



PROPERTY DESCRIPTION

New Construction Medical & Professional Office Space

Lightle Beckner Robison Inc is proud to present 3883 S. Nova Rd, a brand-new medical and professional office complex in the heart of Port Orange. This thoughtfully designed property offers tenants the opportunity to fully customize their space to fit their exact needs. Each suite is delivered in shell condition, allowing for a complete, tailored build-out. Whether you're planning a medical office, wellness practice, specialty clinic, or professional services firm, this building provides the flexibility to design a layout that works best for your business. Build-out incentives are available for qualified tenants.

LOCATION DESCRIPTION

Port Orange continues to be one of Volusia County's most desirable and fastest-growing communities. 3883 S. Nova Rd places your business in a highly accessible, well-established corridor with strong residential growth and daily traffic.

- * Just 1.3 miles from Halifax Health Medical Center
- * Only 2.6 miles to I-95, providing easy regional access
- * Surrounded by established neighborhoods, retail, and professional services
- * Strong daytime population and growing rooftops

Port Orange offers a welcoming business environment, excellent demographics, and a steady influx of new residents, making it an ideal

OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	2,168 - 10,840 SF
Building Size:	15,880 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,268	27,686	53,893
Total Population	9,503	60,545	116,930
Average HH Income	\$66,241	\$76,874	\$78,087

ROB BECKNER, SIOR

Principal
321.722.0707 x11
Rob@TeamLBR.com

HAYDEN BROUILLETTE

Office Sales and Leasing Associate
321.722.0707 x23
Hayden@teamlbr.com



Additional Photos

3883 South Nova Road
For Lease



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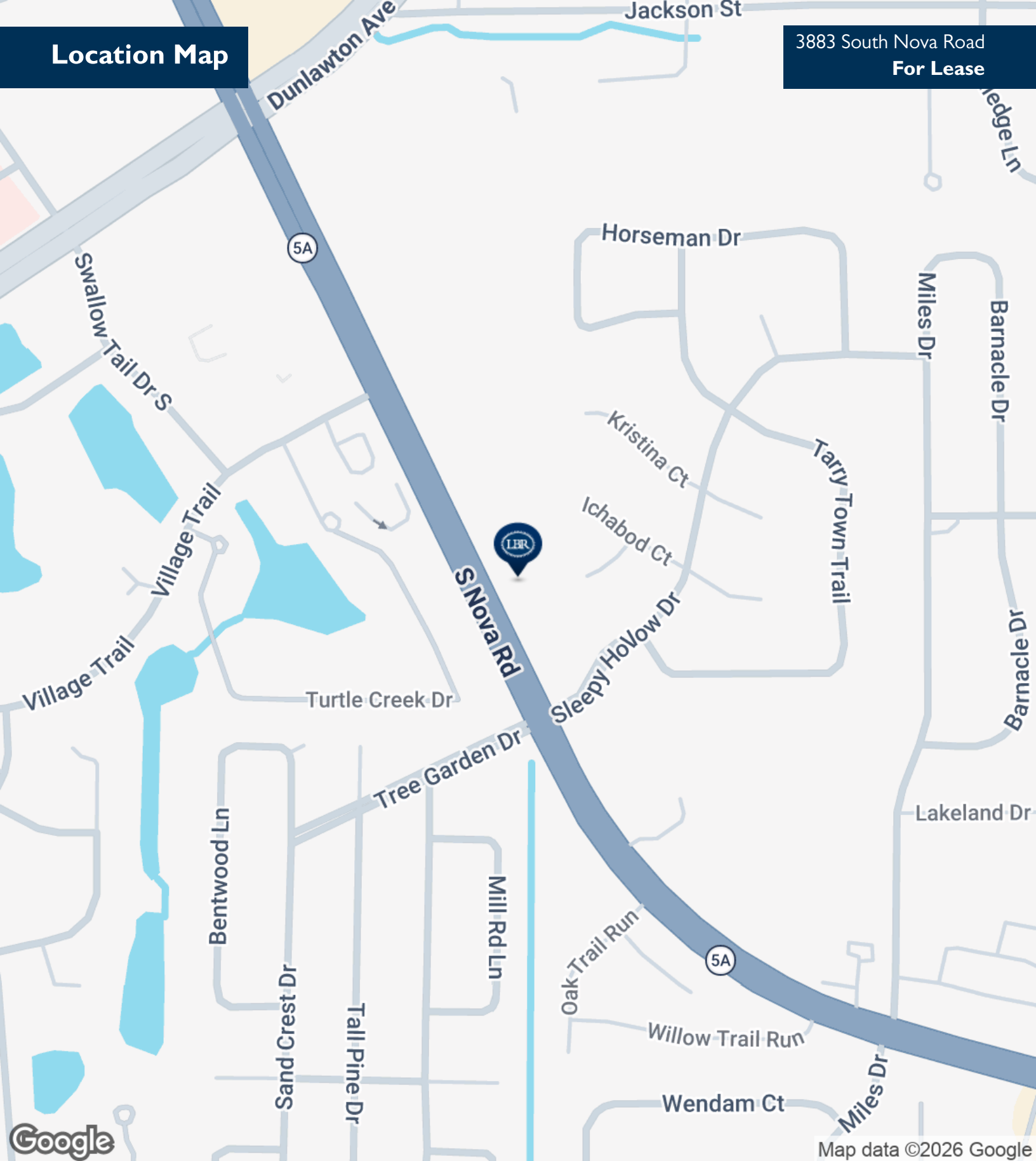
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Hayden@teamlbr.com



Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Location Map

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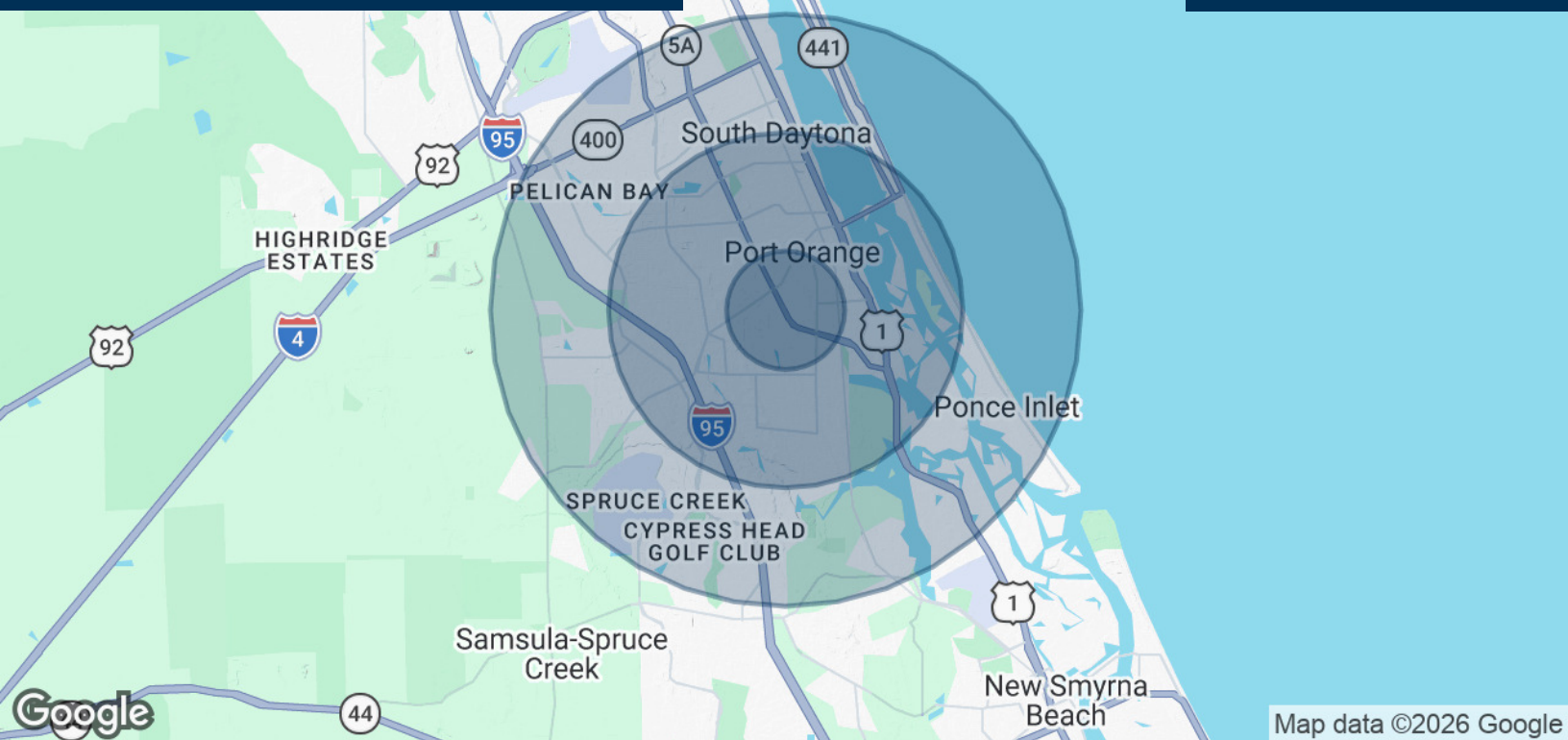
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Demographics Map & Report

3883 South Nova Road
For Lease



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,503	60,545	116,930
Average Age	48	49	49
Average Age (Male)	46	48	48
Average Age (Female)	50	50	50

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,268	27,686	53,893
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$66,241	\$76,874	\$78,087
Average House Value	\$272,299	\$293,023	\$311,621

Demographics data derived from AlphaMap

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