



For Lease

Oak Breeze Plaza | 15,880 SF Office Center

3883 S. Nova Road, Port Orange, FL 32127



OFFERING SUMMARY

LEASE RATE:	\$30.00 NNN
NUMBER OF UNITS:	5
AVAILABLE SF:	2,168 - 10,840 SF
YEAR BUILT:	2025
TRAFFIC COUNT:	31,500 AADT
ZONING:	PO, Professional Office

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,260	28,111	53,893
TOTAL POPULATION	9,476	61,609	116,930
AVERAGE HH INCOME	\$66,175	\$77,187	\$78,087

PROPERTY DESCRIPTION

NEW Oak Breeze Plaza – Now Leasing!
15,880 SF Office Center.
Units ranging from 2,168 SF to 10,840 SF.
80 dedicated parking spaces with a 5/1,000 ratio.
Freestanding monument sign on Nova Road along with signage on the building's façade.
This location is ideal for medical offices and clinics, business services, financial institutions, general offices, veterinary clinics, and more.
Located just south of the Publix anchored center on Dunlawton Avenue.
Estimated CAM, Real Estate Taxes, and Insurance \$6.00 per SF.
Secure your space in this prime location today!

LOCATION DESCRIPTION

Located at the northeast corner of Nova Road and Sleepy Hollow Drive.
Approximately 0.5 miles south of Dunlawton Avenue, 2.6 miles to Interstate 95, and 1.3 miles to Halifax Health Medical Center of Port Orange.

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Additional Photos

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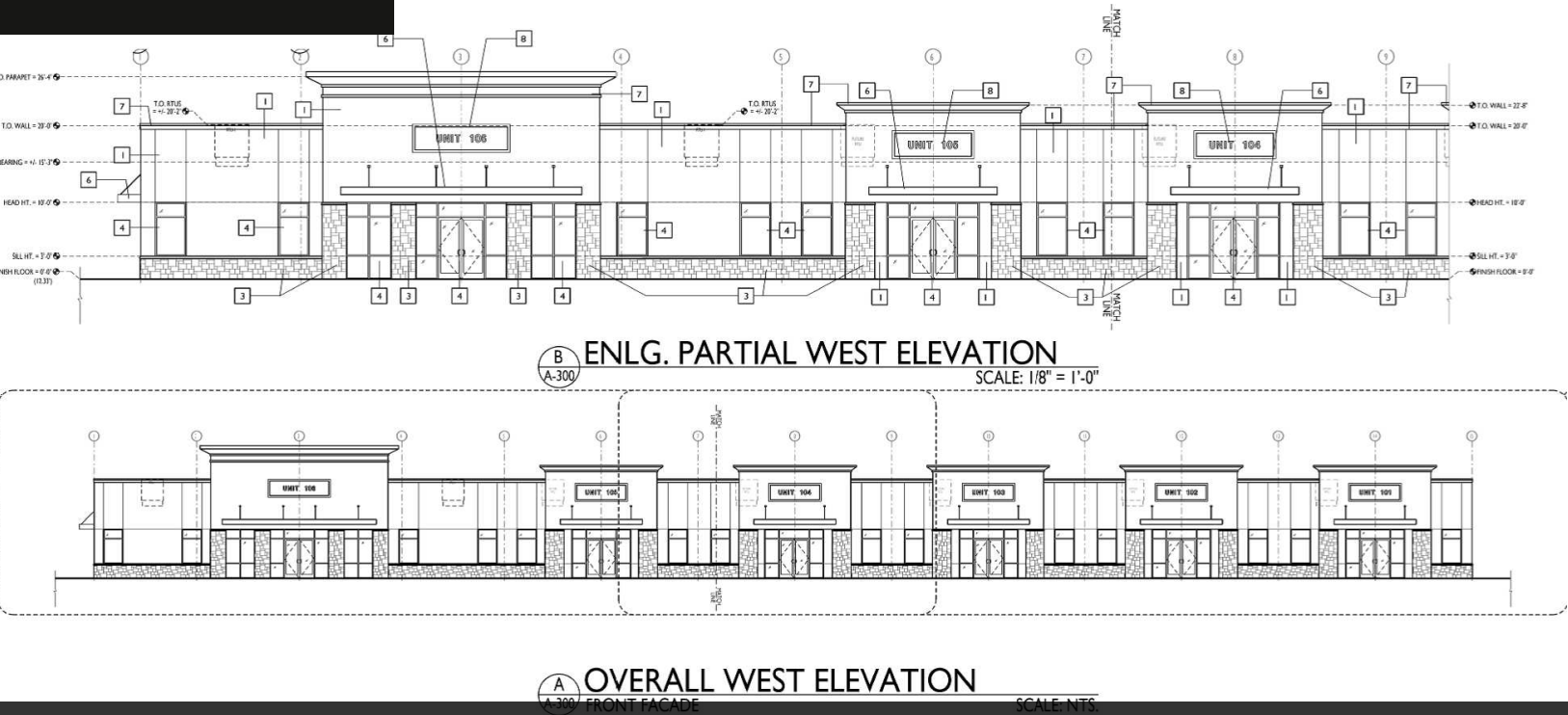


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change

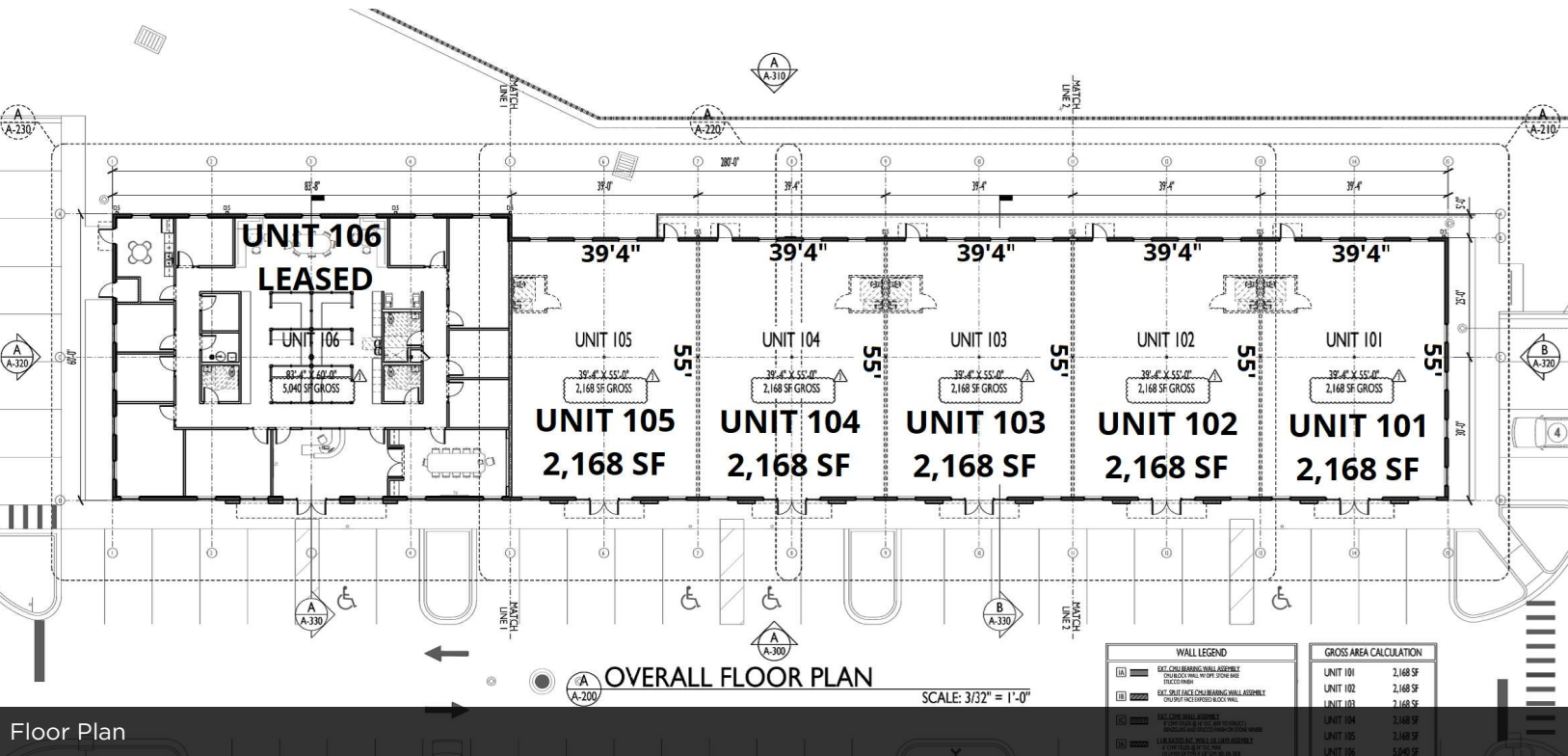
Elevations & Floor Plan

Oak Breeze Plaza

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Elevations



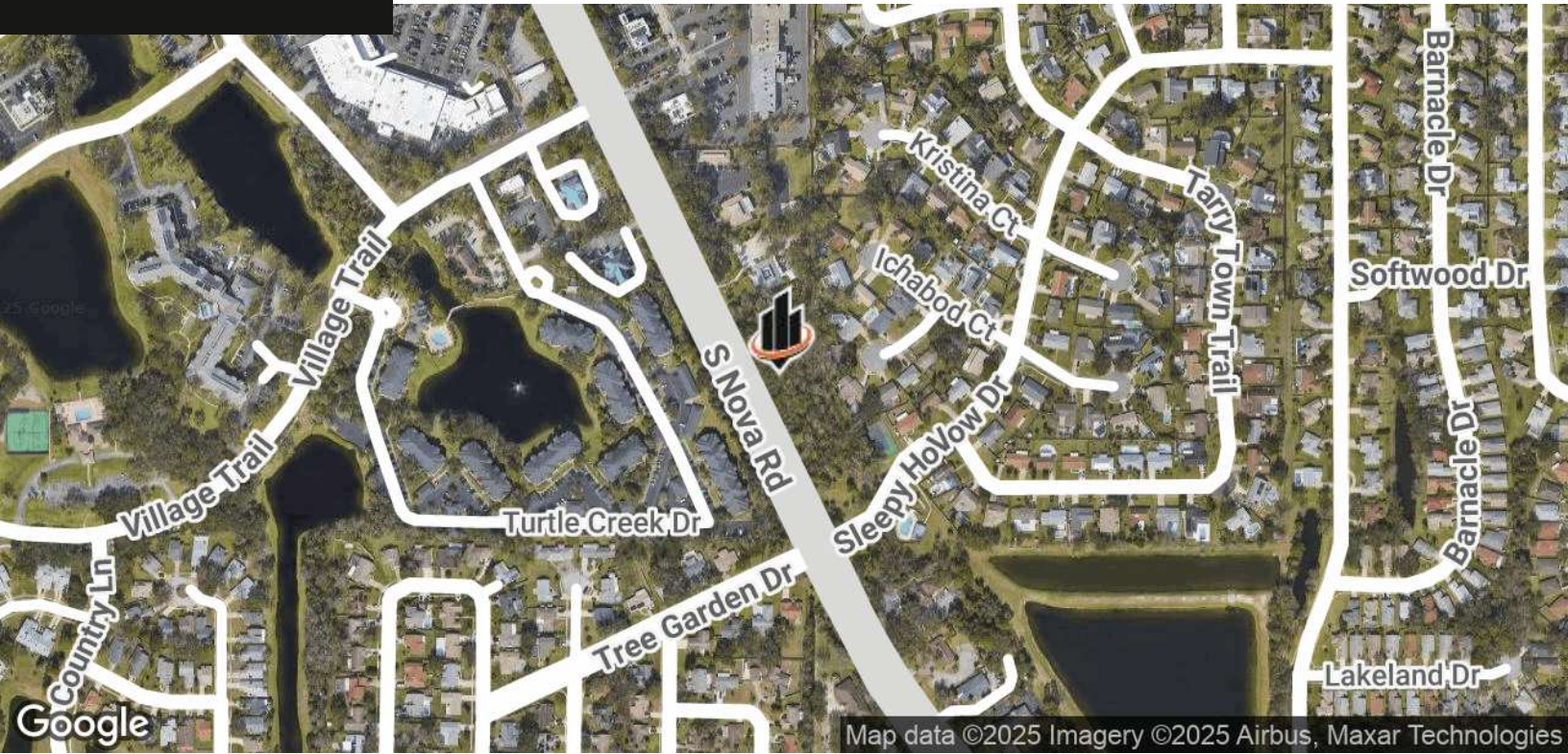
Floor Plan

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Location Maps

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