

SHOPPES OF HOLLY HILL | SPACE FOR LEASE



PROPERTY DESCRIPTION

Retail and Office Space For Lease in Shoppes of Holly Hill.
Unit 1607-A: 3,000 SF with rear double doors. May be divided into two 1,500 SF units.
Signalized corner site with easy access from LPGA Boulevard and Nova Road.
Parking in front and rear with easy drive around for deliveries.
Great signage.
Ready for immediate occupancy.
Join Subway, H&R Block, and several others at this busy Nova Road retail corner.
Just minutes to 6,900 home Latitude Margaritaville active adult community at LPGA Boulevard and Interstate 95.

LOCATION DESCRIPTION

Located at the northeast corner of Nova Road and LPGA Boulevard.
Approximately 3.7 miles to Interstate 95 and 3.1 miles to Granada Boulevard.

LOCATION ADDRESS

1607-A N. Nova Road, Holly Hill, FL 32117

JOHN W. TROST, CCIM

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

OFFERING SUMMARY

LEASE RATE:	\$13.00 per SF Modified Gross
AVAILABLE SF:	Unit 1607-A: 3,000 SF May be divided
YEAR BUILT:	1989
TRAFFIC COUNTS:	Nova Road 29,500 AADT LPGA Blvd 27,500 AADT
ZONING:	B-4, Highway Business District

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,318	31,614	51,985
TOTAL POPULATION	12,538	72,088	118,770
AVERAGE HH INCOME	\$66,163	\$61,573	\$68,170

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ADDITIONAL PHOTOS



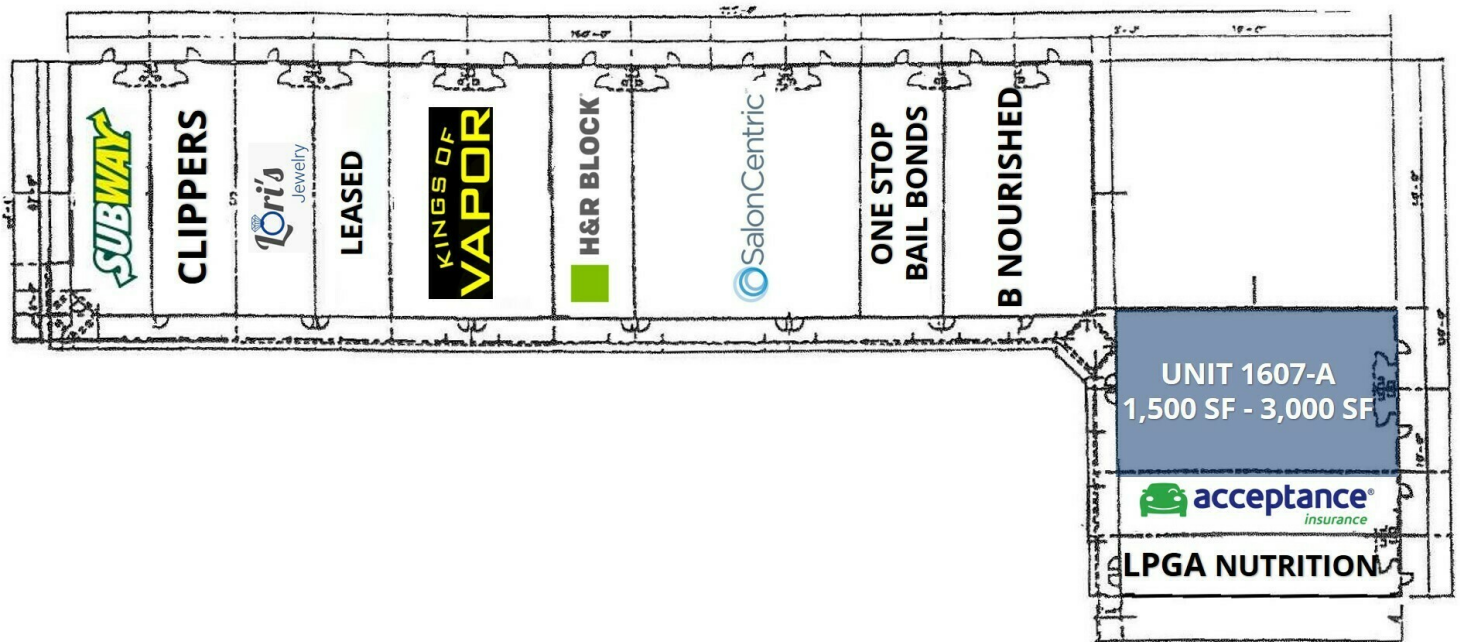
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OVERALL FLOOR PLAN



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LOCATION MAPS



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