



Prudential

Commercial Real Estate FL

NOVA ROAD OUTPARCEL

3780 S. Nova Road
Port Orange, Florida 32129

Property Summary

Property: 3780 S. Nova Road

Parcel No: 6309-10-00-0030

Status: For Sale or Ground Lease

Size: 0.71+/- Acre Outparcel

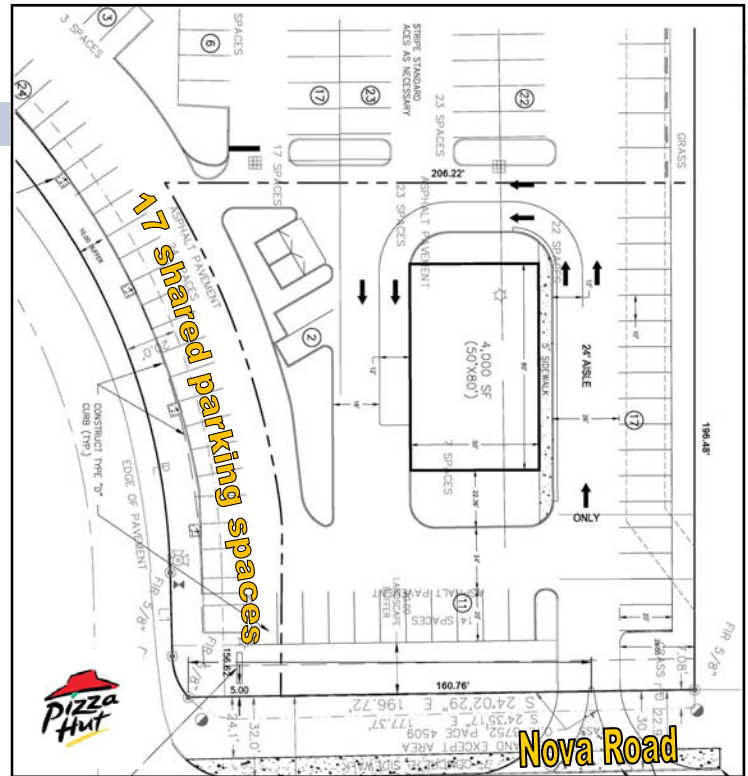
Price: **For Sale \$675,000**
Ground Lease \$60,000 Annually

Zoning: PCD 'Planned Commercial Development'

Parking: 30 spaces

Population (est.):	<u>1 MILE</u> 9,615	<u>3 MILES</u> 63,219	<u>5 MILES</u> 108,291
Average Household Income (est.):	<u>1 MILE</u> \$61,281	<u>3 MILES</u> \$60,984	<u>5 MILES</u> \$63,389

Traffic Count: 26,000 vehicles per day - Nova Road



- Property Highlights:
- One block to Dunlawton Avenue
 - Frontage on Nova Road
 - Rear access off of Eagle Lake Trail to Hospice and Halifax Health Medical Center Port Orange
 - Parking and Landscaping recently renovated
 - Across from high traffic La Fiesta Mexican Restaurant, Walgreens and Ross
 - 17 adjacent shared parking spaces also available for use with outparcel
 - Great location for Fast Food, Retail, Medical or Restaurant
 - Join Royal Nail Spa

Rock Solid in Commercial Real Estate

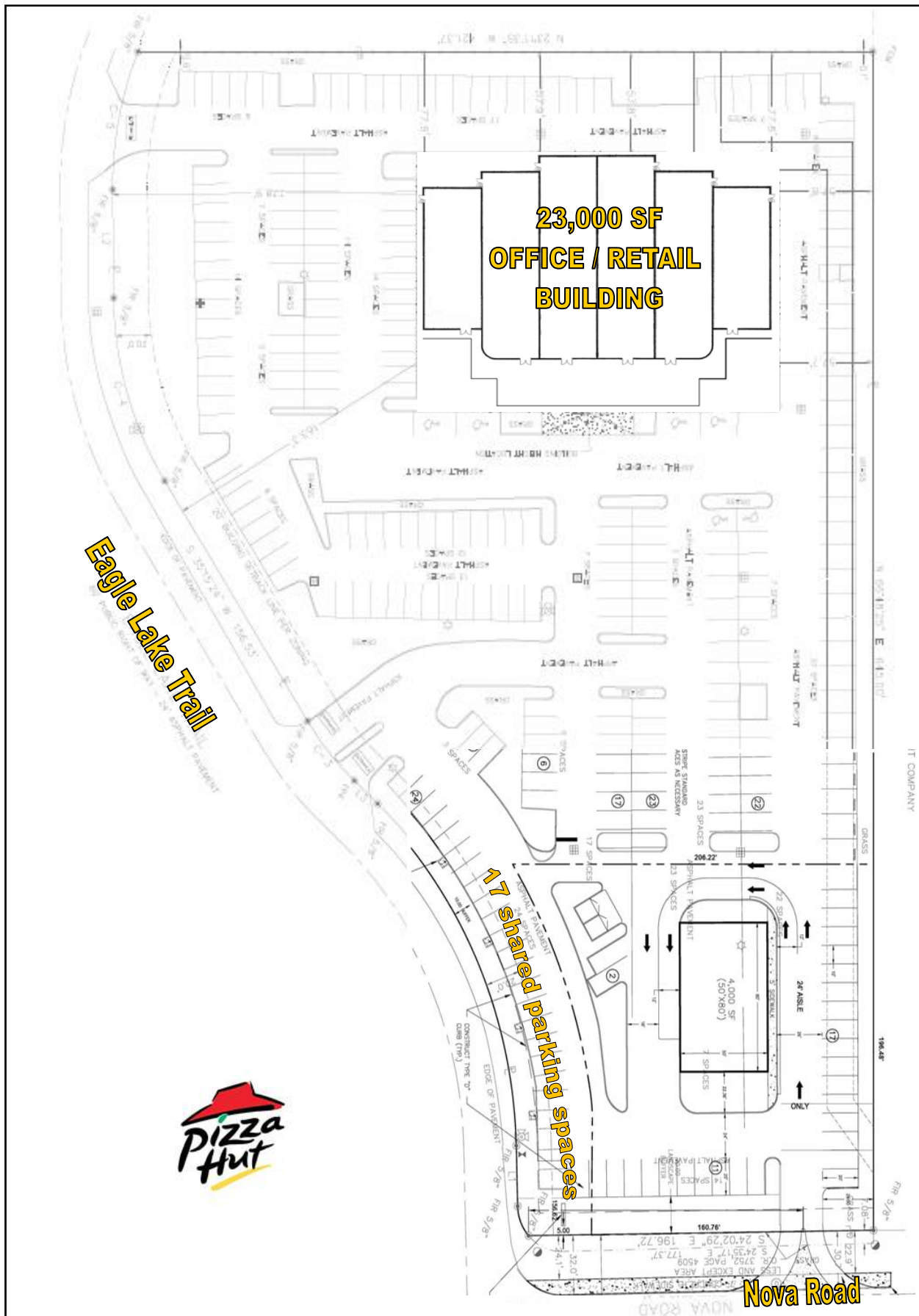
John W. Trost, PA, CCIM
 (386) 253-8565 Ext. 115
 (386) 295-5723 Mobile
 JTROST@CCIM.NET

www.JohnTrost.com

Information contained herein is believed to be accurate, but not guaranteed and may change without notice.

PROPOSED SITE PLAN

PRUDENTIAL COMMERCIAL



ROCK SOLID IN COMMERCIAL REAL ESTATE

Information contained herein is believed to be accurate, but not guaranteed and may change without notice.

©2012 BRER Affiliates Inc. An independently owned and operated broker member of BRER Affiliates Inc. Prudential, the Prudential logo, and the Rock symbol are service marks of Prudential Financial, Inc. and its related entities, registered in many jurisdictions worldwide. Used under license with no other affiliation with Prudential.



www.JohnTrost.com

Information contained herein is believed to be accurate, but not guaranteed and may change without notice.