



FOR SALE OR LEASE | OFFICE/RETAIL CONDOS

# REGAL CENTER - OFFICE / MEDICAL / RETAIL CONDOS

3780 S. Nova Road, Port Orange, FL 32129



## SALE OVERVIEW

**AVAILABLE SF:** 3,996 - 12,311 SF

**SALE PRICE:** \$132 - \$136 Per SF

**LEASE RATE:** \$12.50 - \$13.50 NNN

**YEAR BUILT:** 1985

**TRAFFIC COUNT:** 28,000 AADT

**ZONING:** CC 'Community Commercial'

## PROPERTY DESCRIPTION

3,996 SF - 12,311 SF available For Sale or For Lease.  
 Great Medical, Office or Retail location with covered walkways.  
 Building, Parking and Landscaping recently renovated.  
 Nova Road frontage and convenient to Dunlawton Avenue.  
 Rear access off of Eagle Lake Trail to Hospice and Halifax Health Medical Center Port Orange.  
 250+/- Parking Spaces.  
 Great Signage on Building and Freestanding Monument Sign.  
 Join Royal Nail Spa, The Half Wall, Bully Me Now MMA, and Passion Chiropractic and Wellness Center.  
 Delivered in 'SHELL' condition.  
 Estimated CAM, Real Estate Taxes, and Insurance \$5.25 per SF.

### AVAILABLE SPACE:

Unit 3: 4,317 SF - For Sale \$569,844 or Lease \$12.50 NNN  
 Unit 4: 3,998 SF - For Sale \$527,736 or Lease \$12.50 NNN  
 Unit 5: 3,996 SF - For Sale \$543,456 or Lease \$13.50 NNN  
 Seller financing available.



**JOHN W. TROST, CCIM**  
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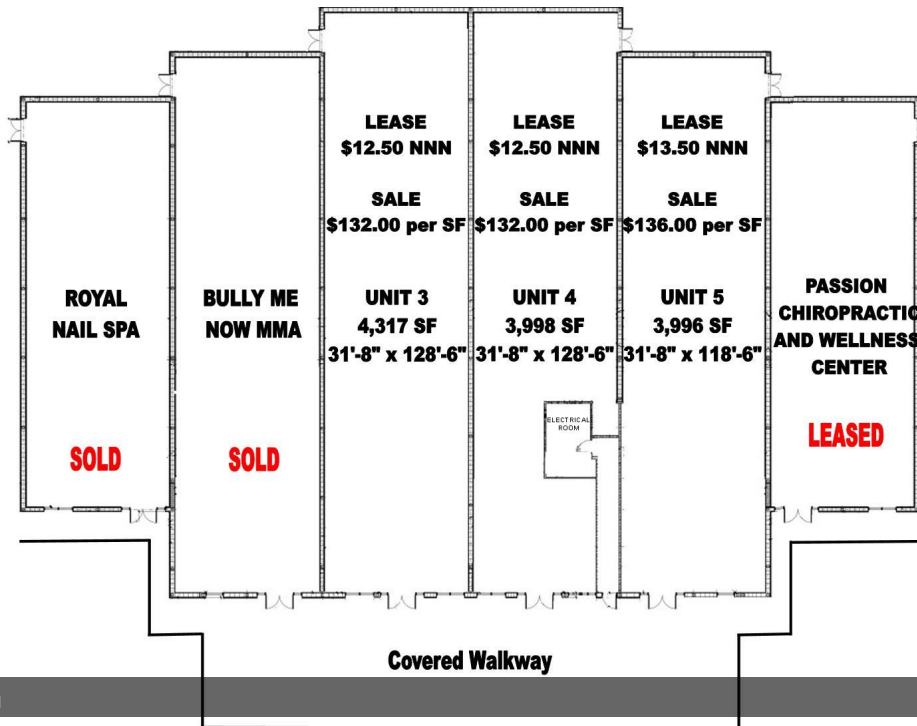
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Site Plan



Proposed Floor Plan



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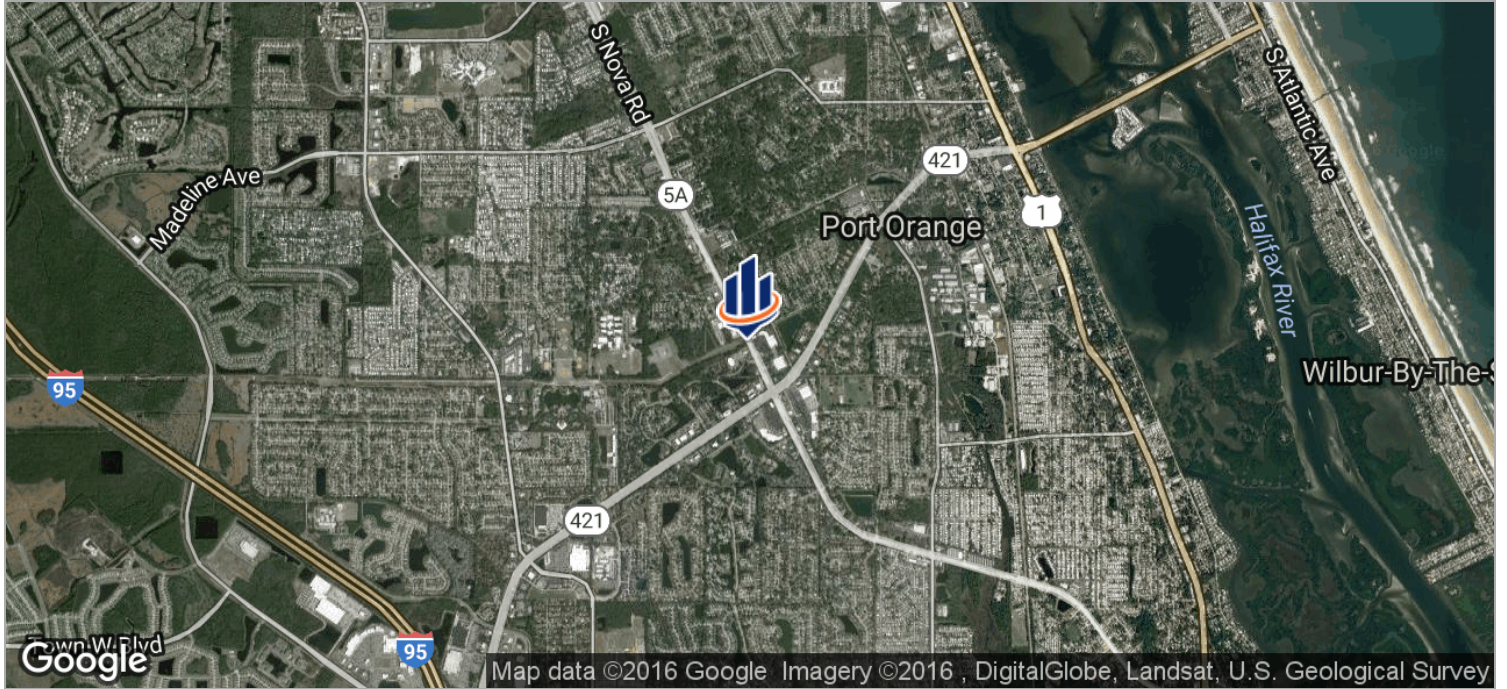




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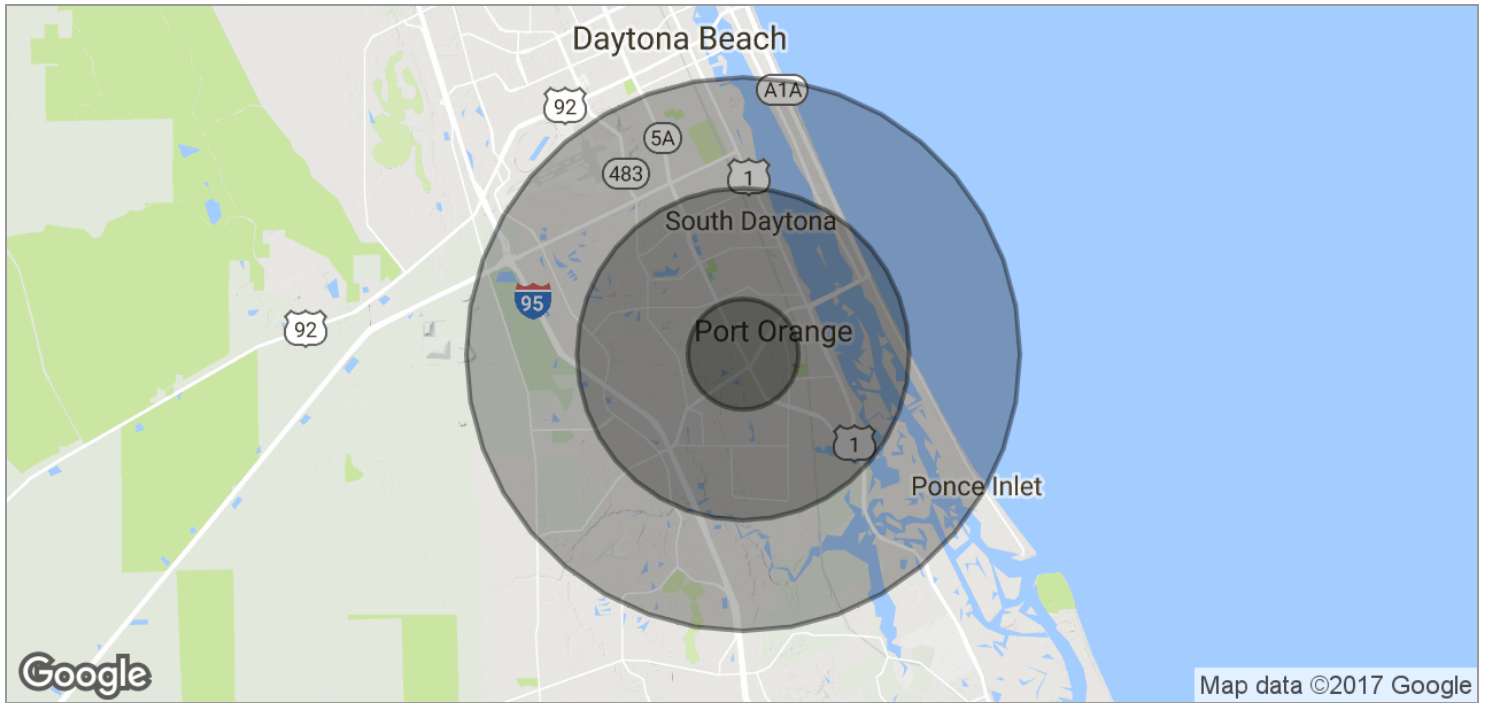




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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,136	63,319	105,329
MEDIAN AGE	47.0	47.6	46.4
MEDIAN AGE (MALE)	41.3	44.4	44.1
MEDIAN AGE (FEMALE)	50.0	49.6	48.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,647	27,111	47,048
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$55,808	\$57,322	\$60,739
AVERAGE HOUSE VALUE	\$171,086	\$232,352	\$249,117



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