For Lease **Retail & ATM Space** 400 SF (ATM) & 1,373 SF (Inline Space)

## 1633 Taylor Road

Port Orange, Florida 32128

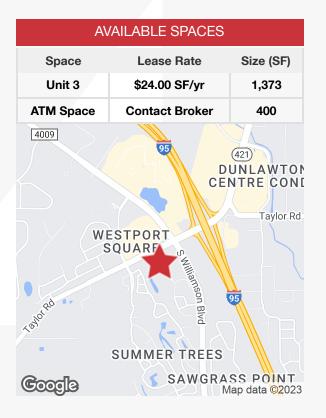
## **Property Highlights**

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• In-line retail space and separate ATM space available

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- Benefit from co-tenancy with Love Whole Food Market
- Exceptional traffic counts: 54,500 AADT
- Ingress/egress from Taylor Road and South Williamson Road
- Less than 1/4 mile from I-95 & Taylor Road interchange
- New AdventHealth Port Orange ER is just across Williamson Rd
- Westport Square (anchored by Publix & Kohl's) is directly across Taylor Road
- · Established and growing retail trade area



**Taylor Road** 

**BR** 

For more information Brad Gifford O: 386 506 0037 bgifford@realvest.com



08.20.23 The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. 444 Seabreeze Blvd, Suite 1000 Daytona Beach, FL 32118 386 238 3600 tel nairealvest.com



## ATM SPACE AVAILABLE



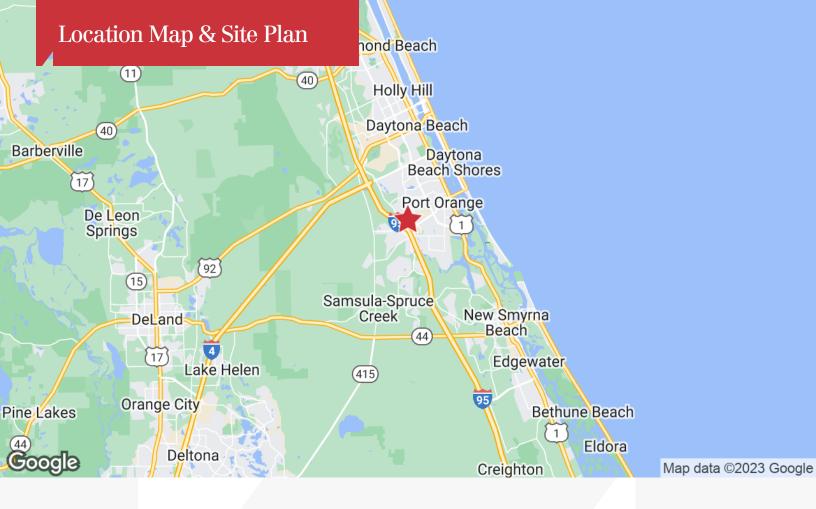
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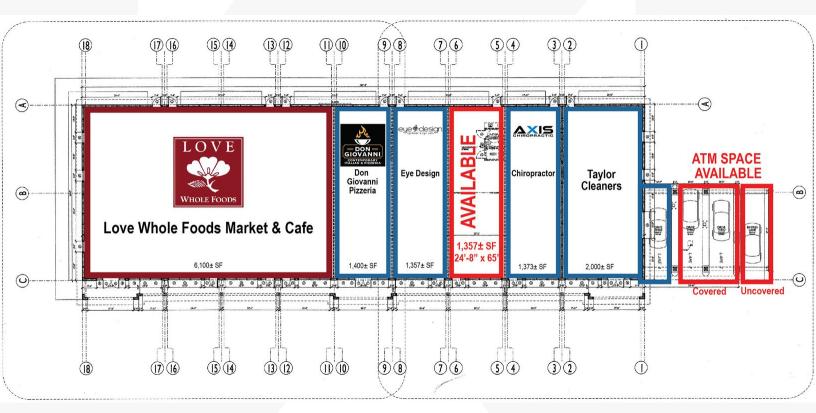


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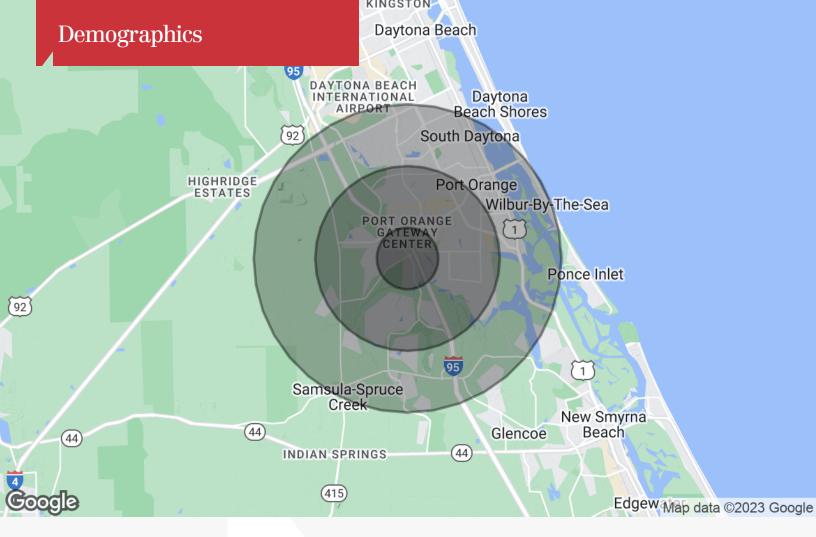
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Population	1 Mile	3 Miles	5 Miles	
TOTAL POPULATION	3,809	40,489	91,171	
MEDIAN AGE	47.2	46.9	47.4	
MEDIAN AGE (MALE)	46.1	44.2	44.7	
MEDIAN AGE (FEMALE)	47.8	48.2	49.5	
Households & Income	1 Mile	3 Miles	5 Miles	
TOTAL HOUSEHOLDS	1,577	16,881	39,431	
# OF PERSONS PER HH	2.4	2.4	2.3	
AVERAGE HH INCOME	\$75,575	\$66,320	\$59,457	
AVERAGE HOUSE VALUE	\$375,419	\$266,584	\$222,523	

\* Demographic data derived from 2020 ACS - US Census



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