

NOVA SHOPPES | RESTAURANT FOR LEASE



PROPERTY DESCRIPTION

Nova Shoppes is a 22,085 SF Strip Center located on Nova Road just south of Granada Boulevard. Unit 1: 2,800 SF, an endcap turnkey restaurant featuring indoor and outdoor seating, kitchen, and bar. This location offers high traffic, a dense neighborhood, excellent visibility, and prominent signage on the building façade and pylon sign on Nova Road. The center features a diverse tenant mix including Firehouse Subs, Emerald Spa & Nails, Kneading Sweets, Gloss Bridal and Beauty Bar, A New U, Koji Japanese Steakhouse and Sushi, with Club Pilates coming soon. Estimated CAM, Real Estate Taxes, and Insurance \$6.50 per SF.

LOCATION DESCRIPTION

Located just south of Granada Boulevard on the east side of Nova Road. Approximately 2.7 miles to Interstate 95.

LOCATION ADDRESS

175 S. Nova Road, Unit 1
Ormond Beach, FL 32174

JOHN W. TROST, CCIM

Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

OFFERING SUMMARY

LEASE RATE:	\$18.50 NNN
AVAILABLE SF:	Unit 1: 2,800 SF
YEAR BUILT:	2006
TRAFFIC COUNT:	29,500 AADT
ZONING:	PBD, Planned Business Development

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,464	24,102	46,231
TOTAL POPULATION	9,577	53,570	102,902
AVERAGE HH INCOME	\$68,637	\$82,097	\$78,356

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ADDITIONAL PHOTOS



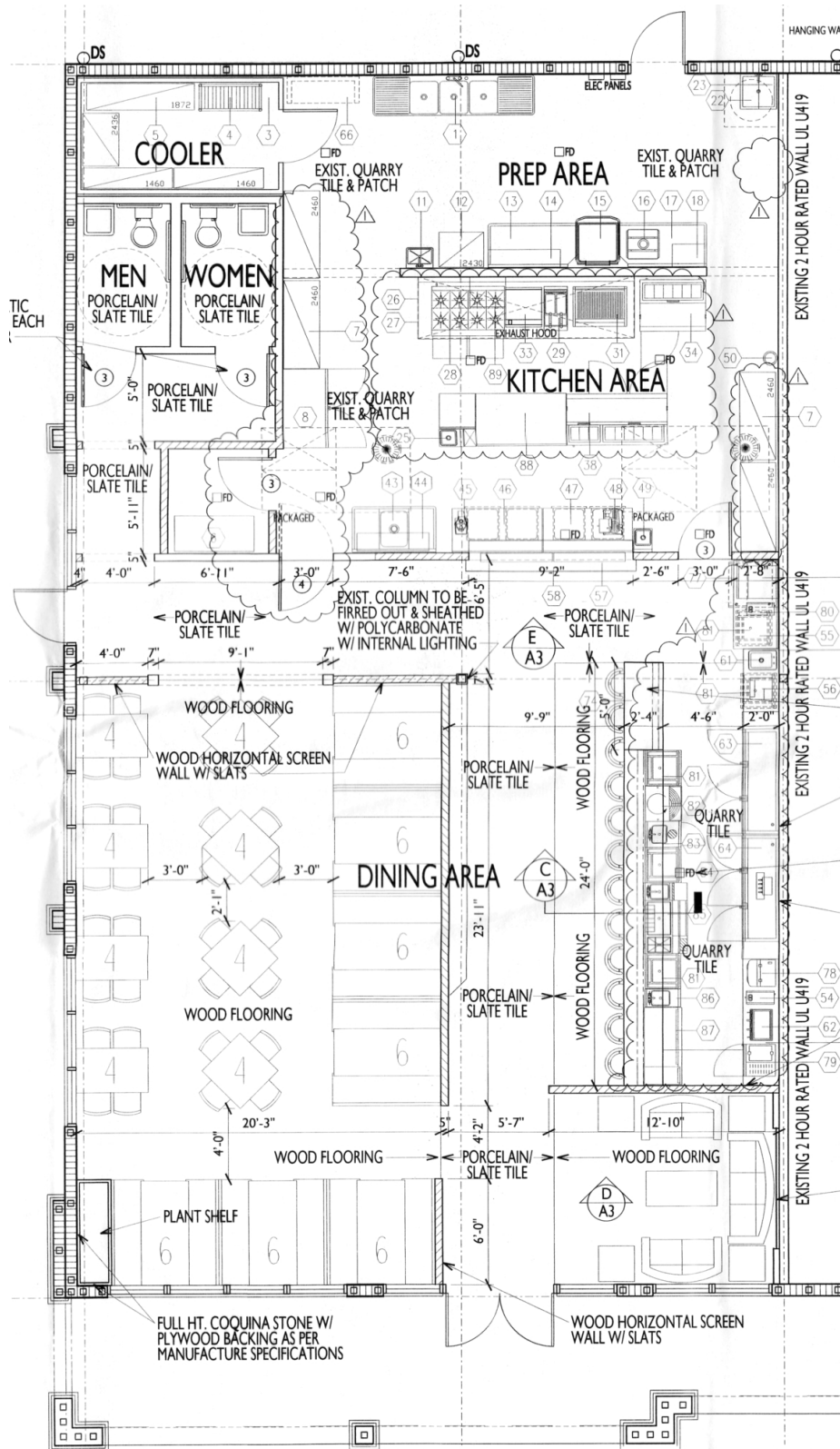
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UNIT 1 - FLOOR PLAN



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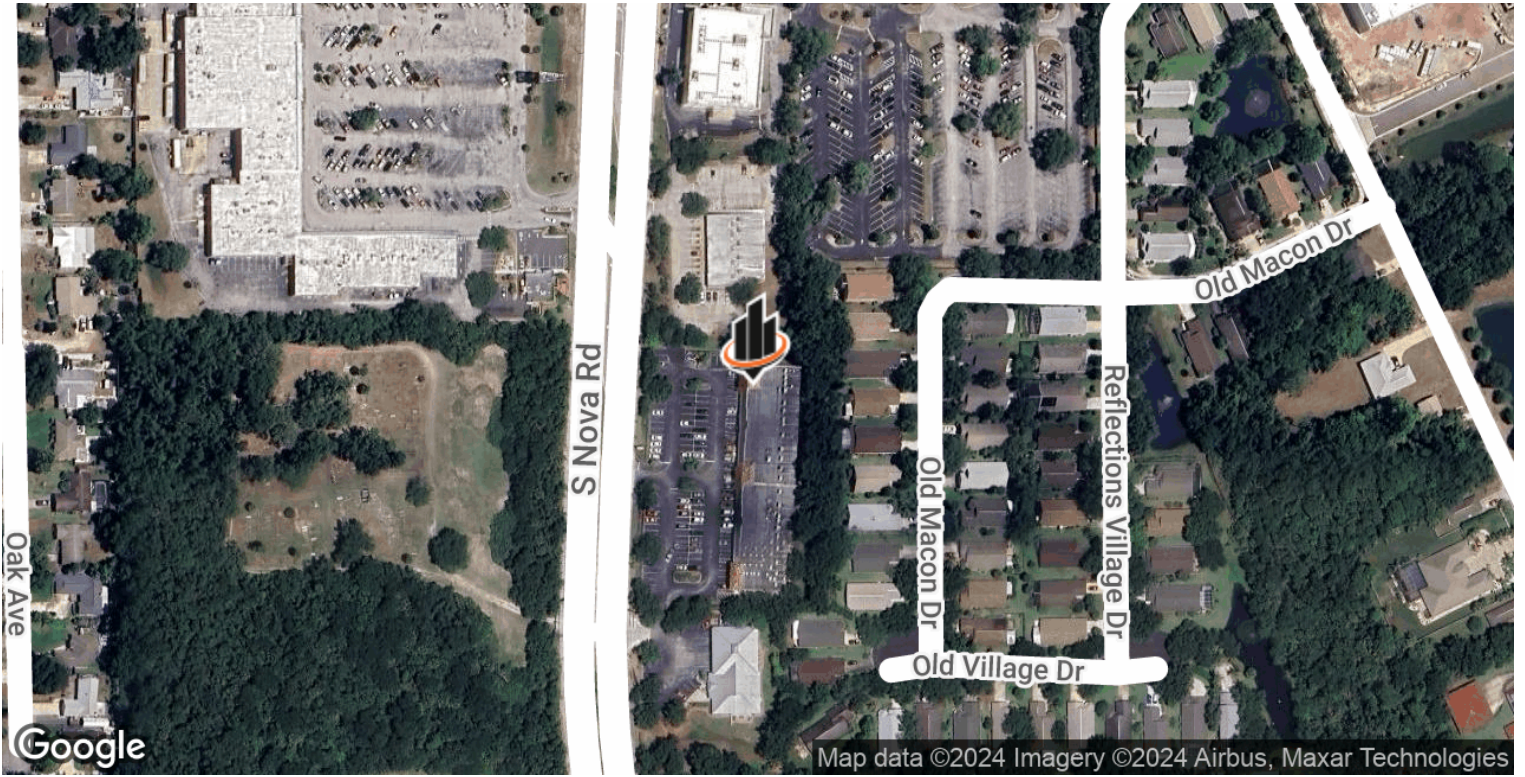
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LOCATION MAPS



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