Freestanding Office Building For Sale

3928 S. Nova Road
Port Orange, FL 32127

OFFERING SUMMARY

SALE PRICE: $639,000

BUILDING SIZE: 4,833 SF

LOT SIZE: 1.44+/- Acres

YEAR BUILT: 2000

PARCEL NO: 6316-00-00-0038

TRAFFIC COUNT: 28,000 AADT

ZONNG: PO, Professional Office

PROPERTY OVERVIEW

4,833 SF Freestanding Office Building For Sale.
Well built and maintained.
Low-E tinted glass, metal roof with 30+/- years left on material warranty, double sheet rock ceilings above the acoustical tile ceilings, CAT 6 throughout, 2 zoned HVAC systems, security system, interior and exterior security monitored, low maintenance concrete parking with LED lights, and much more!
New flooring throughout and great natural light in most offices.
Parking ratio 9 per 1,000 SF.

LOCATION OVERVIEW

Located on busy Nova Road with over 400 FF.
Approximately 1.1 miles south of Dunlawton Avenue, 3 miles to Interstate 95, 8.8 miles to Daytona International Airport, and 1.2 miles to Halifax Health Medical Center of Port Orange.
Nearby restaurants include: Coastal Grill & Raw Bar, Peach Valley Cafe, Chili's Grill & Bar, Houligan's, Dunkin' Donuts, La Fiesta Mexican Cocina, Salsas Mexican Restaurant, Jersey Mike's Subs, and others.

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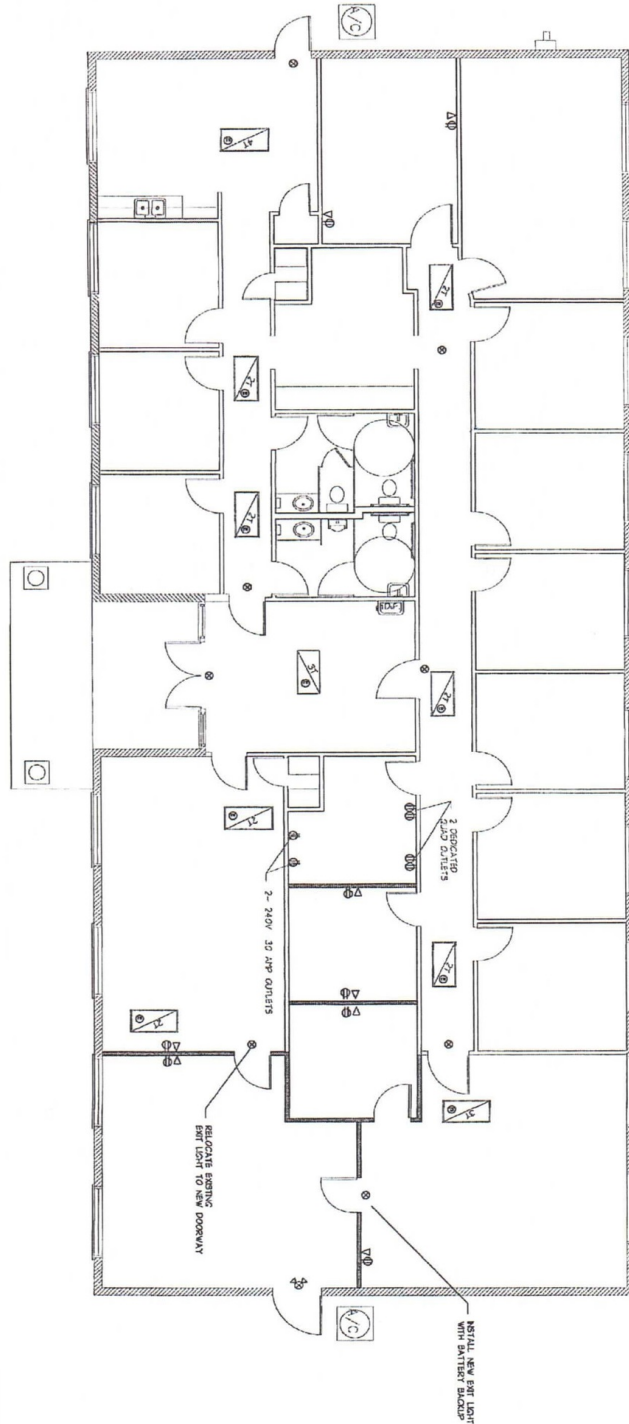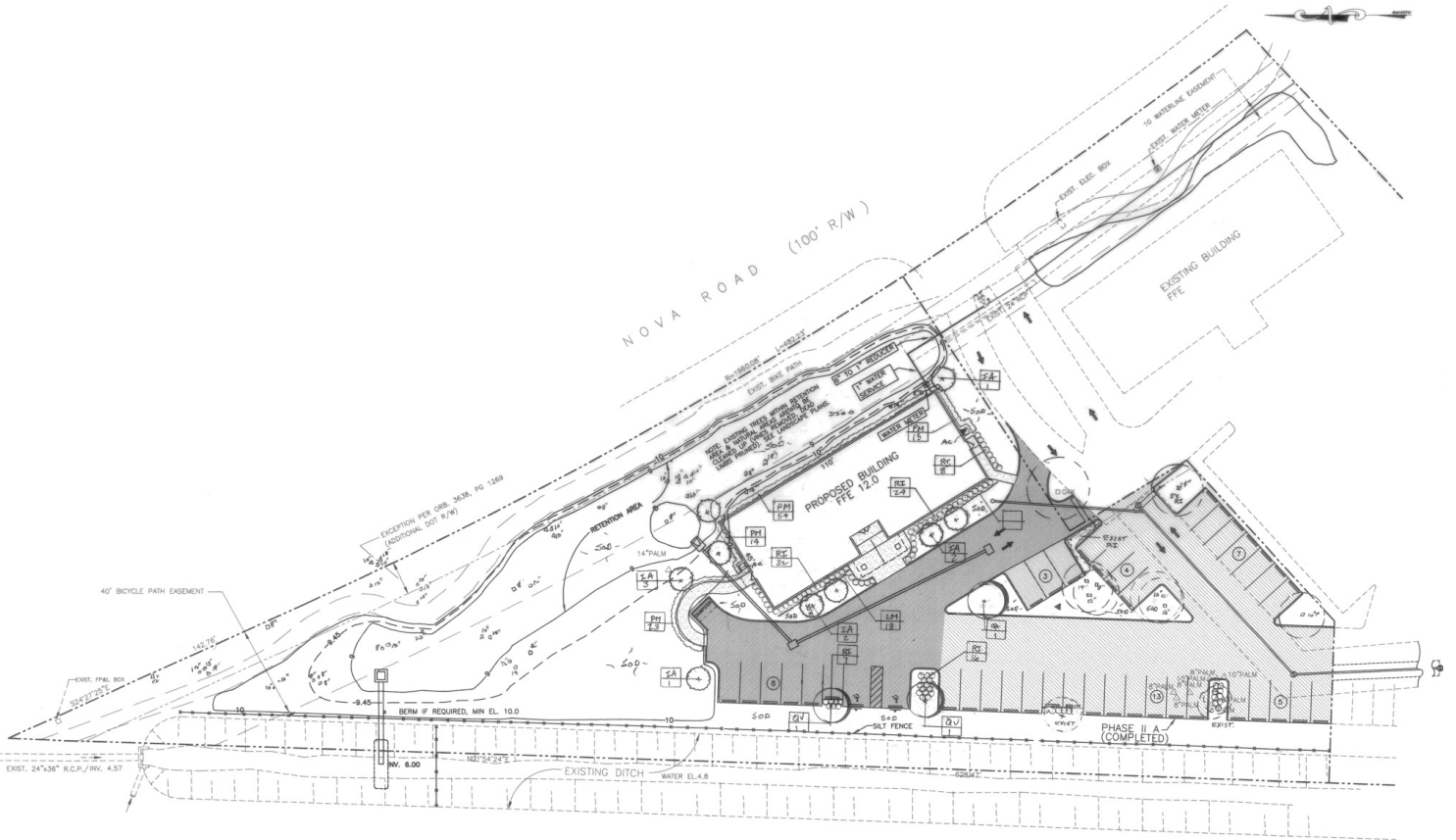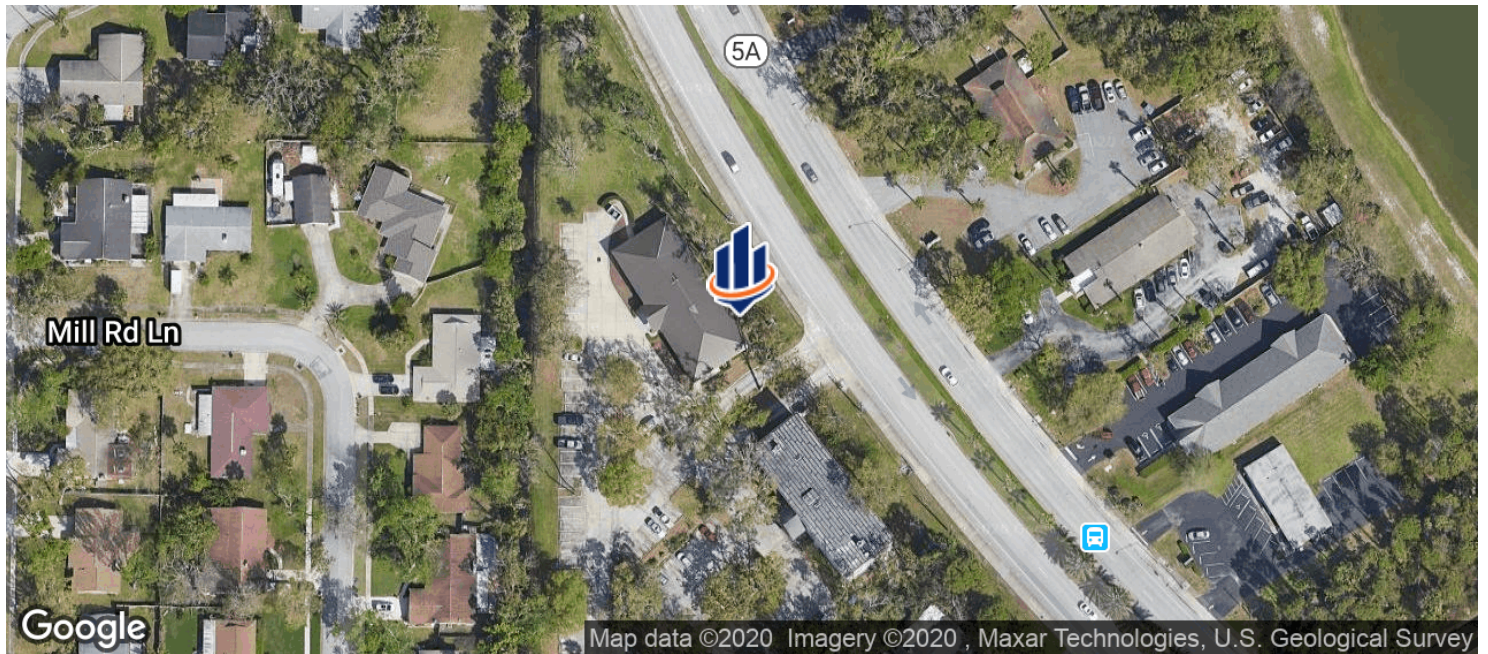COMMERCIAL REAL ESTATE ADVISORS

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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.
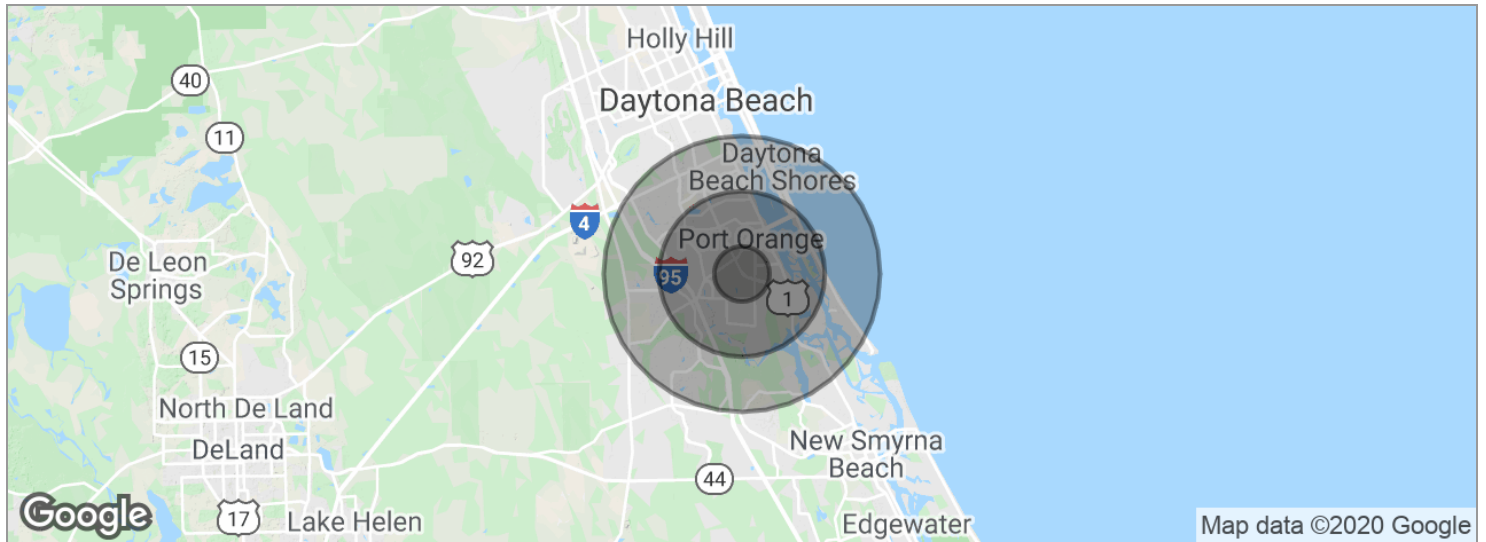
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Site Plan

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Location Maps

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Demographics Map

POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,167	53,665	102,660
Median age	45.3	47.8	48.0
Median age (Male)	40.3	44.9	45.8
Median age (Female)	48.1	49.8	49.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,822	23,465	45,223
# of persons per HH	2.4	2.3	2.3
Average HH income	$50,295	$54,736	$57,975
Average house value	$194,631	$240,401	$254,032

* Demographic data derived from 2010 US Census

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