

ELITE PLAZA | OFFICE CONDO FOR SALE OR LEASE



PROPERTY DESCRIPTION

Lakeview Office Condo For Sale or Lease.
One Unit left!
1,651 SF available.
Shell Unit can be built as 'Turnkey Office'.
Centrally located in Port Orange.
Walking Distance to Halifax Health Medical Center Port Orange.
Easy access to Dunlawton Avenue and Nova Road.
Condo Fees \$2.86 per SF.
Buyer shall reimburse Seller prepaid Volusia County Impact Fees in the amount of \$2.31 per SF at closing in addition to the purchase price.

LOCATION DESCRIPTION

Located just west of Nova Road and north of Dunlawton Avenue on the west side of Woodbriar Trail.

LOCATION ADDRESS

3821 Woodbriar Trail
Port Orange, FL 32129

JOHN W. TROST, CCIM

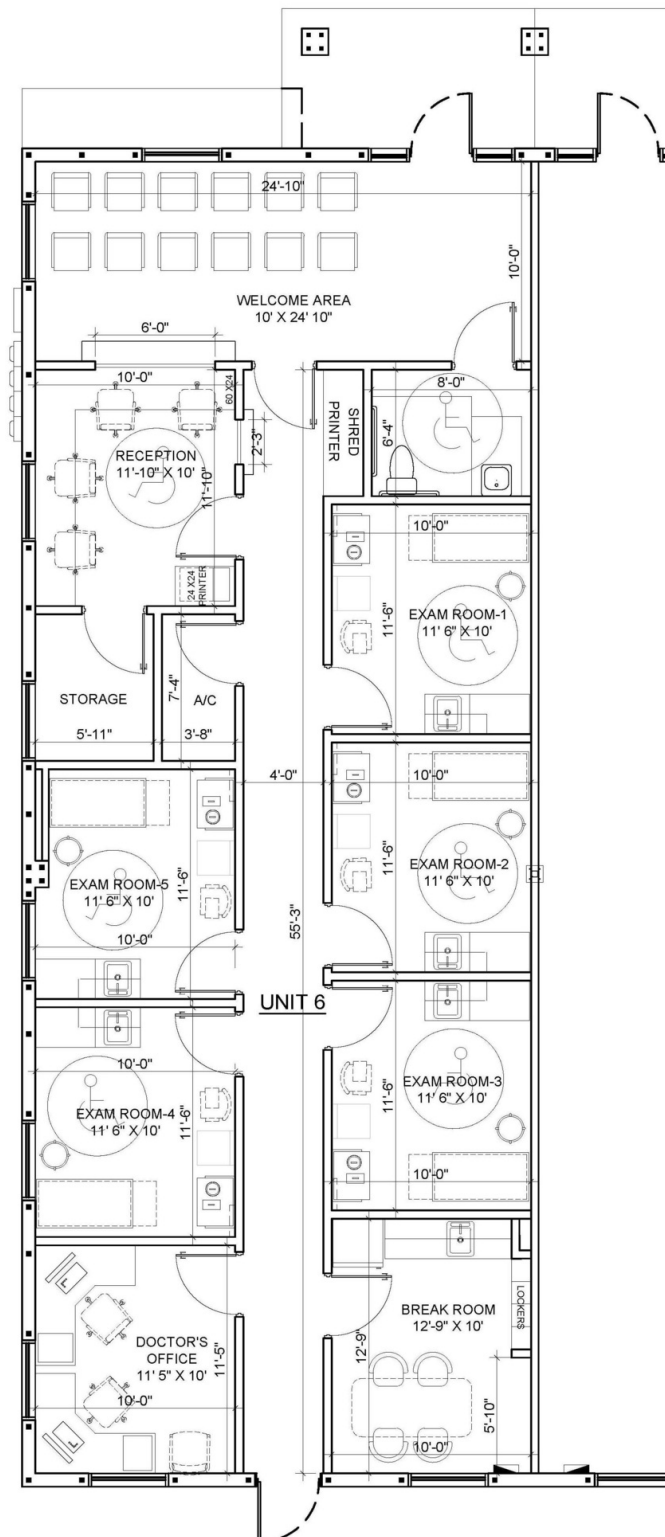
Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

OFFERING SUMMARY

SALE PRICE:	\$350,000
LEASE RATE:	\$19.00 NNN
AVAILABLE SF:	Unit 6: 1,651 SF
PARCEL NO:	6308-36-00-0060
YEAR BUILT:	2020
ZONING:	PUD, Planned Unit Development

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,511	32,643	59,296
TOTAL POPULATION	8,822	65,038	110,710
AVERAGE HH INCOME	\$53,395	\$54,391	\$54,665

CONCEPTUAL FLOOR PLAN



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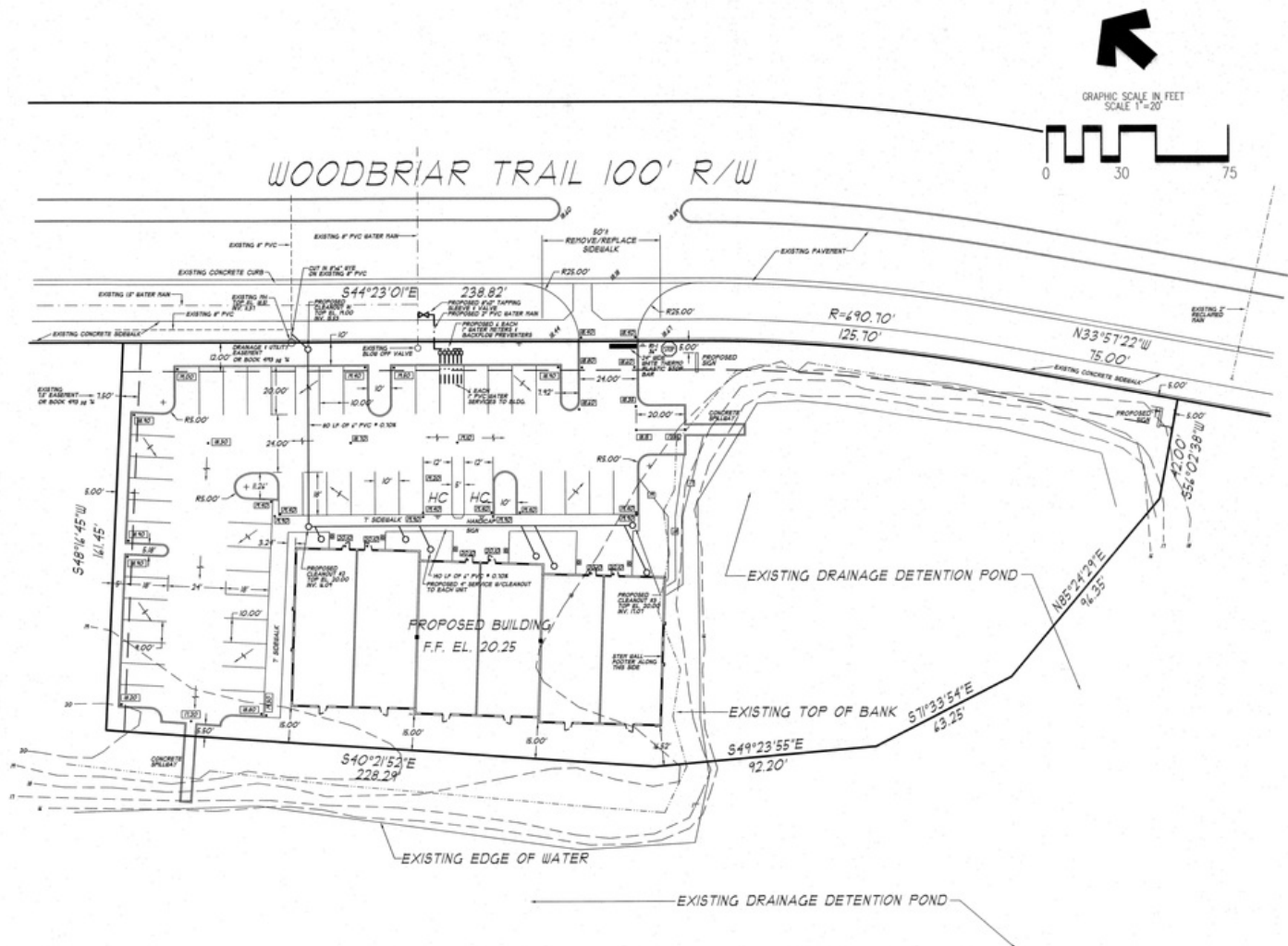
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SITE PLAN



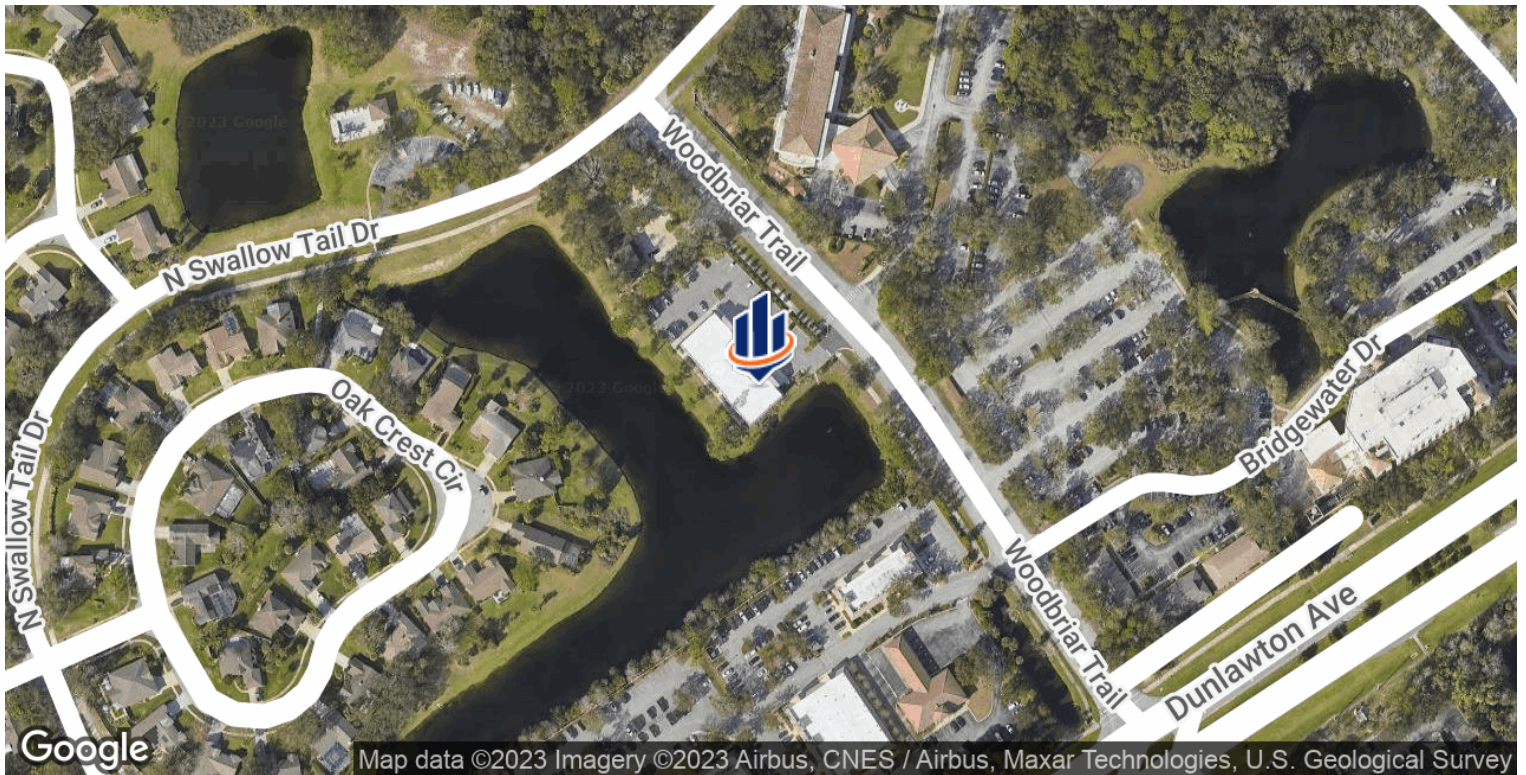
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LOCATION MAPS



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