

Marshalls

belk

Regal Pavilion
Theatre

SVN
ALLIANCE
COMMERCIAL REAL ESTATE ADVISORS



The Pavilion
AT PORT ORANGE

SOUTH WILLIAMSON BLVD

FOR SALE
GROUND LEASE
BUILD TO SUIT

SUMMER TREES

SALE

Office / Medical / Retail
Pad - Port Orange 7,000
SF

S WILLIAMSON

Port Orange, FL 32128



PRESENTED BY:

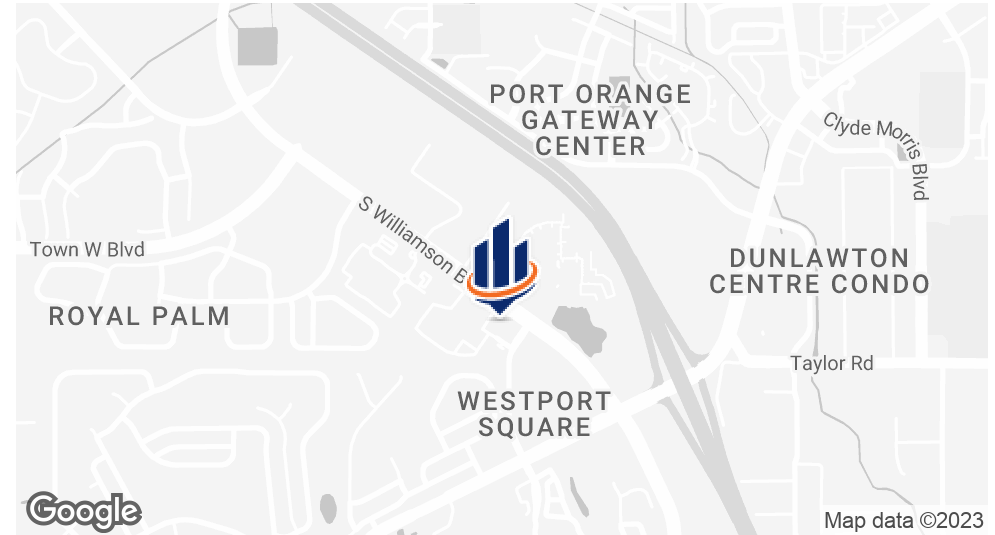
CARL W. LENTZ IV, MBA, CCIM

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FL #BK3068067

PROPERTY SUMMARY



OFFERING SUMMARY

LOT SIZE:	7,000 SF
PRICE / ACRE:	-
ZONING:	PUD
SUBMARKET:	Port Orange
APN:	631811000060

PROPERTY OVERVIEW

7,000 SF Office / Retail Pad in Port Orange
Directly Across From The Pavilion
Just South of Dunlawton and West of I-95
Shovel Ready Site - All Parking, Landscaping and Infrastructure in Place
Join Halifax Health Health on Other Medical Providers
Ground Lease and Build to Suit Will Also Be Considered

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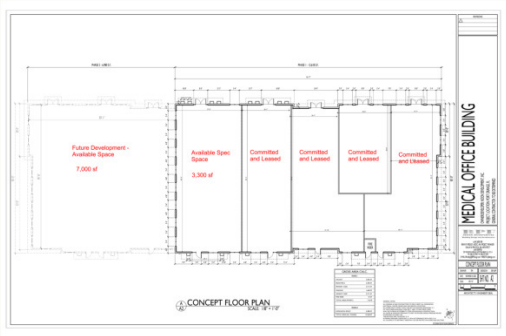
ADDITIONAL PHOTOS



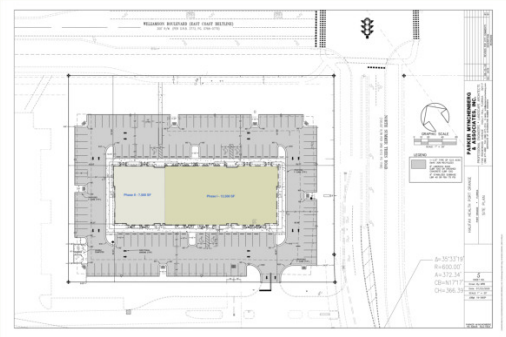
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LEASING PLAN



SITE PLAN

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

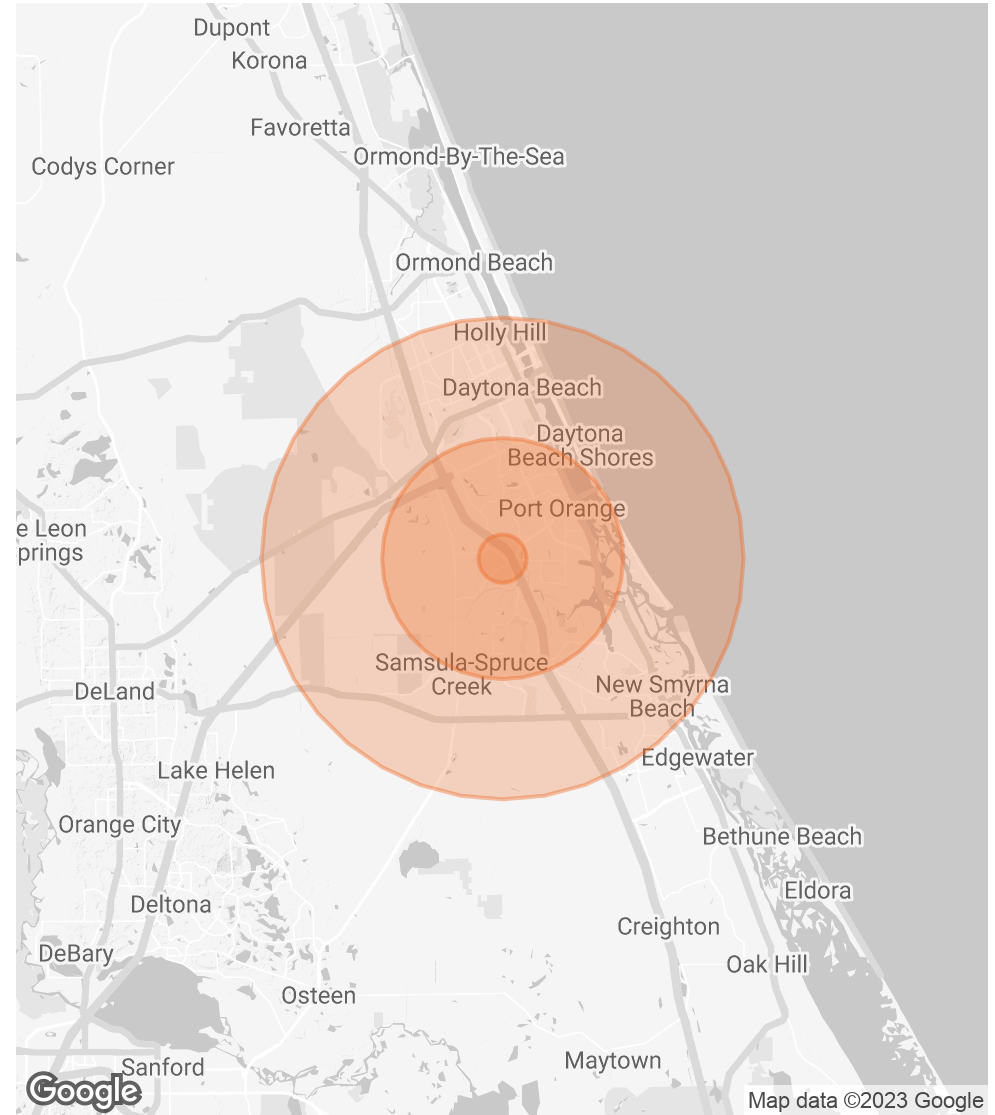
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	68	17,400	48,552
AVERAGE AGE	58.9	41.4	46.1
AVERAGE AGE (MALE)	63.4	40.3	45.4
AVERAGE AGE (FEMALE)	58.7	43.6	46.8

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	38	7,432	22,257
# OF PERSONS PER HH	1.8	2.3	2.2
AVERAGE HH INCOME	\$38,430	\$43,136	\$44,682
AVERAGE HOUSE VALUE	\$202,045	\$115,983	\$120,835

* Demographic data derived from 2020 ACS - US Census



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