

WESTBRIDGE PLAZA

209 DUNLAWTON AVE, PORT ORANGE, FL 32127



Prepared By:

NOVA PROPERTY MANAGEMENT

745 S NOVA ROAD

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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

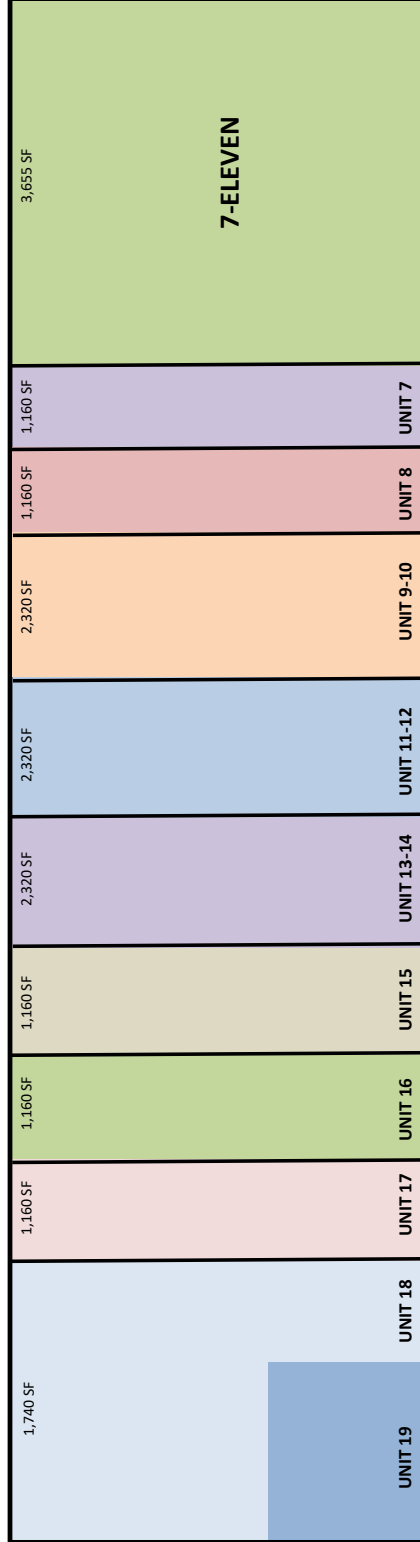
Zoning: PCD

Close to I-95, I-4, 5A (Nova Rd). Included in future redevelopment corridor. Anchor tenant 7-Eleven – other tenants include Quality Financial, First Priority Travel, 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.

PHOTOS



PLAZA LAYOUT

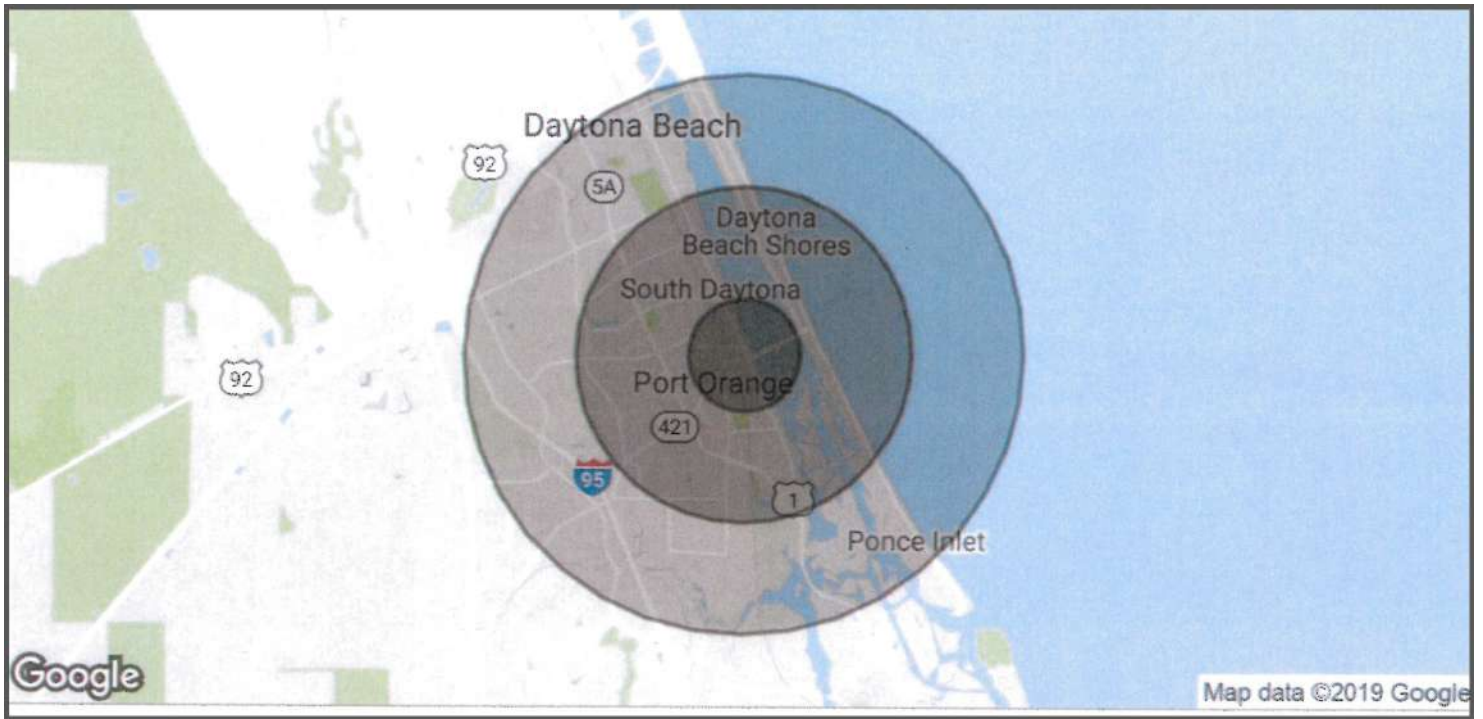


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18,822 SF

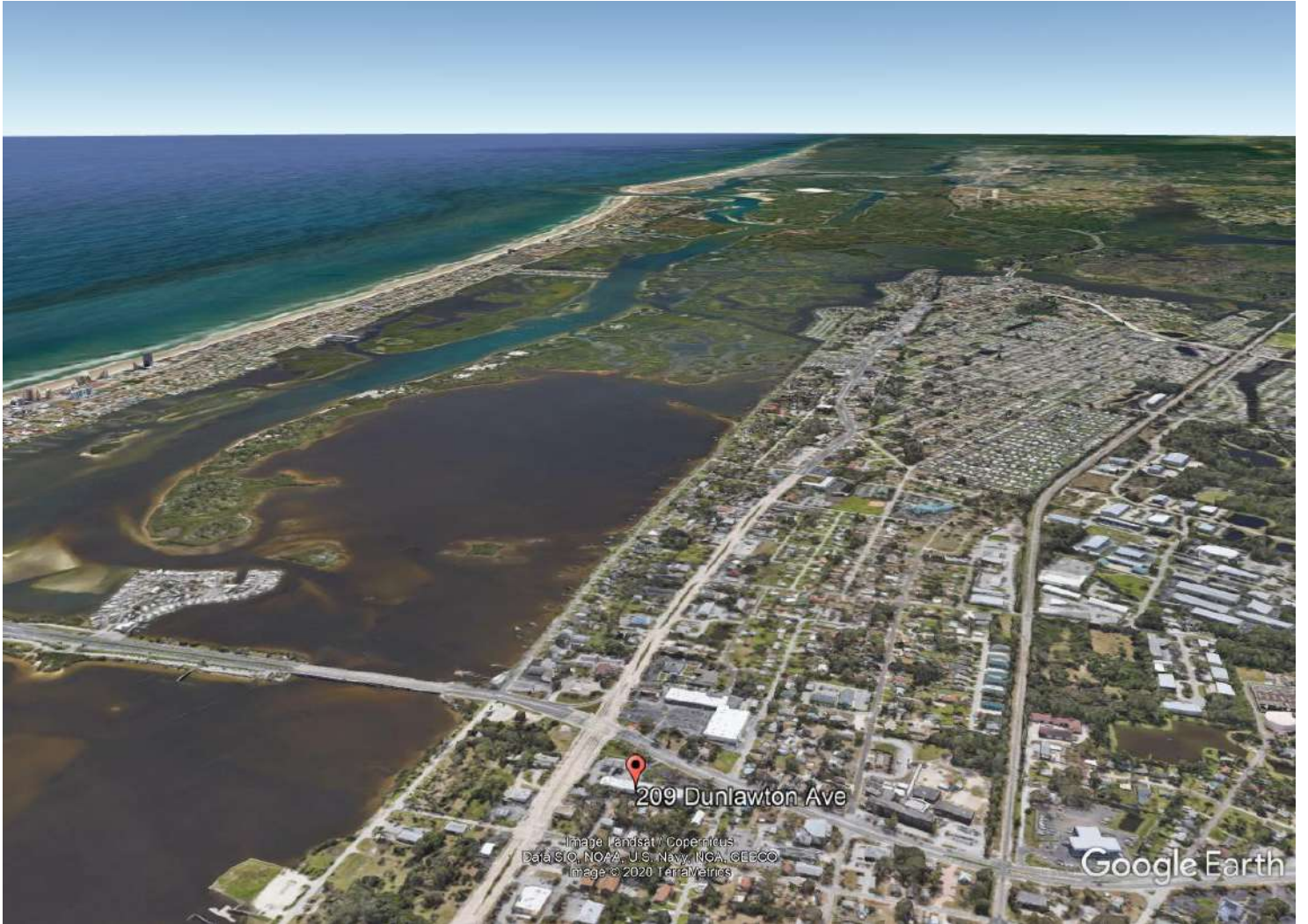
TRAFFIC

<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