



# For Sale / Lease

## Dunlawton Center | Office Condo For Sale or Lease

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



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$550,000
<b>LEASE RATE:</b>	\$22.00 NNN
<b>AVAILABLE SF:</b>	Suite 2: 1,950 SF
<b>YEAR BUILT:</b>	2003
<b>PARCEL NO:</b>	6317-33-01-0020
<b>TRAFFIC COUNT:</b>	54,000 AADT
<b>ZONING:</b>	PO

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

### PROPERTY DESCRIPTION

1,950 SF Office Condo - For Sale or Lease 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. 2025 Real Estate Taxes \$5,928.54.  
 Estimated Condo Fees and Real Estate Taxes \$7.01 per SF.

### LOCATION DESCRIPTION

Located on Dunlawton Avenue east of Interstate 95.

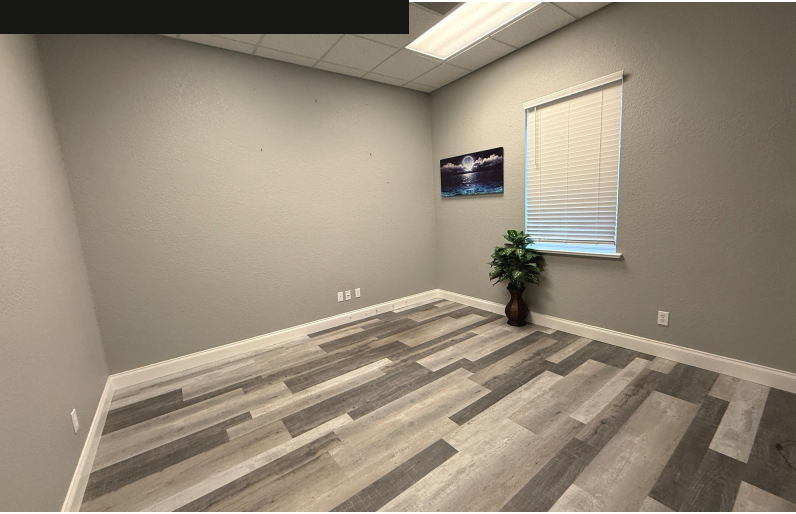
**John W. Trost, CCIM**  
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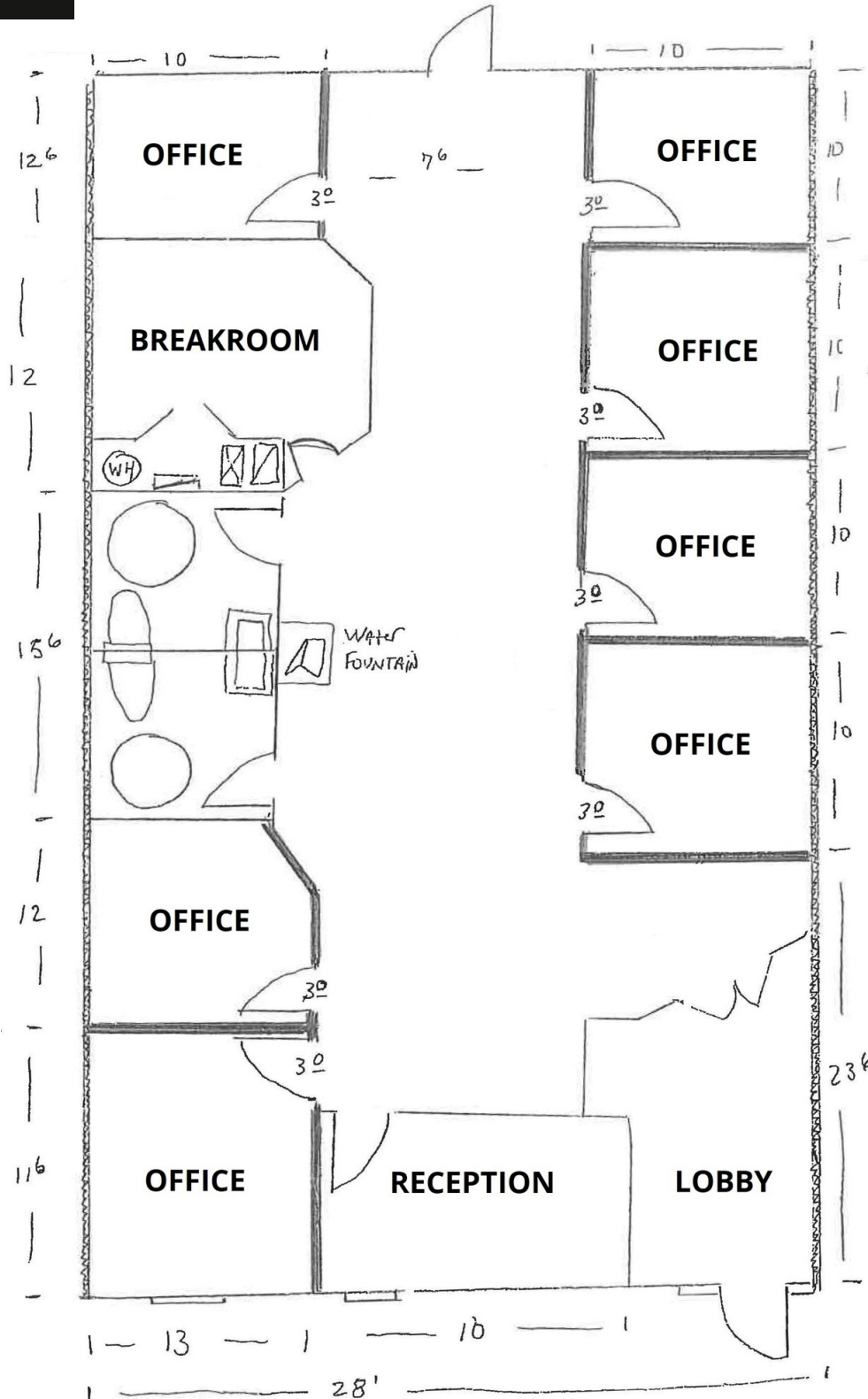
# Additional Photos

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