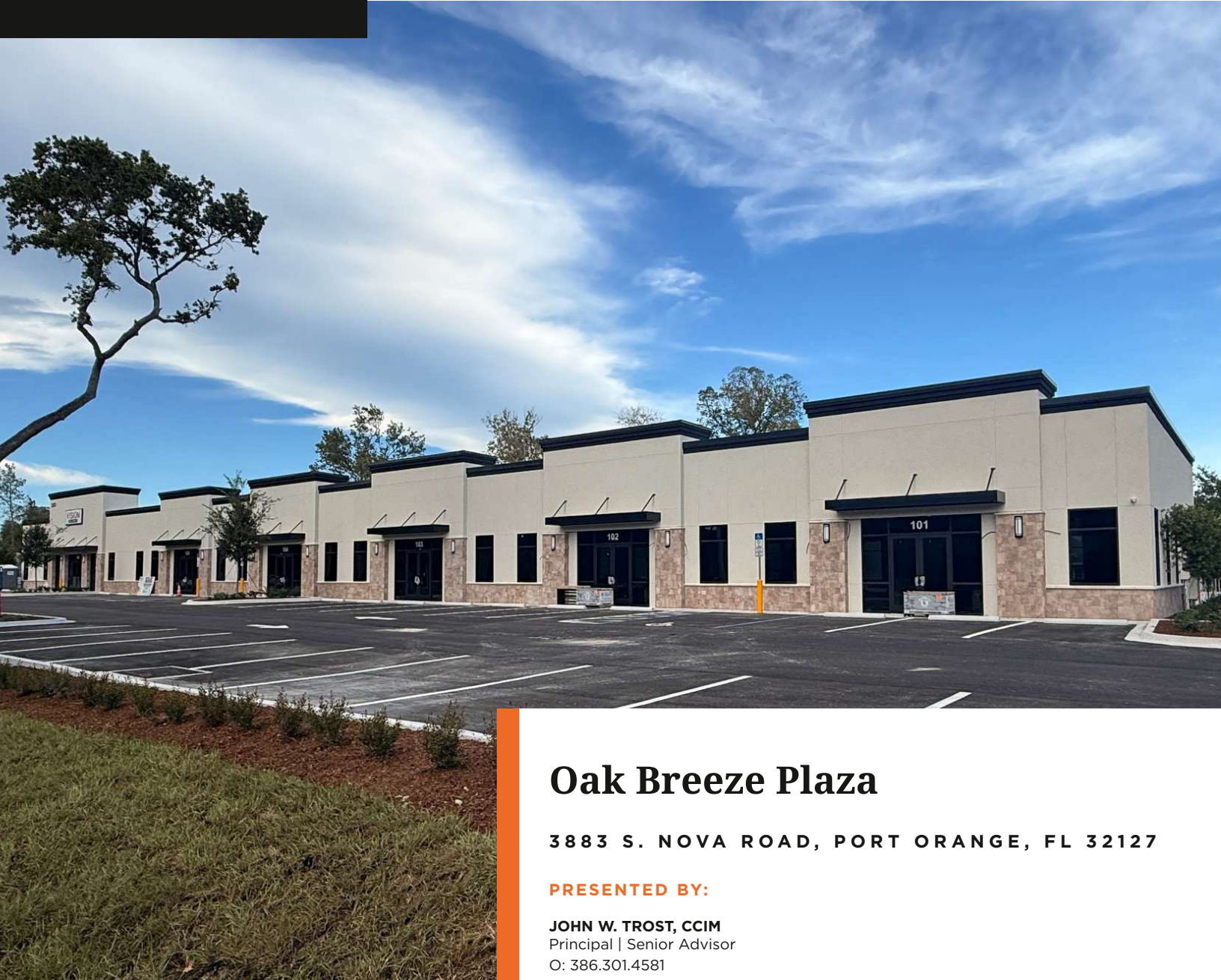




For Sale | 15,880 SF Office Center



Oak Breeze Plaza

3883 S. NOVA ROAD, PORT ORANGE, FL 32127

PRESENTED BY:

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For Sale

Oak Breeze Plaza | 15,880 SF Office Center

3883 S. Nova Road, Port Orange, FL 32127



OFFERING SUMMARY

SALE PRICE:	\$6,200,000
BUILDING SIZE:	15,880 SF
LOT SIZE:	2.07+/- Acres
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 – 15,880 SF Office Center. Great for investors or owner-users. Features 80 dedicated parking spaces with a 5/1,000 ratio. Freestanding monument sign on Nova Road and additional building façade signage. Unit 6 (5,040 SF) is leased. Units 101 - 105 (10,840 SF) are available For Lease at \$30.00 NNN. Zoned 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.

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

Oak Breeze Plaza

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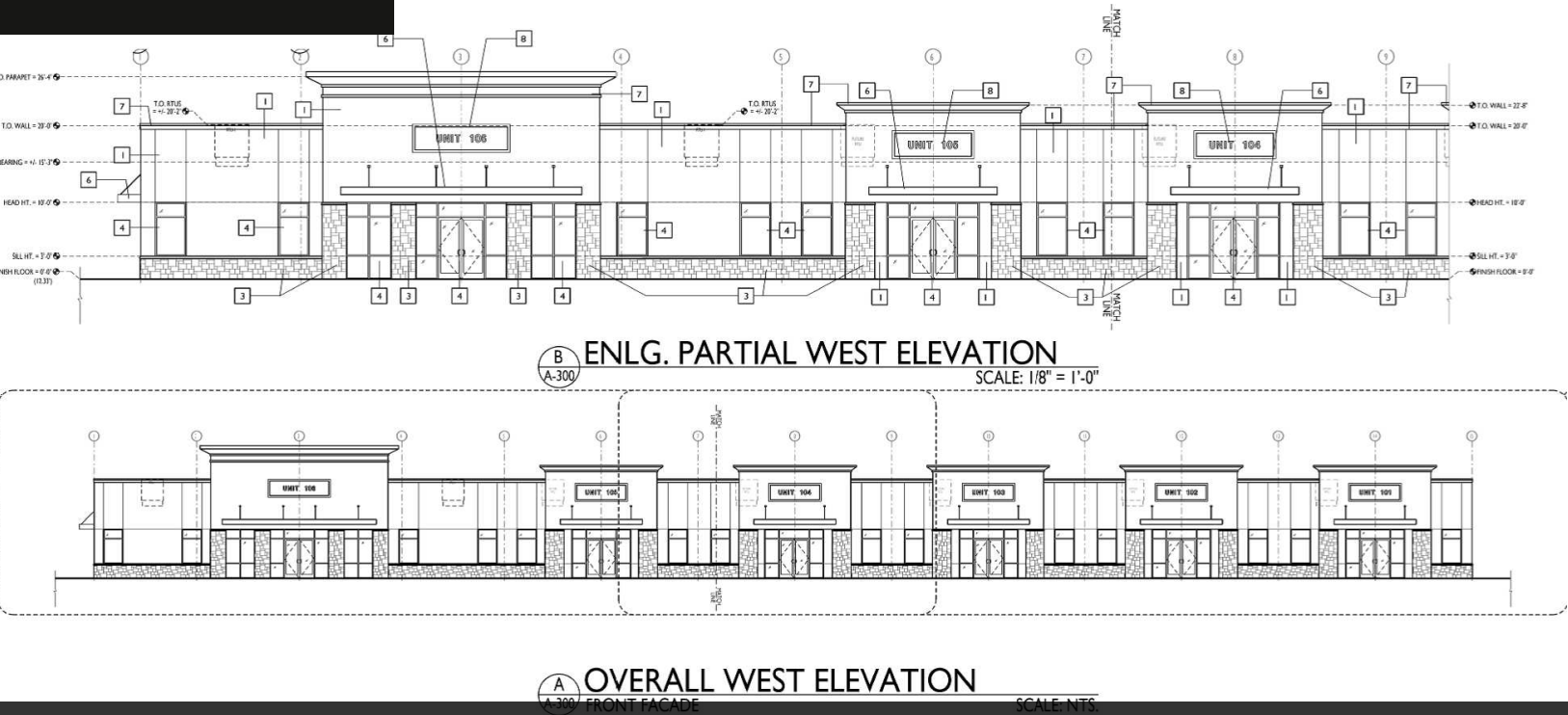


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change

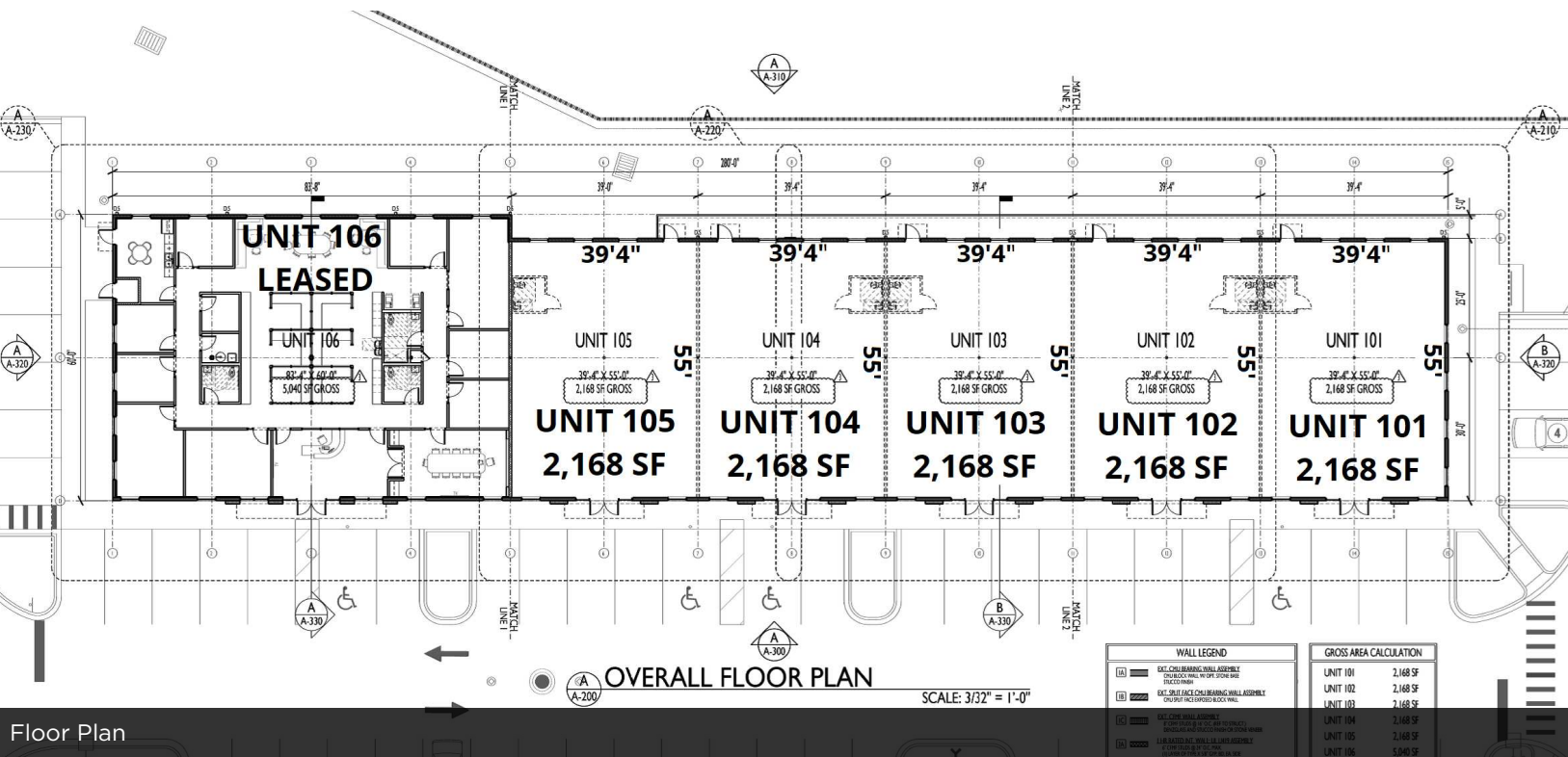
Elevations & Floor Plan

Oak Breeze Plaza

3883 S. Nova Road, Port Orange, FL 32127



Elevations



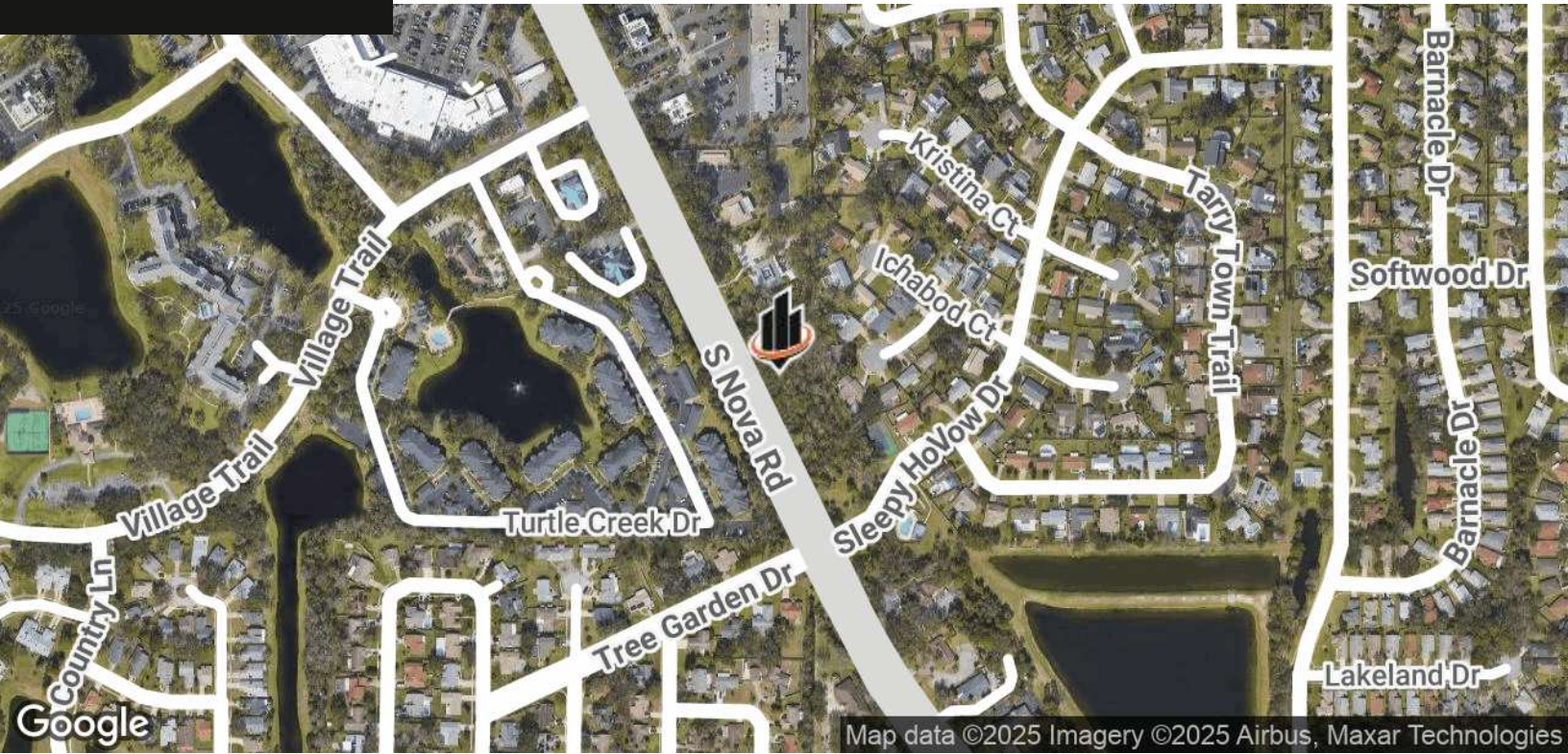
Floor Plan

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Location Maps

Oak Breeze Plaza

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