

WESTBRIDGE PLAZA

209 DUNLAWTON AVE, PORT ORANGE, FL 32127



Prepared By:

NOVA PROPERTY MANAGEMENT

745 S NOVA ROAD

ORMOND BEACH, FL 32174

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PROPERTY OVERVIEW



Westbridge Plaza is a Retail Shopping/Professional Office Center located at the intersection of US Hwy 1 and Dunlawton Ave in Port Orange, FL. Built in 1988, total sf 18,822 consisting of 11 units.

High visibility and high traffic area!

Three entrances, and ample parking!

Traffic Count: 28,500 AADT

Zoning: PCD

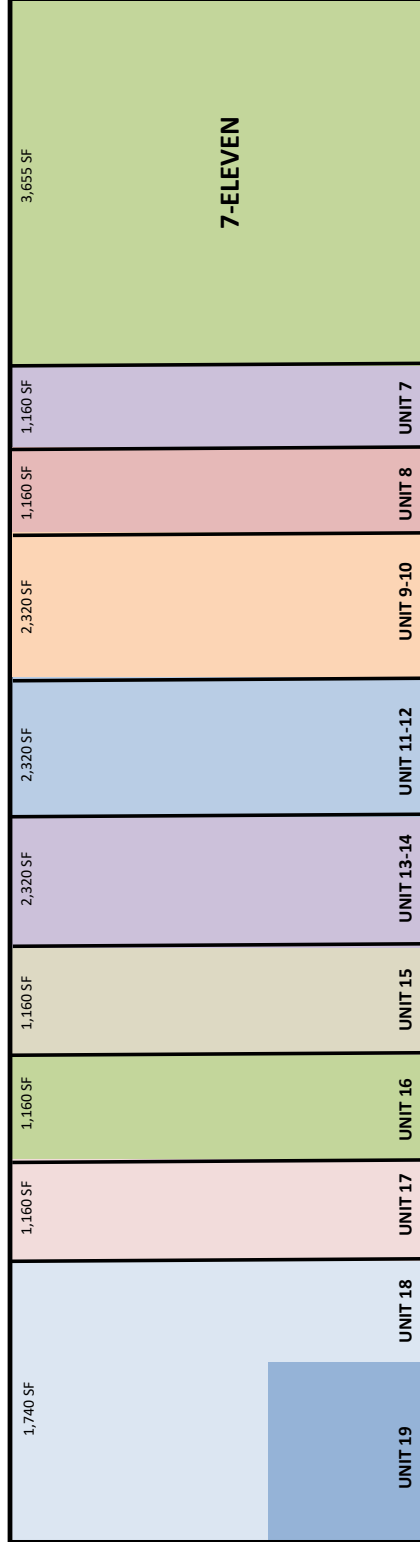
Close to I-95, I-4, 5A (Nova Rd). Included in future redevelopment corridor. Anchor tenant 7-Eleven – other tenants include Stoked Poke', Trinity Moving and Storage, Gear Bicycle Sales, The Auto Miner, Heritage Realty Associates, Iona Medical Center, RCA Appraisals, Federal Title & Escrow, Radiant Health Care Chiropractic, and Fleur de Lis Salon. This is the perfect Port Orange commercial space for your business.

Rent \$ 16.00/sf
CAM \$ 3.00/sf
Sales Tax 6%

PHOTOS



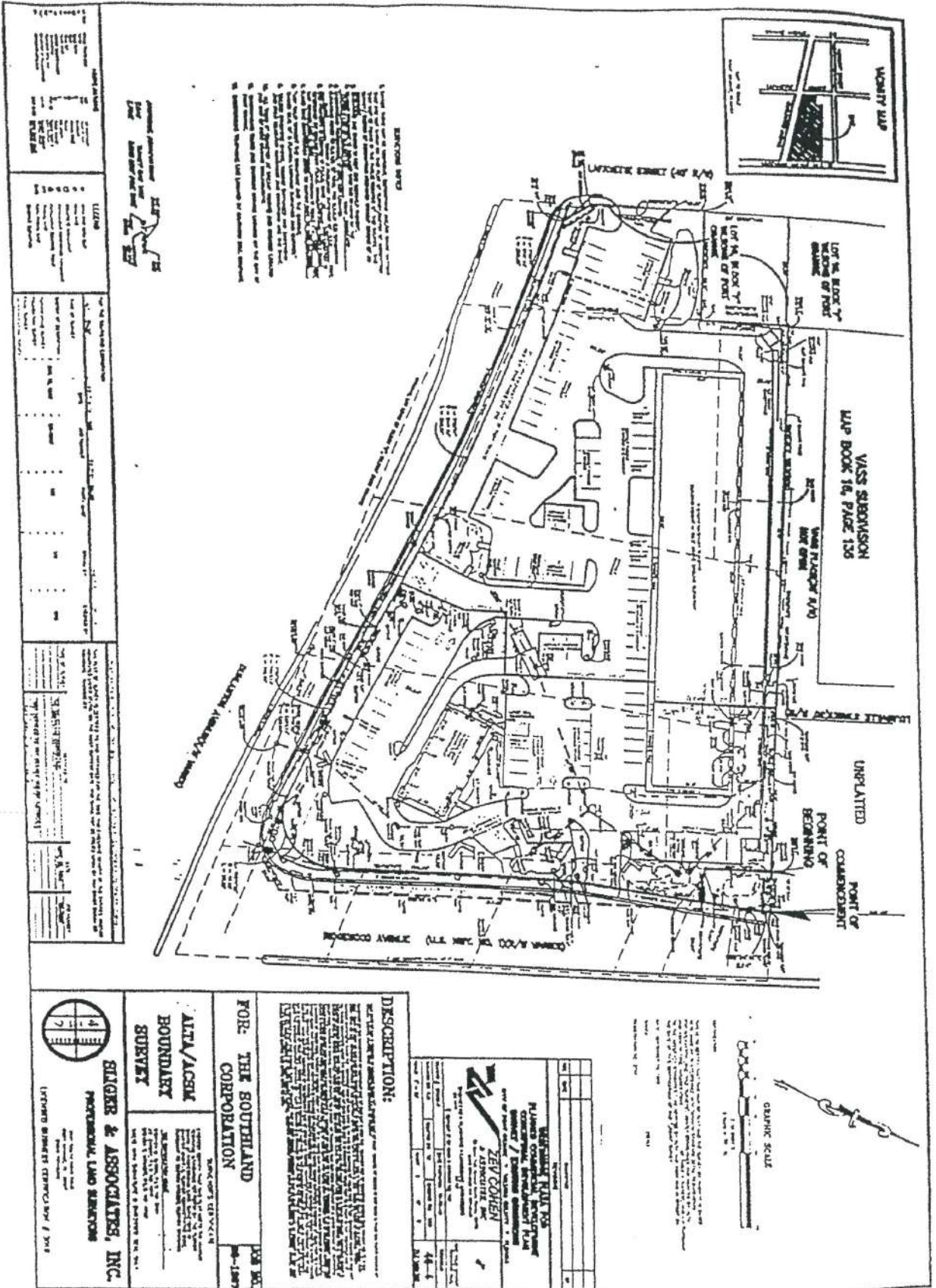
PLAZA LAYOUT



WESTBRIDGE PLAZA
209 Dunlawton Ave, Port Orange 32127
18,822 SF

SURVEY

BOOK: 4479
 PAGE: 4915
 Diane M. Matousek
 Volusia County, Clerk of Court



NO.	DESCRIPTION	ACRES
1
2
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ALL RIGHTS RESERVED
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 AND HIS ASSOCIATES, INC.

THIS SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSOCIATES, INC. ON THE DATE INDICATED HEREON. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND HAS FOUND NO RECORDS OF ANY OTHER SURVEYS OR RECORDS WHICH AFFECT THE SURVEY HEREON. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND HAS FOUND NO RECORDS OF ANY OTHER SURVEYS OR RECORDS WHICH AFFECT THE SURVEY HEREON.

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ENGEL & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 11700 W. UNIVERSITY BLVD., SUITE 100
 ORLANDO, FLORIDA 32835
 (407) 261-1170

ALTA/ACSM BOUNDARY SURVEY

FOR THE SOUTHLAND CORPORATION

DESCRIPTION:
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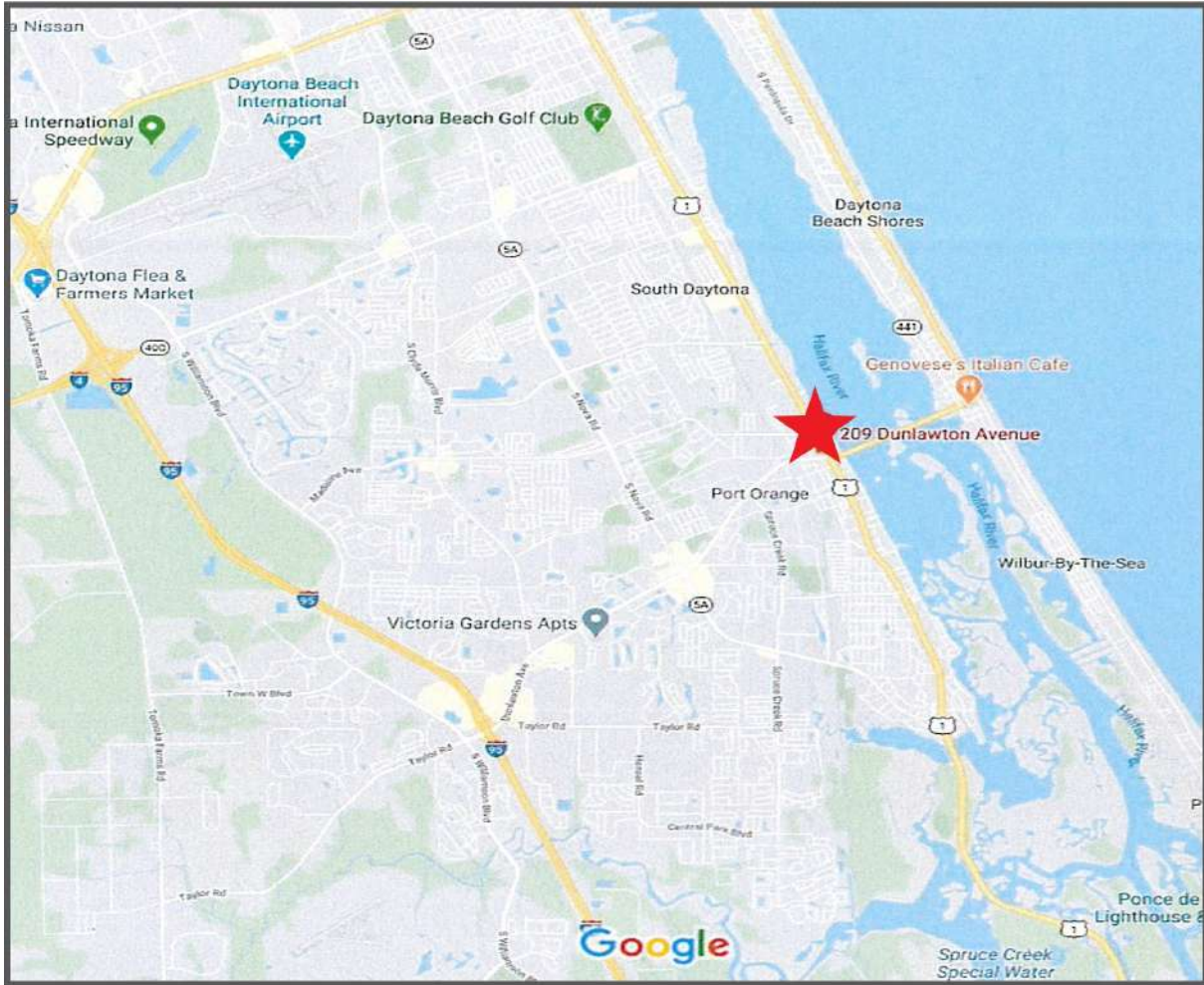
NO.	DESCRIPTION	ACRES
1
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GRAPHIC SCALE

1" = 100'

0 10 20 30 40 50 60 70 80 90 100

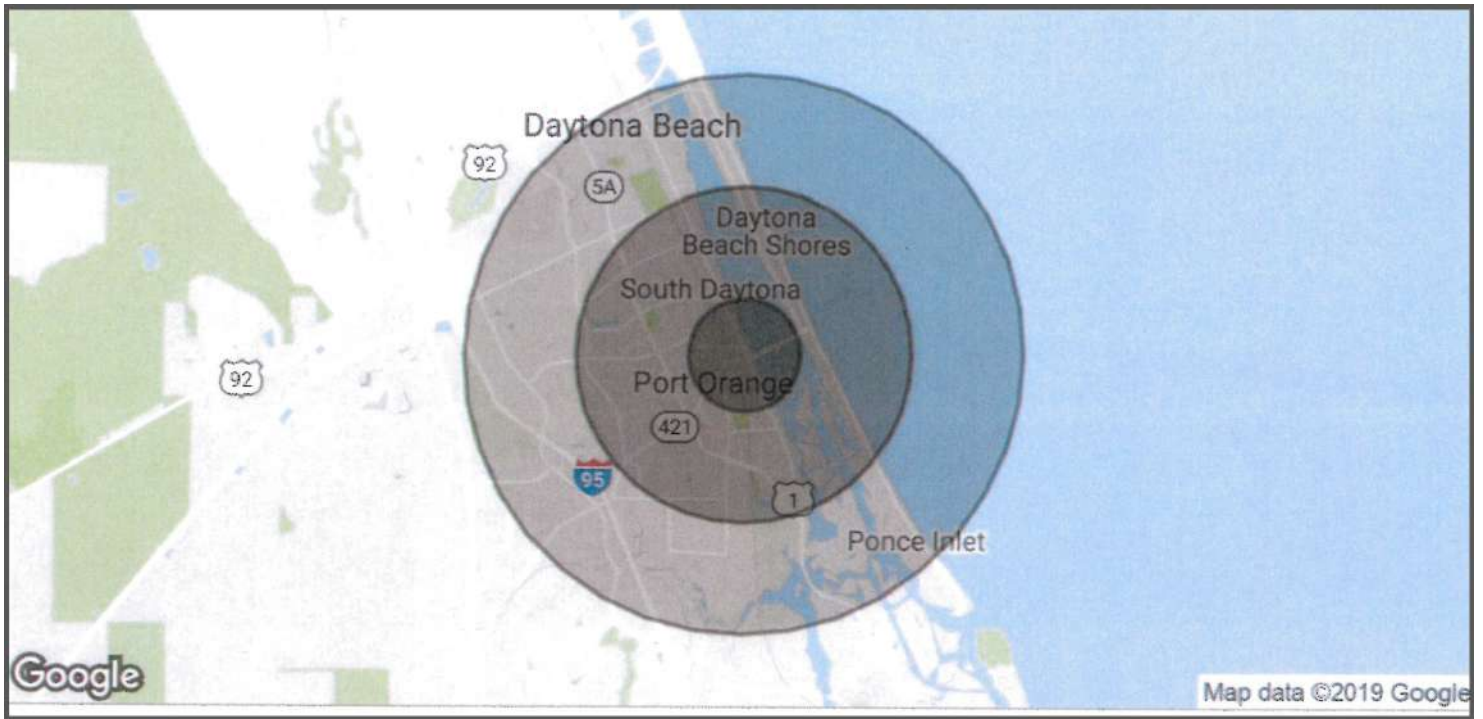
LOCATION MAPS



TRAFFIC

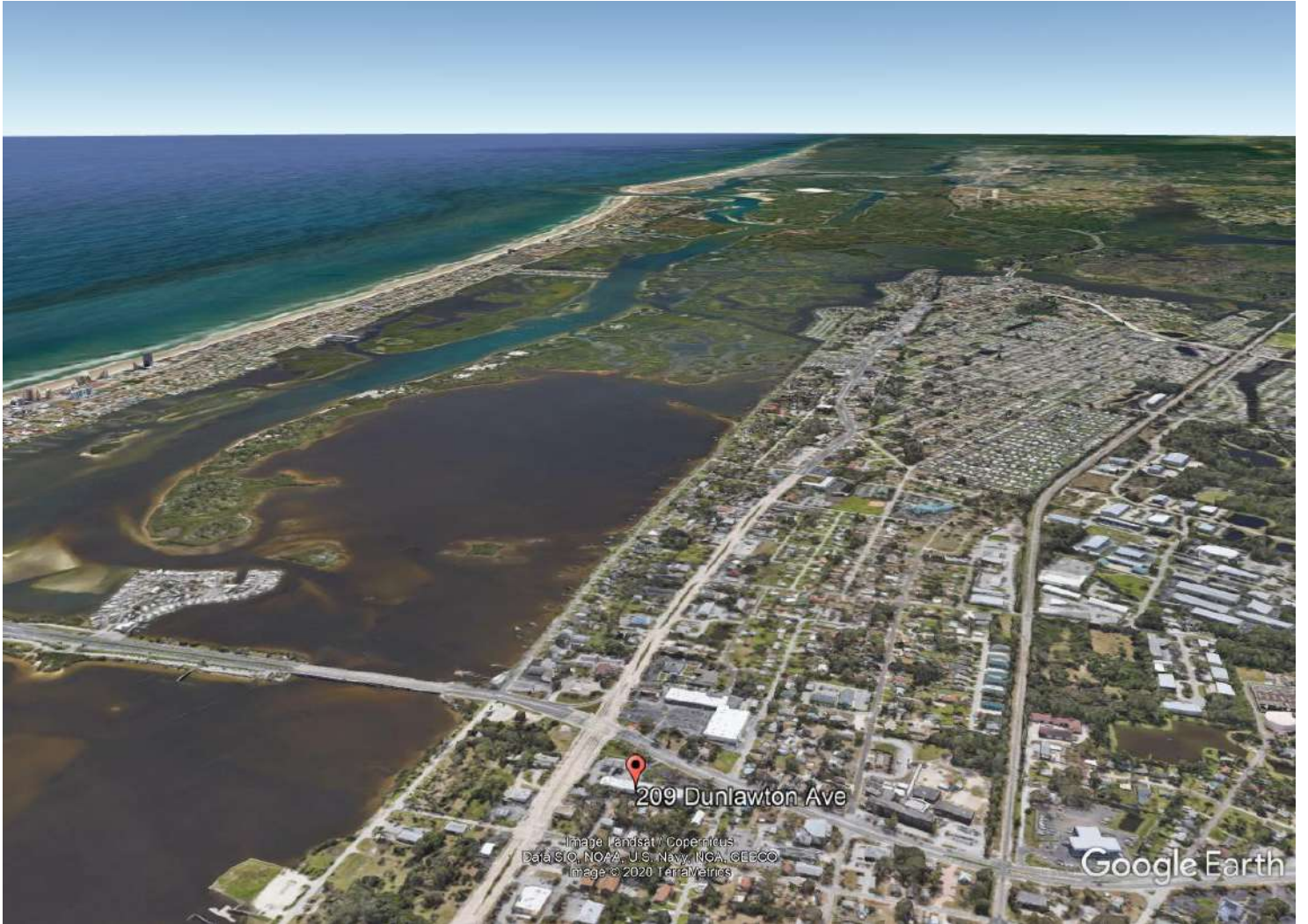
<u>COLLECTION STREET</u>	<u>CROSS STREET</u>	<u>TRAFFIC VOLUME</u>	<u>YEAR</u>	<u>DISTANCE</u>
Dunlawton Ave	Lafayette St, W	26,000	2016	0.05 mi
Dunlawton Ave	Lafayette St, W	26,534	2018	0.05 mi
S Ridgewood Ave	Herbert St, NW	31,000	2016	0.07 mi
S Ridgewood Ave	Herbert St, NW	32,151	2018	0.07 mi
Herbert St	S Ridgewood Ave, SW	1,465	2018	0.11 mi
Dunlawton Ave	Halifax Dr, E	28,750	2018	0.15 mi
Dunlawton Ave	Halifax Dr, E	30,000	2016	0.15 mi
Orange Ave	Herbert St, NW	1,469	2018	0.15 mi
Orange Ave	Herbert St, NW	1,676	2015	0.15 mi
Orange Ave	Dunlawton Ave, NW	752	2016	0.15 mi

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,869	57,583	105,457
2010 POPULATION	4,808	50,835	96,846
2024 POPULATION	7,708	62,756	114,251
MEDIAN AGE	47.0	48.6	46.3
MEDIAN AGE [MALE]	44.9	45.2	44.0
MEDIAN AGE [FEMALE]	49.5	50.8	48.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,497	22,528	44,890
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$48,694	\$54,070	\$57,321
MEDIAN HH INCOME	\$38,950	\$41,115	\$42,174
AVERAGE HOUSE VALUE	\$154,147	\$216,038	\$253,551



209 Dunlawton Ave

Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
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Google Earth