



Prudential

Commercial Real Estate FL

REGAL CENTER

3780 S. Nova Road
Port Orange, Florida 32129

Property Summary

Property: 3780 S. Nova Road

Parcel No: 6309-10-00-0030

Status: For Sale or For Lease

Size: 3,071 SF - 19,378 SF

Price: **For Sale \$132.00 - \$136.00 per SF**
For Lease \$12.50 - \$13.50 NNN
Delivered in 'SHELL' condition
Estimated CAM \$1.95 per SF
Estimated Real Estate Taxes \$1.75 per SF

Zoning: CC 'Community Commercial'

Year Built: 1985

Population (est.):	<u>1 MILE</u> 6,993	<u>3 MILES</u> 61,695	<u>5 MILES</u> 102,824
Average HHI (est.):	<u>1 MILE</u> \$48,051	<u>3 MILES</u> \$52,342	<u>5 MILES</u> \$55,857

Traffic Count: 27,000 vehicles per day - Nova Road



- Property Highlights:
- Building, Parking and Landscaping recently renovated
 - Great Medical, Office or Retail location with Covered Walkways
 - 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 without Outparcel
 - Great Signage on Building and Freestanding Monument Sign
 - Royal Nail Spa **NOW OPEN!**
 - Peach Valley Café and The Half Wall **COMING SOON!**

Rock Solid in Commercial Real Estate

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

INTERIOR IMPROVEMENTS

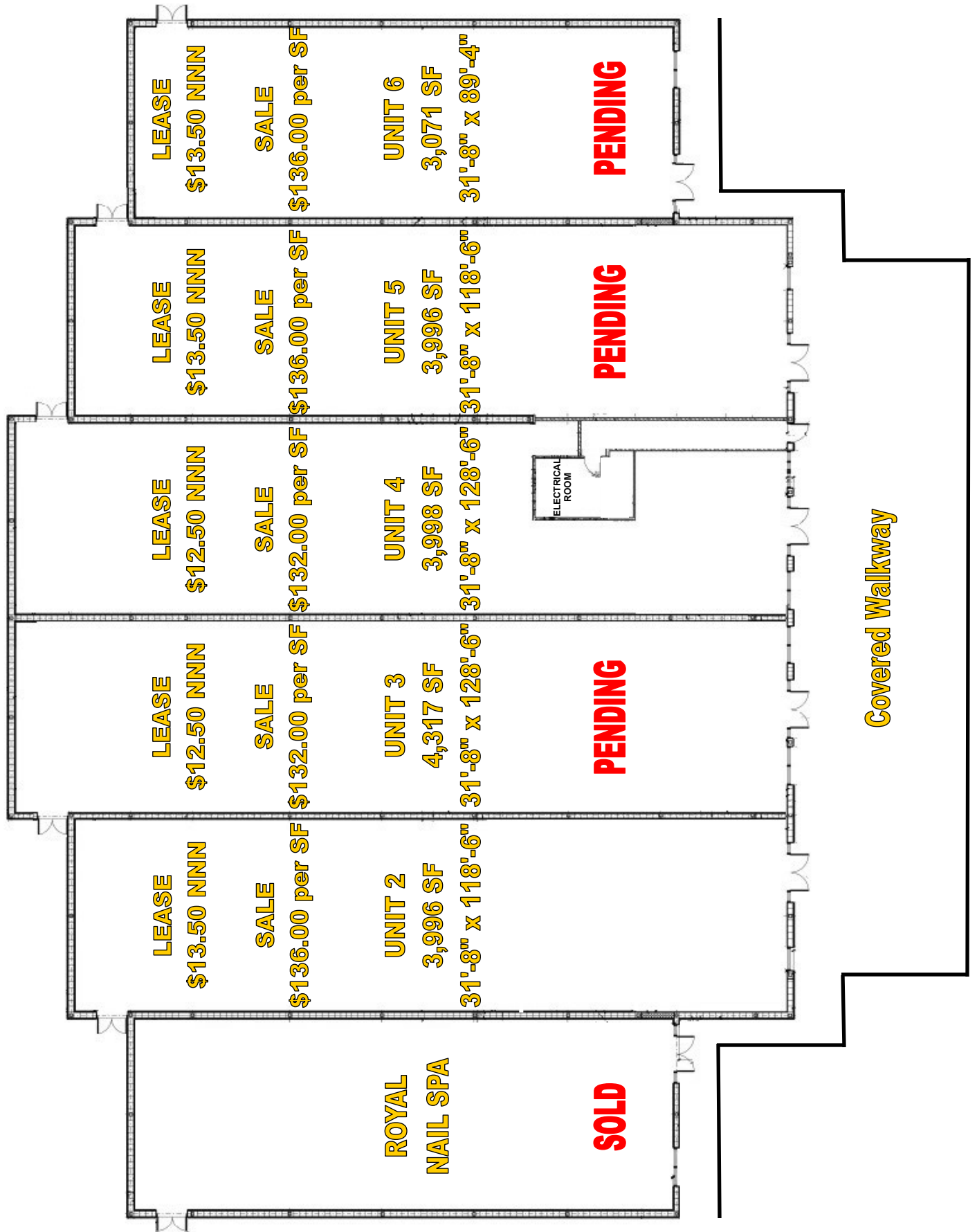
REGAL CENTER STANDARD SHELL SPECIFICATIONS

Landlord/Seller shall provide the following shell improvements and credits to the interior of each unit:

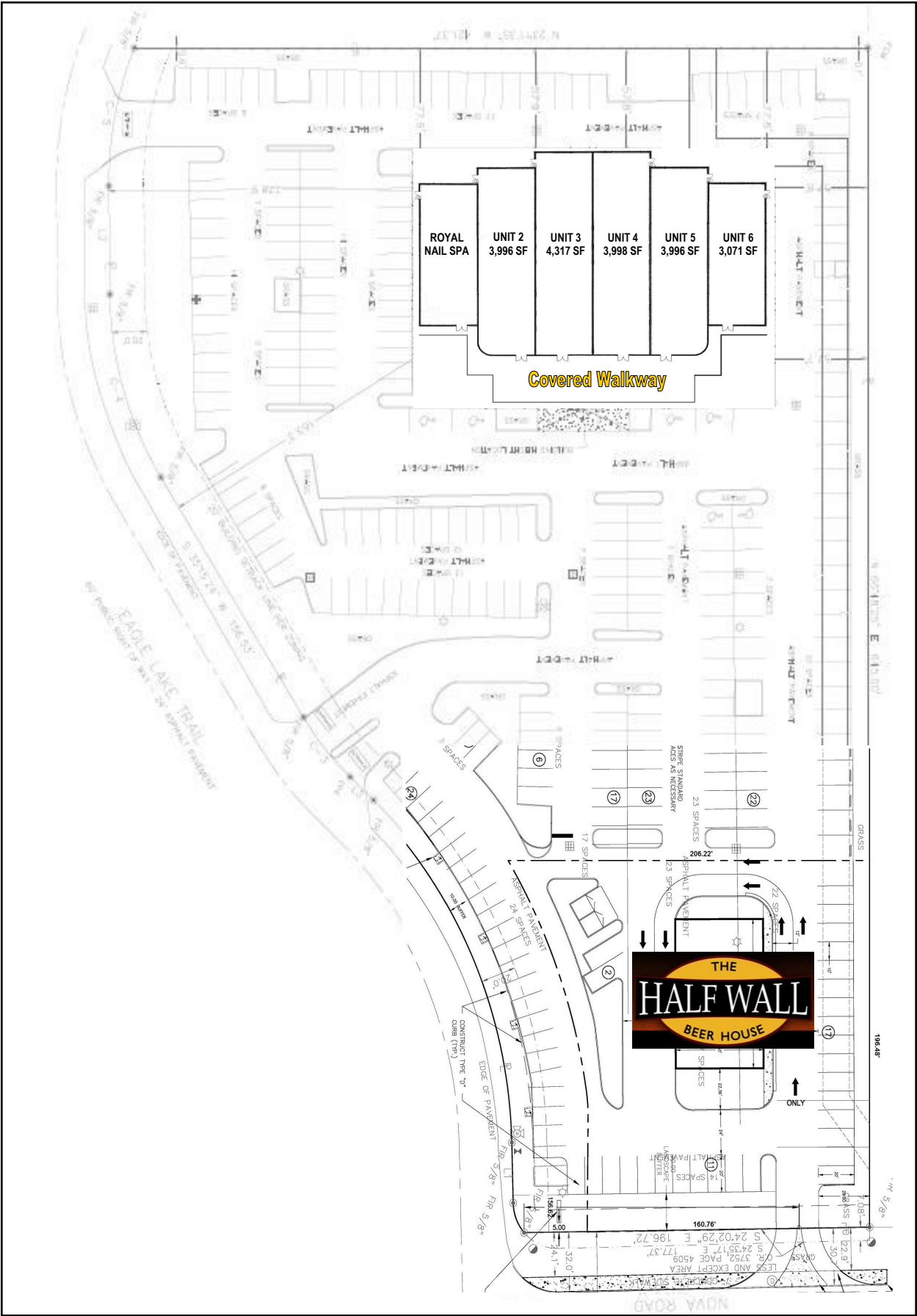
- Provide one (1) hour fire wall to demise the premises. Fire wall shall include tape only. (Only for newly constructed wall; block wall shall remain as is). All finish and paint shall be provided by Tenant/Buyer.
- Provide separate electrical 200 AMP (units 1 and 6) main service with meter and disconnect. Include conduit to interior of premises. (Units 2, 3, 4 and 5 shall have a 300 AMP main service). Feeder wire and panel box by Tenant/Buyer.
- Provide a plumbing credit of \$10,000.
- Provide leveling of existing theatre floor fill grade to 4" from adjacent finished floor.
- Provide a concrete floor credit of \$5,000.
- Provide one tenant panel on the Pylon sign. Location at Landlord/Seller's discretion.
- Provide backing for Tenant/Buyers building signage. Location at discretion of Landlord. Tenant/Buyer shall be responsible for electrical conduit and connection. All signs subject to Landlord's approval.
- Provide a City Transportation Impact Fee credit of \$4,172 per unit.
- Provide 19 DFU sewer and 19 DFU water credits for Tenant/Buyer Build-Out (to the extent Tenant/Buyer does not use all credits, Landlord/Seller shall retain all unused credits).
- Tenant/Buyer shall be responsible for installation of Landlord/Sellers provided water sub meter.

All other Tenant/Buyer improvements including all plans, permits, furniture, fixtures, equipment, wiring, and any other improvements necessary to complete Tenant/Buyer's build out shall be the responsibility of the Tenant/Buyer.

PROPOSED FLOOR PLAN



SITE PLAN



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