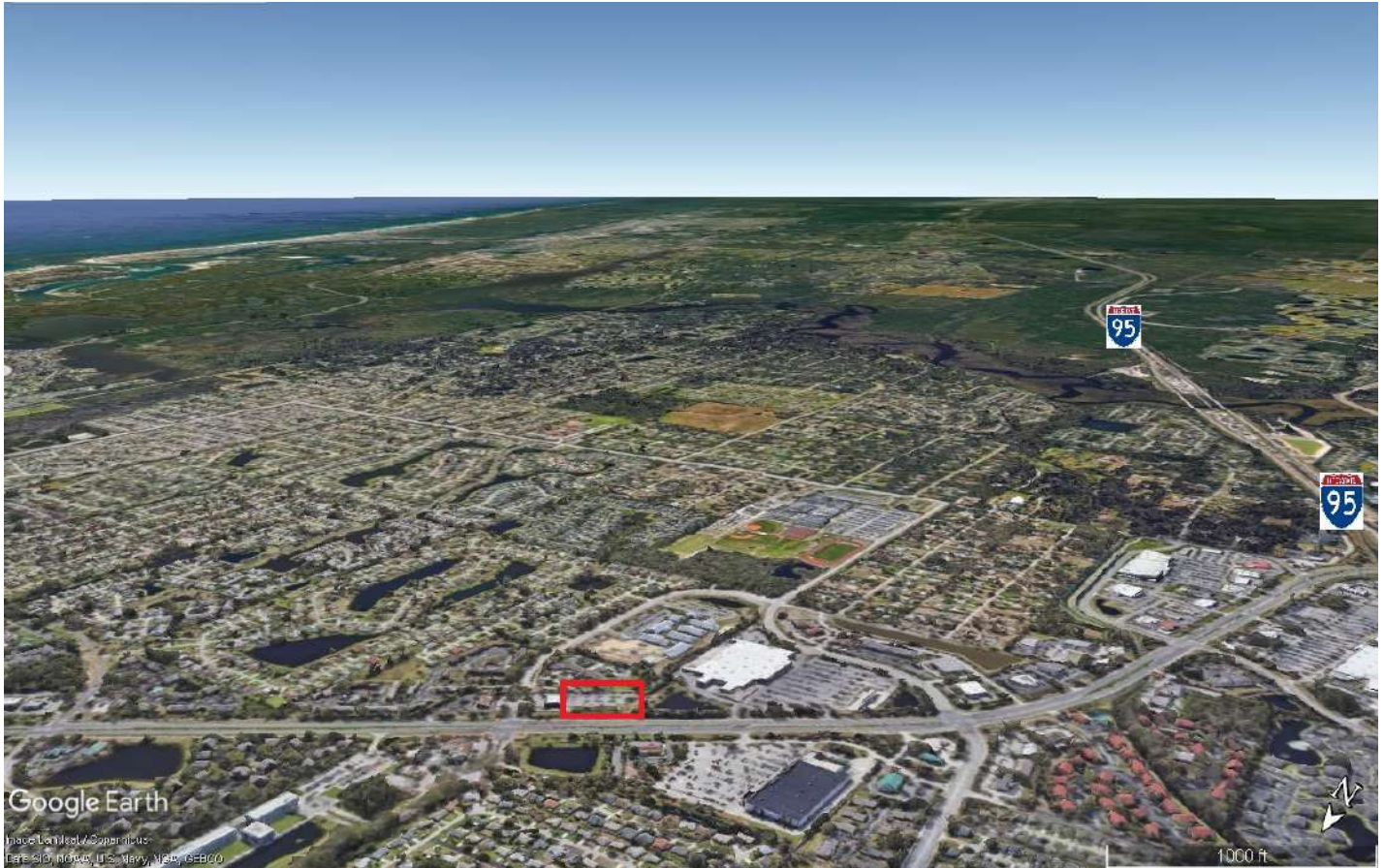


EMBASSY EXECUTIVE CENTER

1400-1402 Dunlawton Ave, Port Orange, FL 32127



Prepared By:

NOVA PROPERTY MANAGEMENT

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PROPERTY OVERVIEW



Embassy Executive Center is a Professional Office Complex located on the SW corner of Dunlawton Ave (a busy thoroughfare) and Victoria Gardens Blvd in Port Orange, FL. Two buildings/4 units totaling 7,411 SF

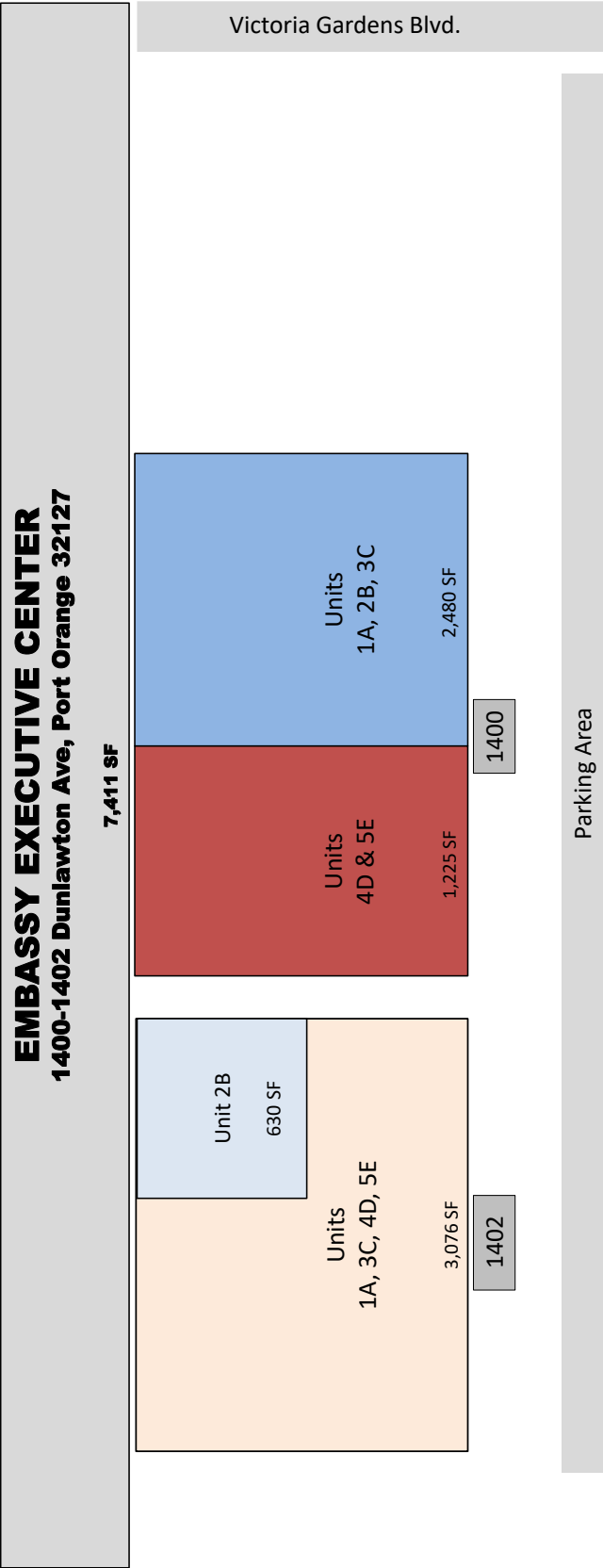
Current Tenants include Atlantic Orthopedics, FloRehab, Wyse Home Team Realty, and Space Coast Spine. Many Shopping centers with national chains are within walking distance. Universities, colleges, Daytona International Airport, and the Daytona International Speedway (Home of the Daytona 500) are just a few of the amenities within the area.

Close to I-95 and HWY US-1, with access to I-4, this is a great office location!

PHOTOS

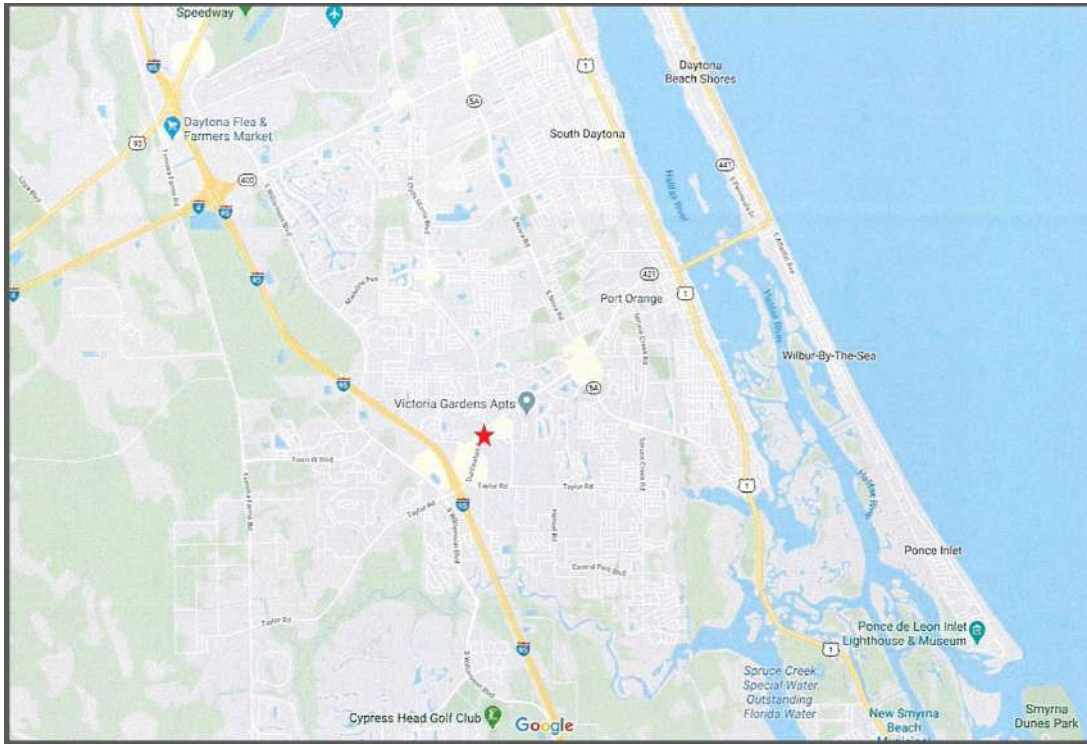


CENTER LAYOUT



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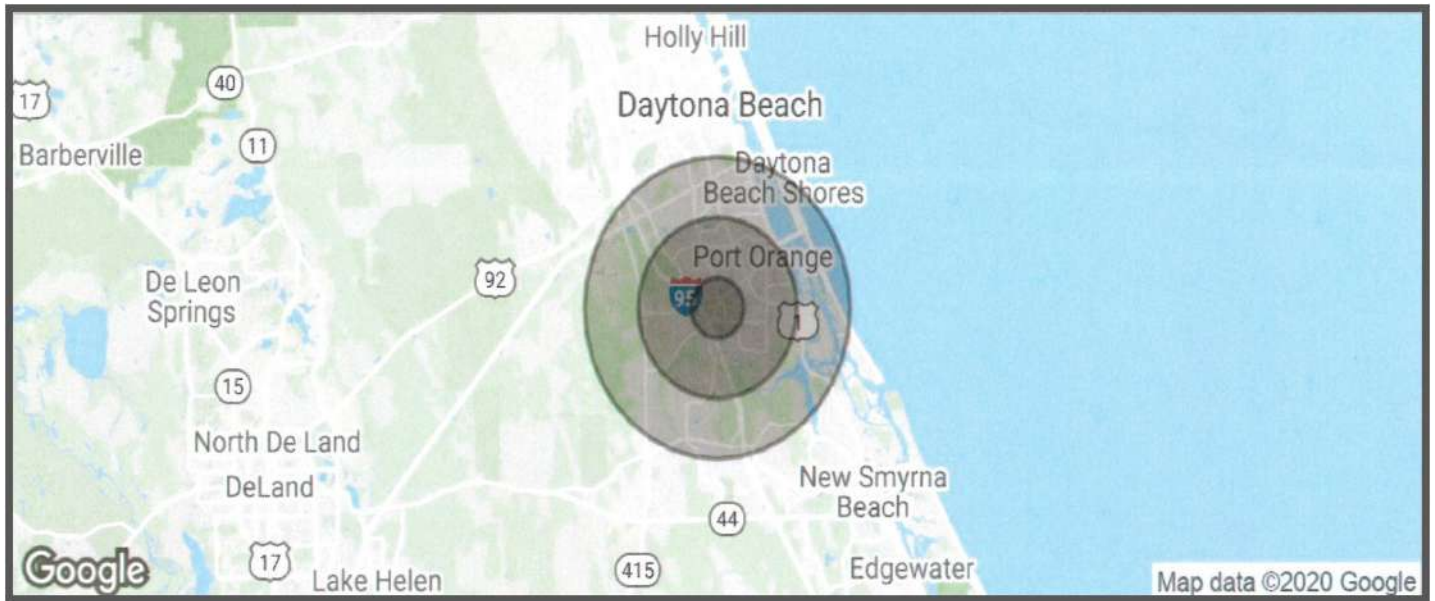
LOCATION MAP



TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
City Center Pkwy	Azalea Pointe Dr	5,707	2016	0.11 mi
City Center Pkwy	Azalea Pointe Dr	6,294	2018	0.11 mi
Victoria Gardens Blvd -		917	2018	0.11 mi
Dunlawton Ave	City Center Pkwy	33,500	2016	0.16 mi
Dunlawton Ave	City Center Pkwy	33,338	2018	0.16 mi
Dunlawton Ave	Clyde Morris Blvd	28,356	2018	0.24 mi
Clyde Morris Blvd	Dunlawton Ave	12,846	2018	0.28 mi
S Clyde Morris Blvd	Donnell Dr	19,550	2016	0.34 mi
S Clyde Morris Blvd	Donnell Dr	20,165	2018	0.34 mi
Victoria Garden Blvd	Clyde Morris Blvd	1,260	2016	0.36 mi

DEMOGRAPHICS MAP



POPULATION

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
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

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
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

RETAIL MAP

