

Property Summary

3883 South Nova Road
For Lease



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 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

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HAYDEN BROUILLETTE

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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.

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,168 - 10,840 SF	Lease Rate:	\$30 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 101	Available	2,168 - 10,840 SF	NNN	\$30.00 SF/yr	Units range from 2,168 sf to 10,840 sf
Unit 102	Available	2,168 - 10,840 SF	NNN	\$30.00 SF/yr	Units range from 2,168 sf to 10,840 sf
Unit 103	Available	2,168 - 10,840 SF	NNN	\$30.00 SF/yr	Units range from 2,168 sf to 10,840 sf
Unit 104	Available	2,168 - 10,840 SF	NNN	\$30.00 SF/yr	Units range from 2,168 sf to 10,840 sf
Unit 105	Available	2,168 - 10,840 SF	NNN	\$30.00 SF/yr	Units range from 2,168 sf to 10,840 sf

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Additional Photos

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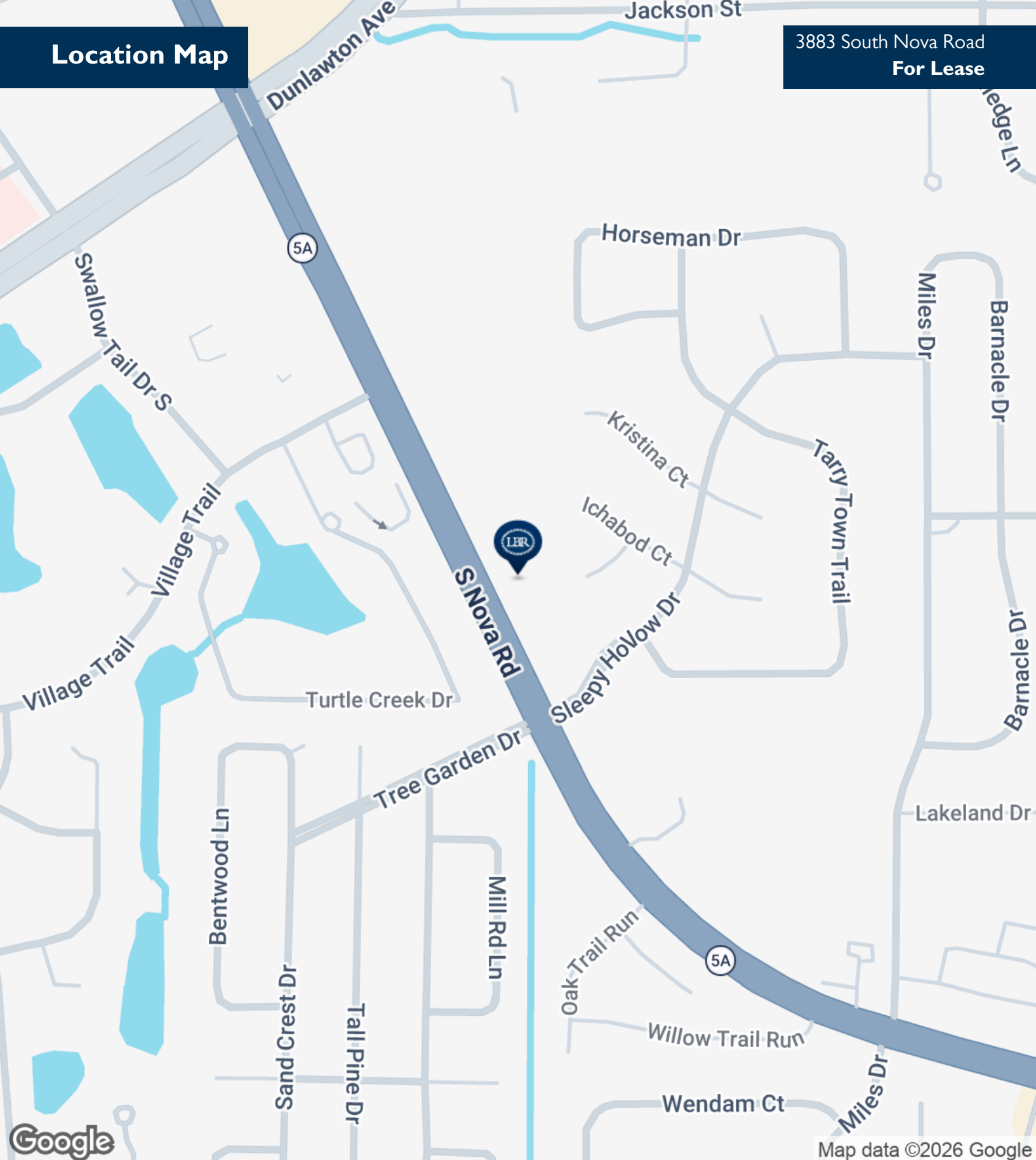
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Location Map

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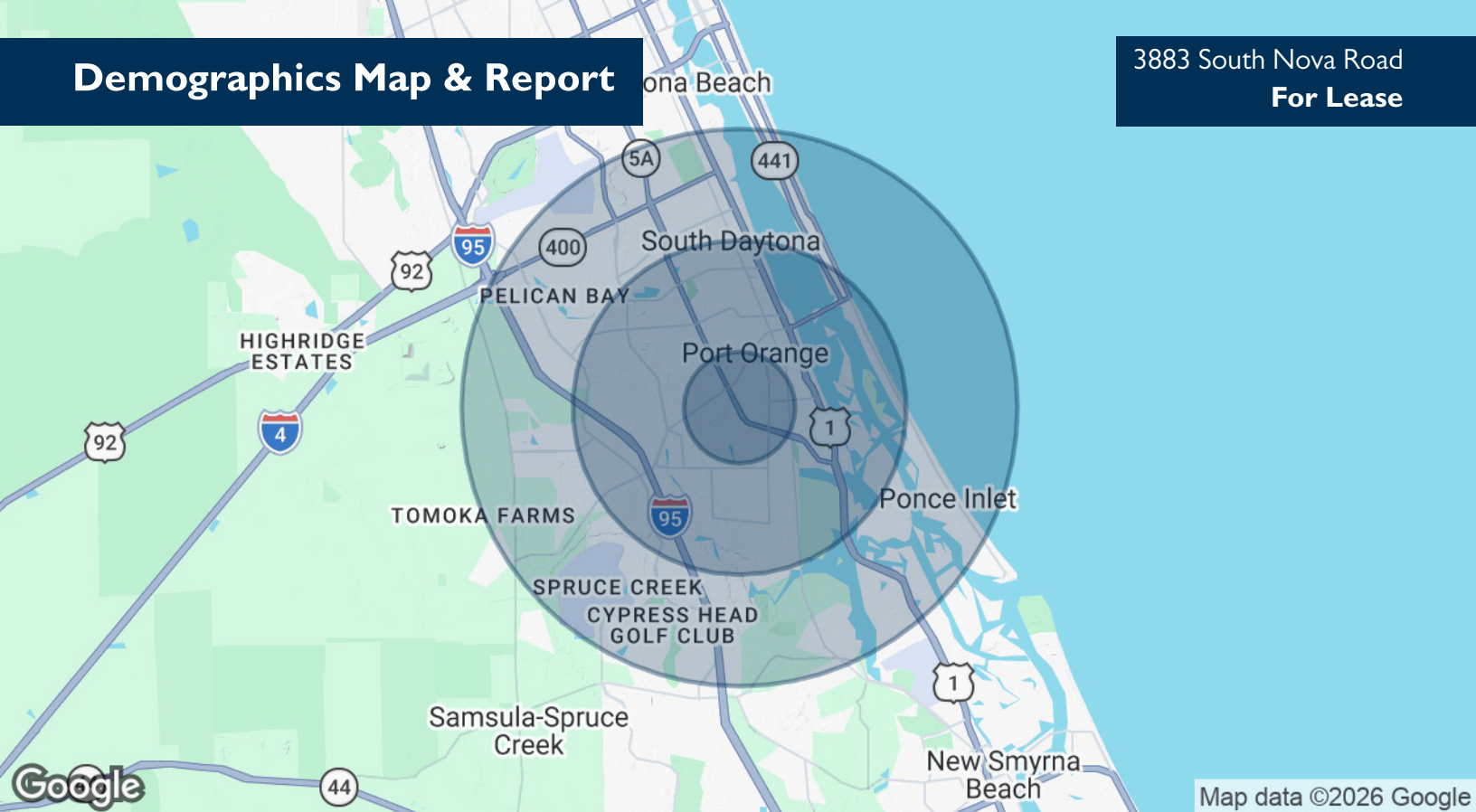
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Demographics Map & Report

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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

2020 American Community Survey (ACS)

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