

Regal Center Office Condo For Sale

3780 S. Nova Road, Unit 6

Port Orange, FL 32129



OFFERING SUMMARY

SALE PRICE:	Unit 6 - \$599,000
CONDO FEES:	\$2,013.99/Quarter [\$2.32 per SF]
AVAILABLE SF:	3,467 SF
YEAR BUILT:	1985
PARCEL NO:	6309-44-00-0060
TRAFFIC COUNT:	27,500 AADT
ZONING:	CC 'Community Commercial'

PROPERTY OVERVIEW

3,467 SF End Cap Office Condo For Sale in Regal Center.
9 exam rooms, 2 admin offices, reception area, 2 ADA bathrooms, washer/dryer hookups, breakroom, workout room approximately 20x31 with separate entrance, and 12 foot second floor mezzanine the width of the unit.
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, and Bully Me Now MMA.

LOCATION OVERVIEW

Located one block north of the Dunlawton Avenue/Nova Road intersection on the west side of Nova Road.
Approximately 2.3 miles to Interstate 95, 6.3 miles to Interstate 4, 5.5 miles to International Speedway Boulevard, and 3.1 miles to Beaches.

John W. Trost, CCIM
Principal | Senior Advisor
386.301.4581
john.trost@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos



John W. Trost, CCIM
Principal | Senior Advisor
386.301.4581
john.trost@svn.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.



Additional Photos



John W. Trost, CCIM
Principal | Senior Advisor
386.301.4581
john.trost@svn.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.



Additional Photos

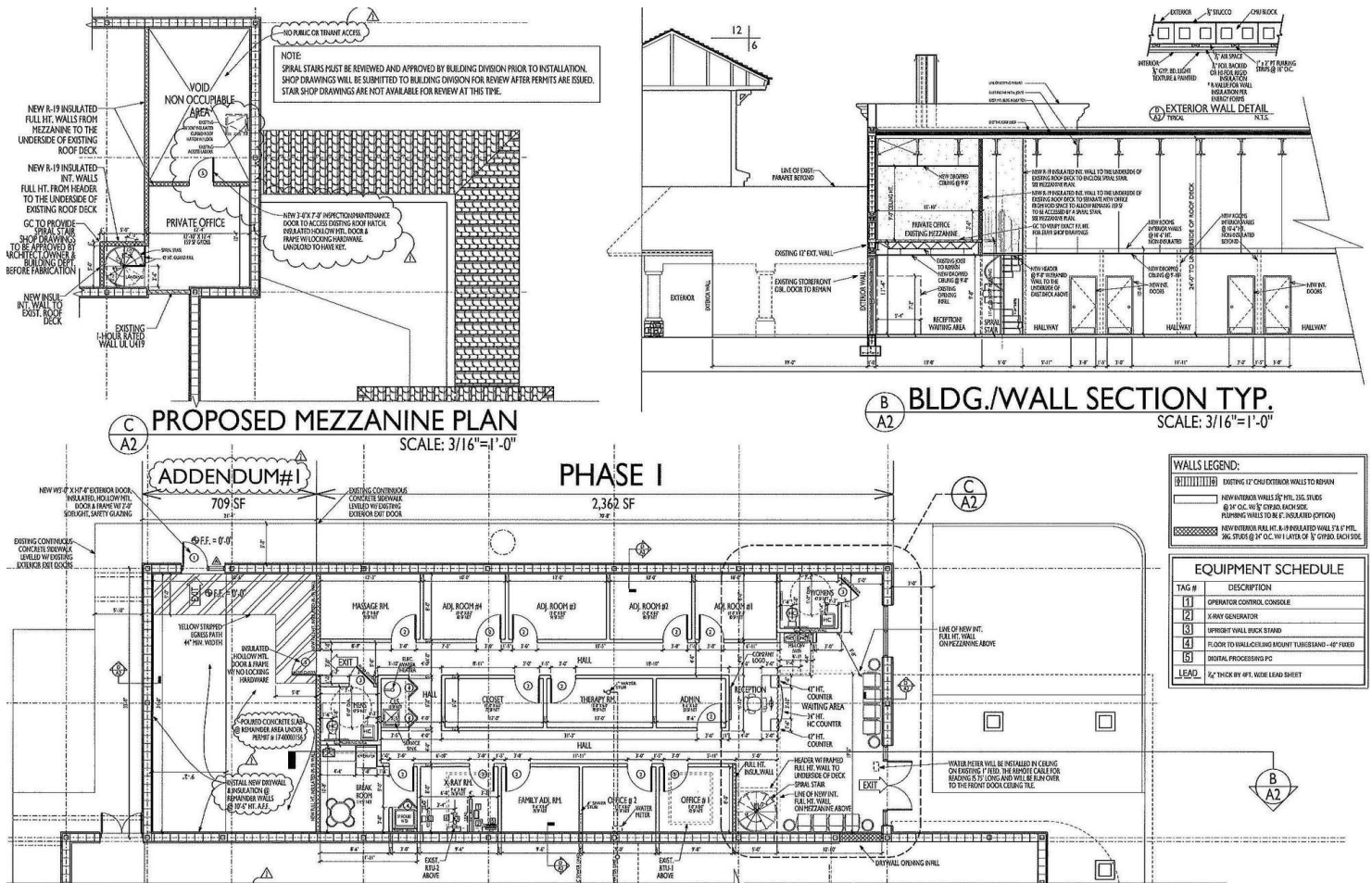


John W. Trost, CCIM
Principal | Senior Advisor
386.301.4581
john.trost@svn.com

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.



Floor Plan

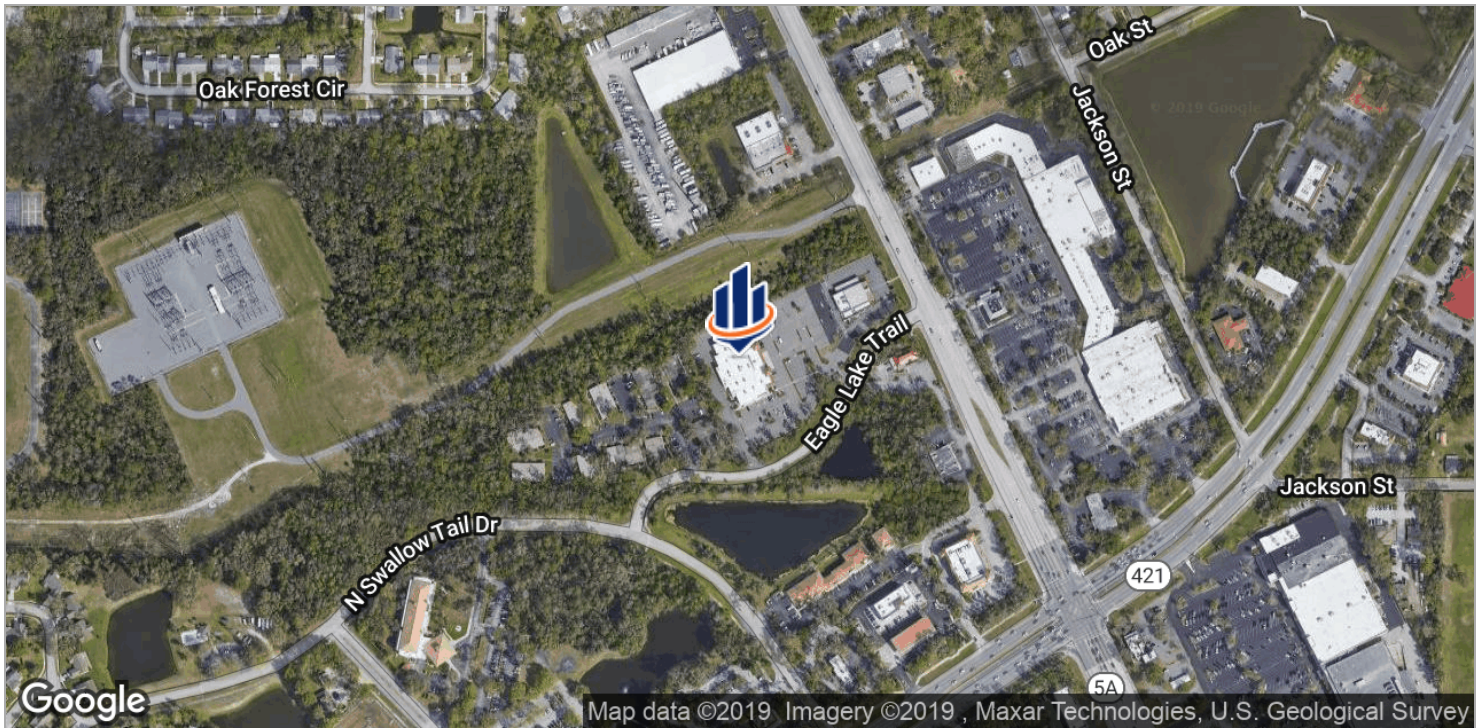


John W. Trost, CCIM
Principal | Senior Advisor
386.301.4581
john.trost@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Maps

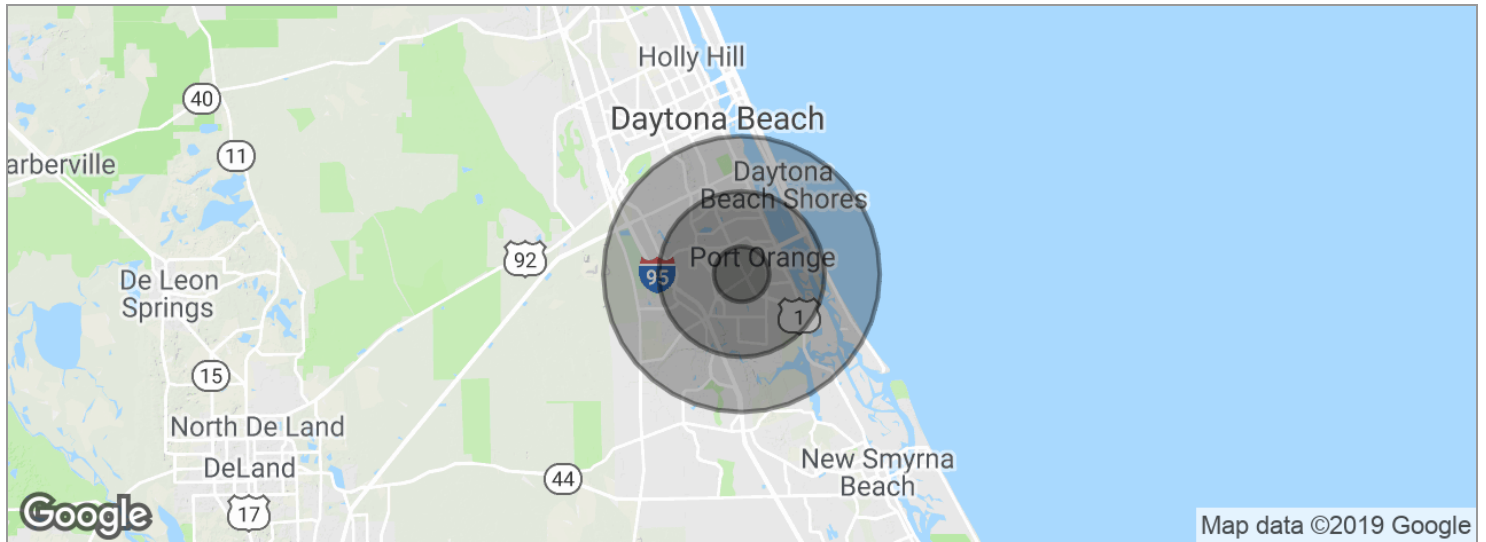


John W. Trost, CCIM
Principal | Senior Advisor
386.301.4581
john.trost@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,517	60,885	108,817
Median age	46.9	47.5	46.3
Median age [Male]	41.3	44.2	44.1
Median age [Female]	49.8	49.6	48.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,665	26,866	47,014
# of persons per HH	2.3	2.3	2.3
Average HH income	\$49,289	\$52,138	\$55,769
Average house value	\$171,142	\$231,493	\$250,095

* Demographic data derived from 2010 US Census

John W. Trost, CCIM
Principal | Senior Advisor
386.301.4581
john.trost@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.