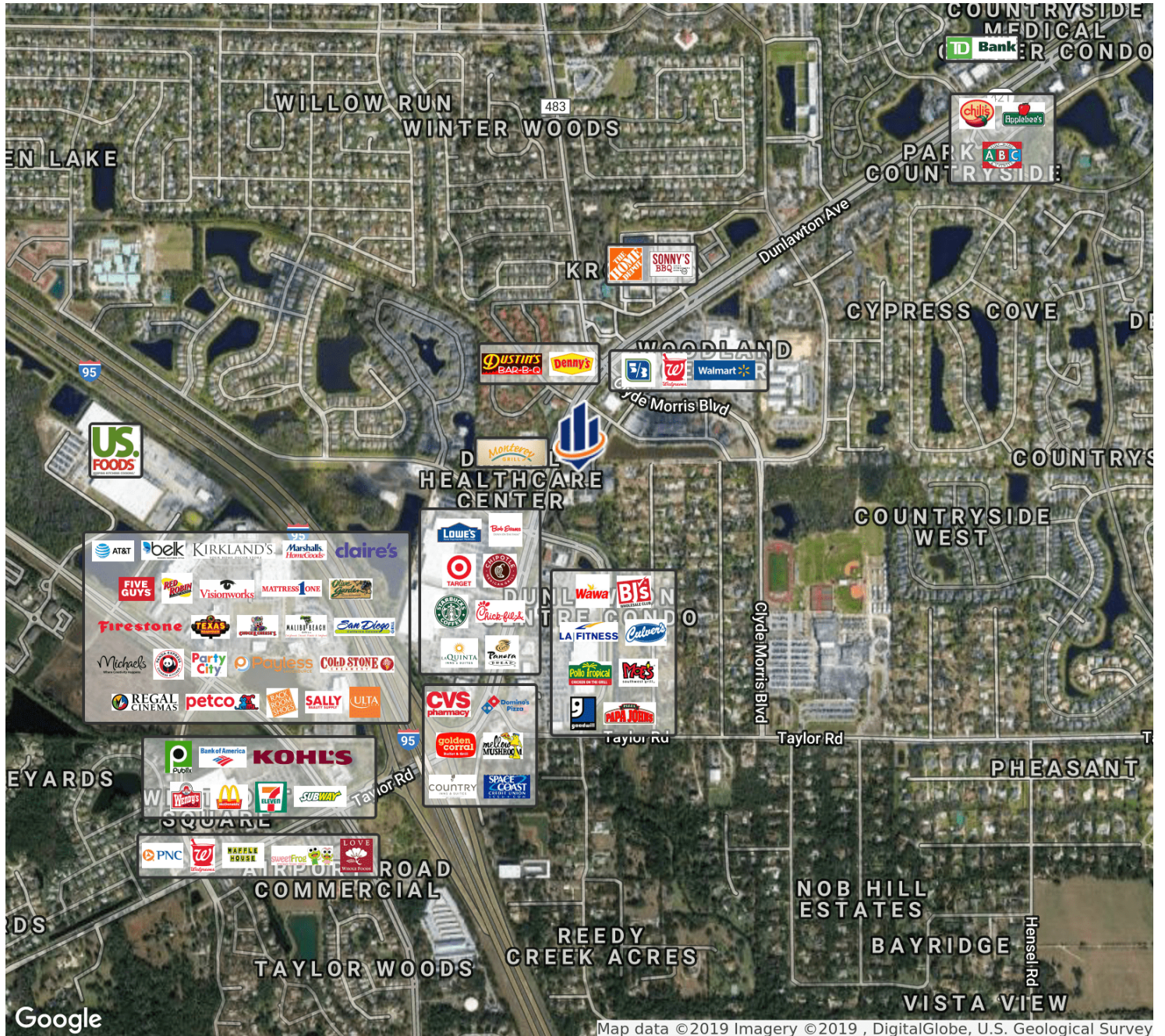


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Retailer Map

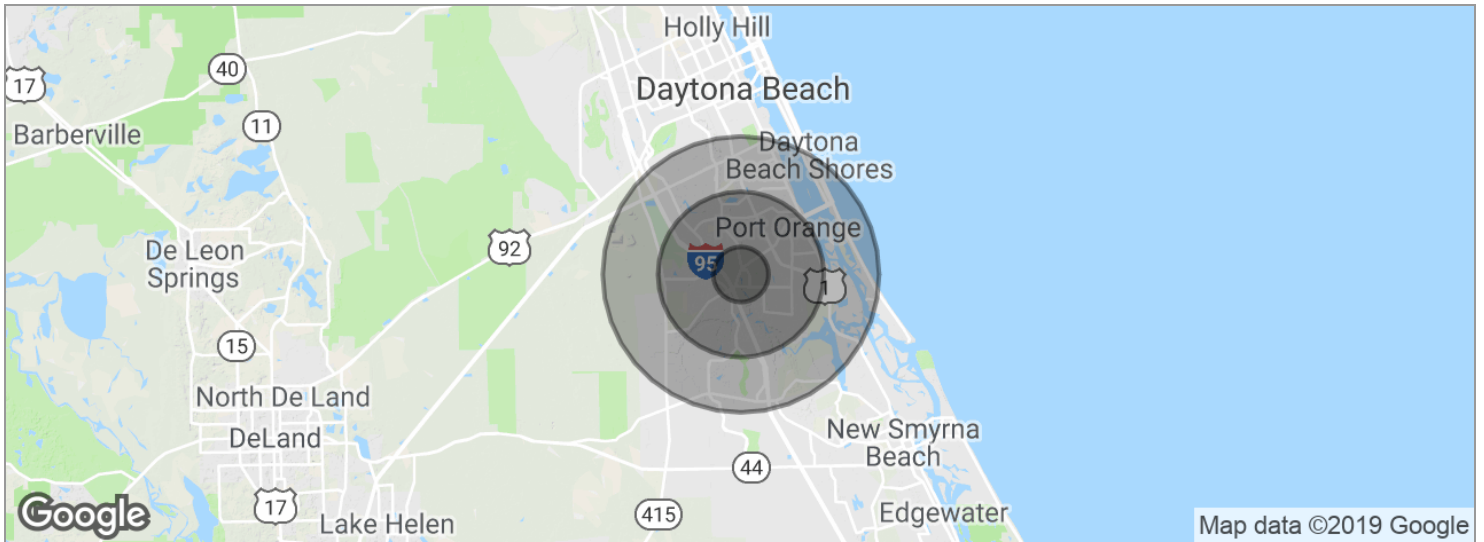


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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,313	49,510	102,883
Median age	46.3	47.0	47.1
Median age [Male]	43.7	43.7	44.8
Median age [Female]	47.5	49.0	49.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,106	21,080	44,236
# of persons per HH	2.4	2.3	2.3
Average HH income	\$56,200	\$58,848	\$58,862
Average house value	\$264,401	\$255,700	\$239,041

* Demographic data derived from 2010 US Census

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