



For Lease

Former Restaurant For Lease in Publix-Anchored Center

3813 S. Nova Road, Unit 102, Port Orange, FL 32127



OFFERING SUMMARY

LEASE RATE:	\$22.00 NNN
AVAILABLE SF:	Unit 102: 5,000 SF
YEAR BUILT:	1979
TRAFFIC COUNT:	33,000 AADT 31,500 AADT
ZONING:	CC, Community Commercial

PROPERTY DESCRIPTION

FORMER RESTAURANT SPACE AVAILABLE FOR LEASE - PORT ORANGE, FL.
5,000 SF former Peach Valley restaurant space available in a high-traffic, Publix-anchored retail center. The space includes a hood system, a walk-in cooler/freezer, and two freestanding signs for strong visibility. Situated adjacent to a 54,000 SF Publix and 53,000+/- SF of retail shops, with co-tenants including Bealls Outlet, Harbor Freight Tools, Habitat for Humanity ReStore, Pet Supermarket, GNC, Burger King, and more! Estimated CAM, Real Estate Taxes, and Insurance \$4.00 per SF.

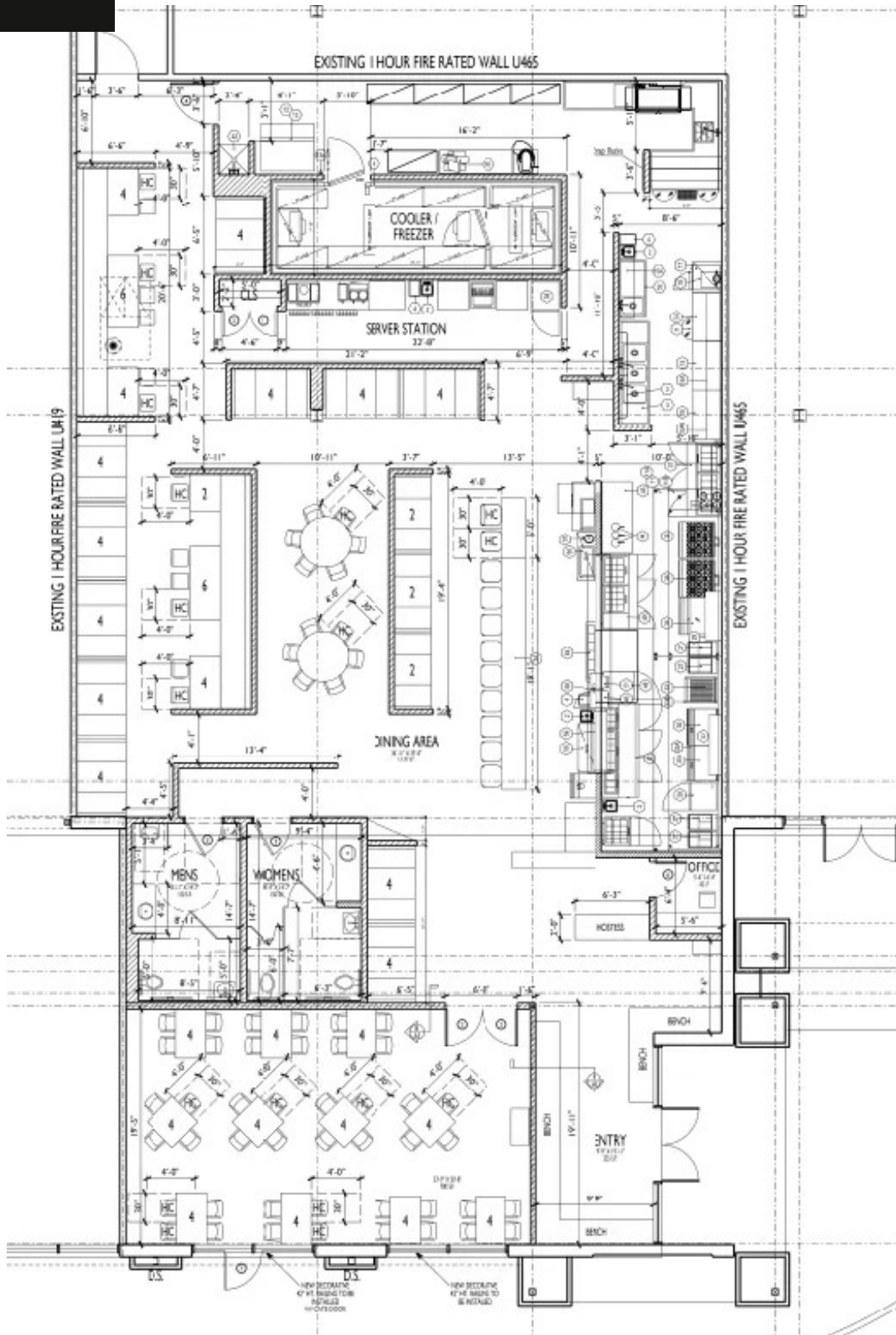
LOCATION DESCRIPTION

Located on the southeast corner of Nova Road and Dunlawton Avenue.
High Traffic Dunlawton Avenue & Nova Road Intersection. Approximately 2 miles to Interstate 95 and less than 3 miles to Beaches.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,641	28,455	51,870
TOTAL POPULATION	7,862	62,362	112,558
AVERAGE HH INCOME	\$72,637	\$79,287	\$80,720

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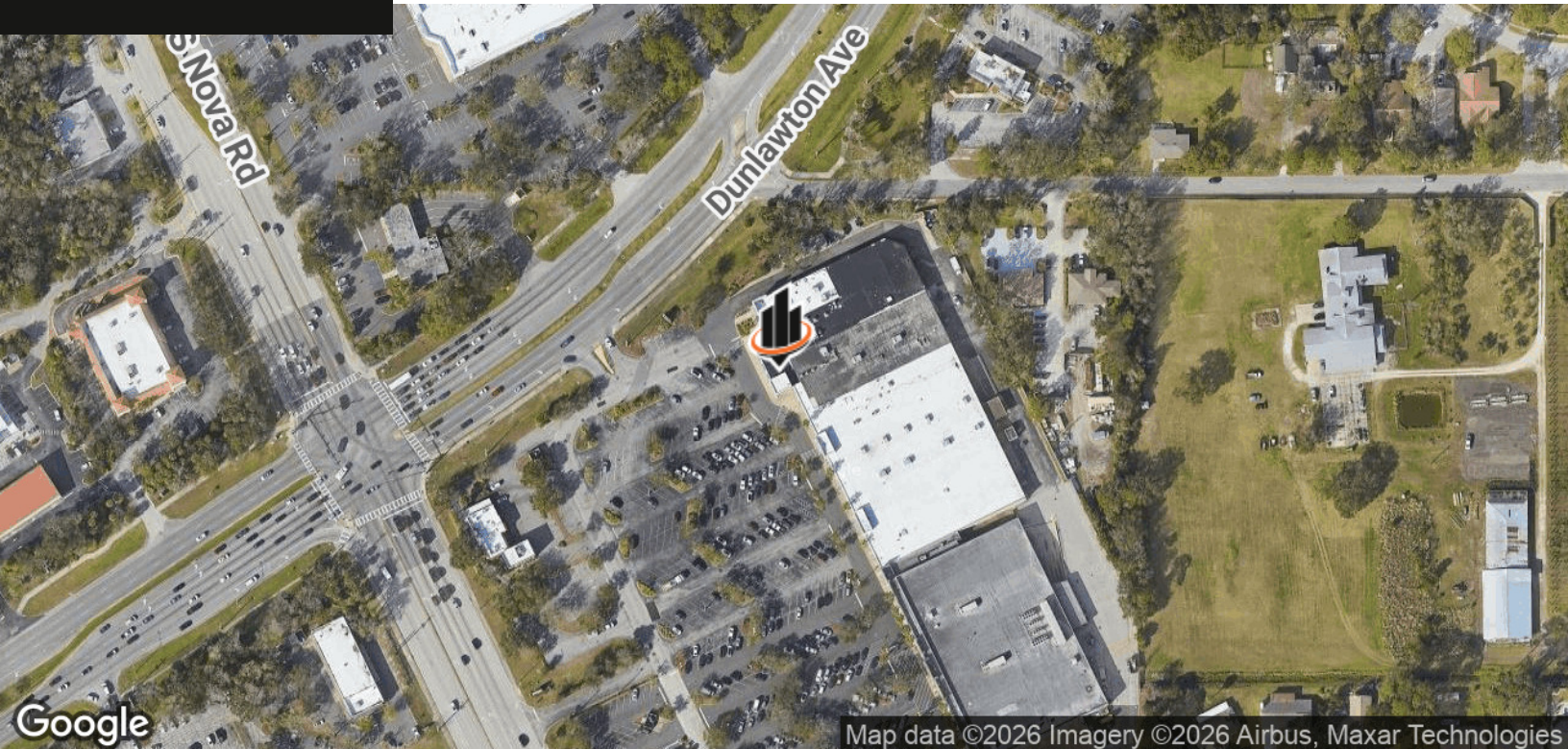
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