

LAKE SIDE EXECUTIVE PARK | OFFICE SPACE FOR LEASE



PROPERTY DESCRIPTION

Office Space For Lease in Lakeside Executive Park.
Multistory Office Building overlooks the Dunlawton Avenue Corridor and Memorial Lake.
Interior buildouts complete.
Monument sign panel available.
High visibility Dunlawton Avenue location with easy access to Interstate 95.

AVAILABLE SPACE:

Suite 204: 1,220 SF Usable, 1,422 SF Rentable
Estimated CAM, Real Estate Taxes & Insurance \$4.83 per SF.

LOCATION DESCRIPTION

Located on the north side of Dunlawton Avenue just east of Nova Road.

LOCATION ADDRESS

851 Dunlawton Avenue
Port Orange, FL 32129

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

OFFERING SUMMARY

AVAILABLE SF:	Suite 204: 1,422 SF
LEASE RATE:	\$16.00 NNN
YEAR BUILT:	2003
TRAFFIC COUNT:	33,000 AADT
ZONING:	PCD, Planned Commercial Development

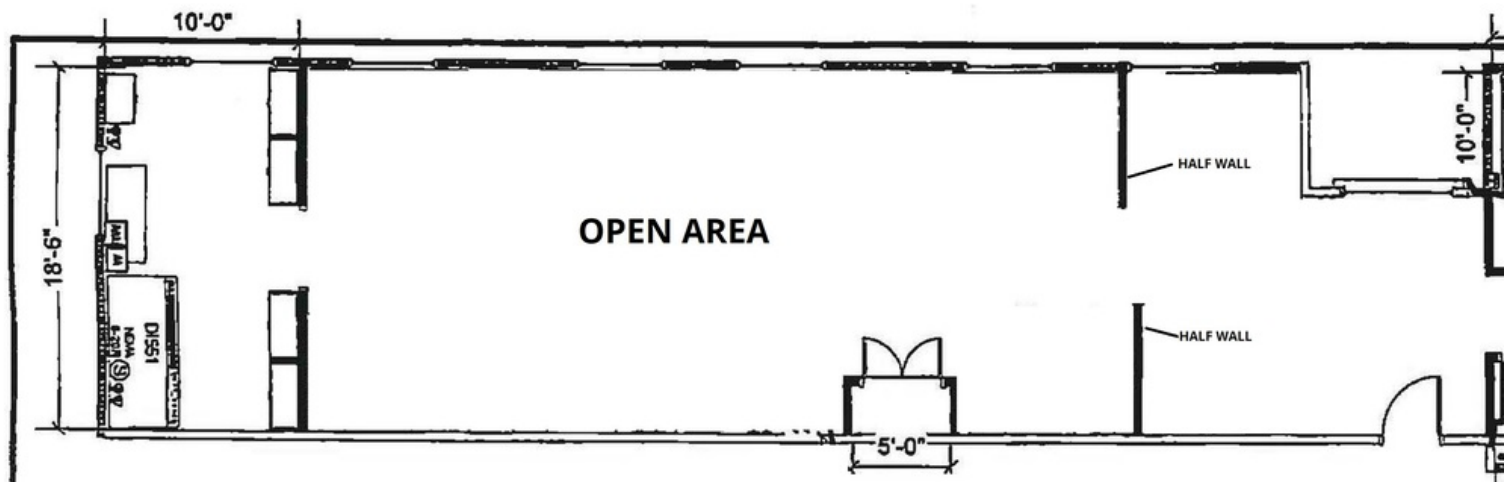
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,627	26,803	46,503
TOTAL POPULATION	8,278	60,349	106,886
AVERAGE HH INCOME	\$47,465	\$51,952	\$55,459

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ADDITIONAL PHOTOS



SUITE 204 FLOOR PLAN



EXTERIOR

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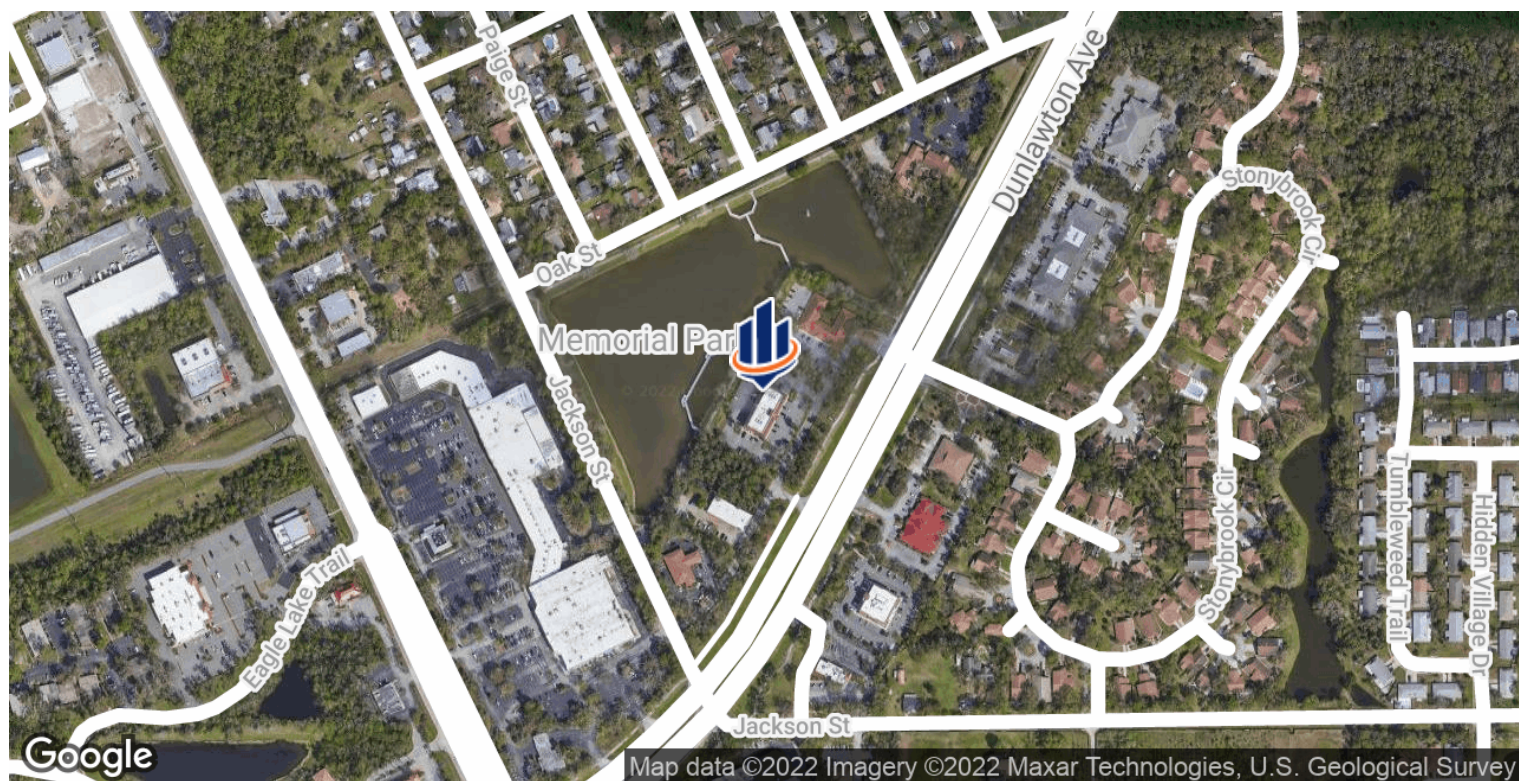
MONUMENT SIGN

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LOCATION MAPS



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LAKEVIEW EXECUTIVE PARK | 851 Dunlawton Avenue Port Orange, FL 32129

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