

SHOPPES AT SOUTHWINDS

3751 S. Clyde Morris Boulevard
Port Orange, Florida 32129

Property Summary

Property:	Shoppes At Southwinds Retail Office Building		
Parcel No:	6306-01-00-0090		
Status:	For Sale		
Size:	13,758 SF Building - 3,247 SF Leased on 1.99+/- Acres 7,766 SF Contiguous Available PLUS 2,718 SF End Cap Total of 10,484 SF Vacant		
Price:	\$1,750,000		
Year Built:	2008		
Zoning:	PCD 'Planned Commercial Development'		
Population (est.):	<u>1 MILE</u> 8,710	<u>3 MILES</u> 55,444	<u>5 MILES</u> 113,444
Average HHI (est.):	<u>1 MILE</u> \$47,237	<u>3 MILES</u> \$48,082	<u>5 MILES</u> \$50,559
Traffic Count:	22,260 vehicles per day - Clyde Morris Boulevard		



- Property Highlights:
- New Upscale Retail Office Building in Port Orange on high traffic Clyde Morris Boulevard
 - Tremendous opportunity for potential office/retail use with income
 - Excellent Signage and Visibility
 - Two Tenants; Subway and TrustCo Bank
 - Approximate NNN Income \$103,835.76
 - Hard to duplicate opportunity in Port Orange



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