

## 2.07+/- ACRE DEVELOPMENT SITE



### PROPERTY DESCRIPTION

2.07+/- Acre Site located on busy Nova Road.  
535+/- FF on Nova Road.  
Development site just a couple blocks South of Dunlawton Avenue.  
Great for medical office/clinics, business services, financial services, offices, veterinary clinic, etc.  
Nearby retail includes: Publix, CVS, Suntrust, Wells Fargo, Coastal Grill & Raw Bar, Peach Valley Cafe, Chili's Grill & Bar, Houligan's, Dunkin' Donuts, La Fiesta, Salsas, Jersey Mike's Subs, and others.

### LOCATION DESCRIPTION

Located at the northeast corner of Nova Road and Sleepy Hollow Drive.  
Approximately 0.5 miles south of Dunlawton Avenue, 2.6 miles to Interstate 95, and 1.3 miles to Halifax Health Medical Center of Port Orange.

### LOCATION ADDRESS

3885-3887 S. Nova Road  
Port Orange, FL 32127

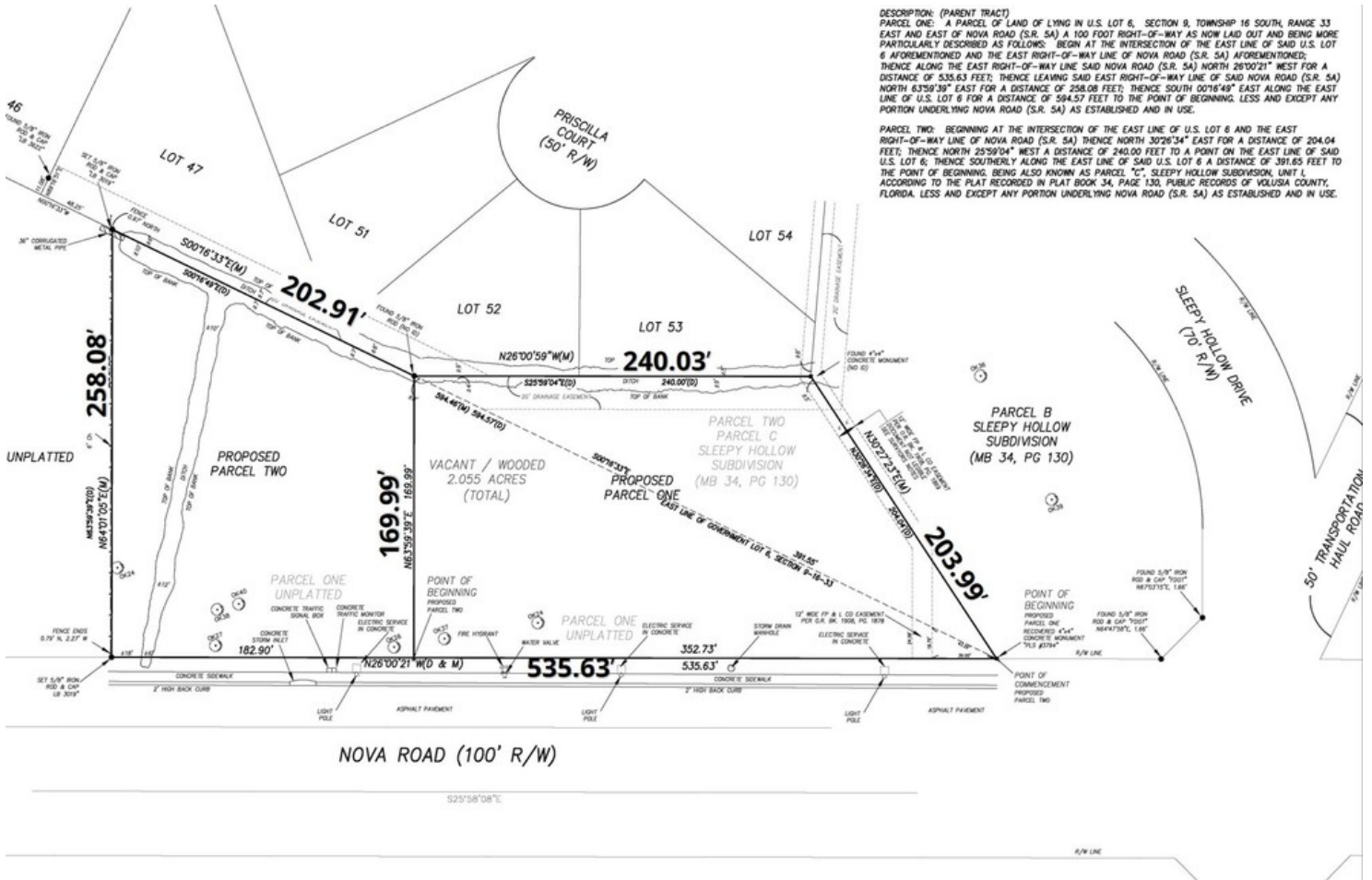
**JOHN W. TROST, CCIM**  
Principal | Senior Advisor  
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FL #BK-0160420

### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$499,000
<b>LOT SIZE:</b>	2.07+/- Acres
<b>PARCEL NO:</b>	6309-00-06-0023 6309-04-01-0003
<b>TRAFFIC COUNT:</b>	28,000 AADT
<b>ZONING:</b>	PO, Professional Office

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,845	27,579	50,648
<b>TOTAL POPULATION</b>	10,234	60,344	109,187
<b>AVERAGE HH INCOME</b>	\$57,133	\$67,686	\$72,137



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LOCATION MAP



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