



# Prudential

## Commercial Real Estate FL

### FREESTANDING BUILDING ON 0.69+/- ACRES

2440 S. Nova Road  
South Daytona, Florida 32119

#### Property Summary

Property: 2440 S. Nova Road  
 Parcel No: 5344-16-00-1413  
 Status: For Sale  
 Size: 4,080 SF on 0.69+/- Acres  
 Price: **\$199,500**  
 Year Built: 1976



Zoning: BGC 'Business, General Commercial'

Population (est):	<u>1 MILE</u> 8,381	<u>3 MILES</u> 63,410	<u>5 MILES</u> 118,693
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Average HHI (est.):	<u>1 MILE</u> \$41,282	<u>3 MILES</u> \$46,222	<u>5 MILES</u> \$47,461
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Traffic Count: 26,500 vehicles per day - Nova Road

- Property Highlights:
- Great visibility and exposure on high traffic Nova Road
  - Two overhead doors
  - Interior has office and open storage area, bathroom with shower
  - Large fenced yard for parking several vehicles
  - Great for Wholesale & Retail, Offices, Gun Shop, Business Services, Auctions, Studio, Dance, Gym, Martial Arts, etc.
  - Approximately 1.8 miles to Beville Road, 2.3 miles to Dunlawton Avenue, and 4.8 miles to Interstate 95 and Interstate 4
  - Easy to show
  - Ready for immediate occupancy

Rock Solid in Commercial Real Estate

John W. Trost, PA, CCIM  
 (386) 253-8565 Ext.115  
 (386) 295-5723 Mobile  
 JTROST@CCIM.NET

[www.JohnTrost.com](http://www.JohnTrost.com)

Information contained herein is believed to be accurate, but not guaranteed and may change without notice.



# PICTURES

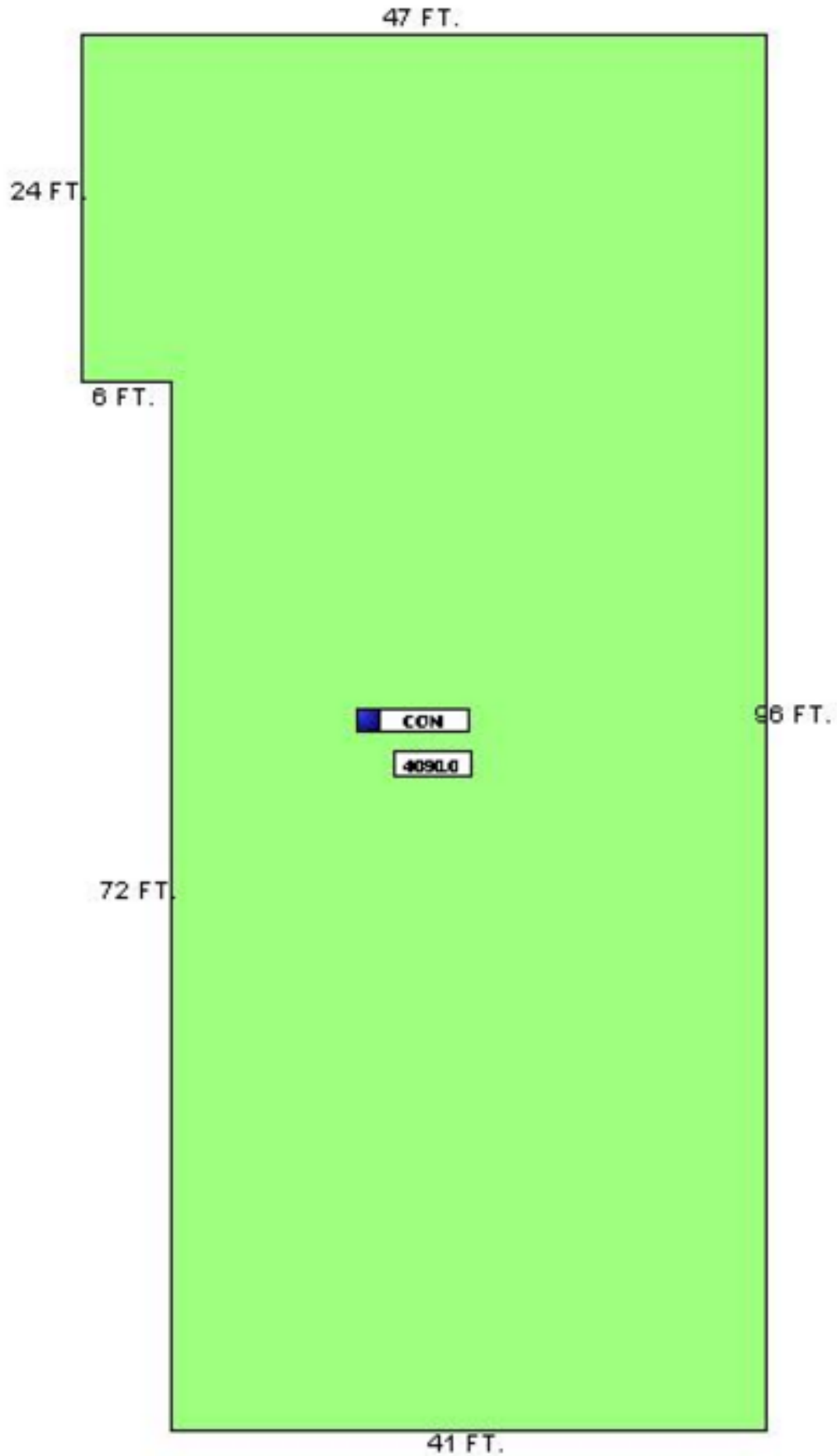


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# BUILDING SKETCH



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