CREA
COMMERCIAL REAL ESTATE
ADVISORS

3875 S Nova Rd

PORT ORANGE, FL 32127

MEDICAL OFFICE FOR LEASE



PROPERTY DESCRIPTION

Now available for lease – a beautifully built-out 2,250 +/- SF medical office in a prime Port Orange location. This modern medical space offers a functional and efficient layout ideal for a variety of healthcare specialties. Co-tenant is Annexus Dermatology & Aesthetics.

PROPERTY HIGHLIGHTS

- 1/2 Mile from Halifax Health ER
- Move-In Ready
- Brand new interior
- Plumbing in all 4 exam rooms

OFFERING SUMMARY

Lease Rate:	$20 SF/yr (NNN)
Number of Units:	1
Available SF:	2,500 SF
Lot Size:	68,934 SF
Building Size:	6,831 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,811	27,148	51,695
Total Population	8,128	59,855	112,096
Average HH Income	$71,153	$80,225	$81,942

Ashley Walker
Founder & President
407.430.3462
ashley@creaflorida.com

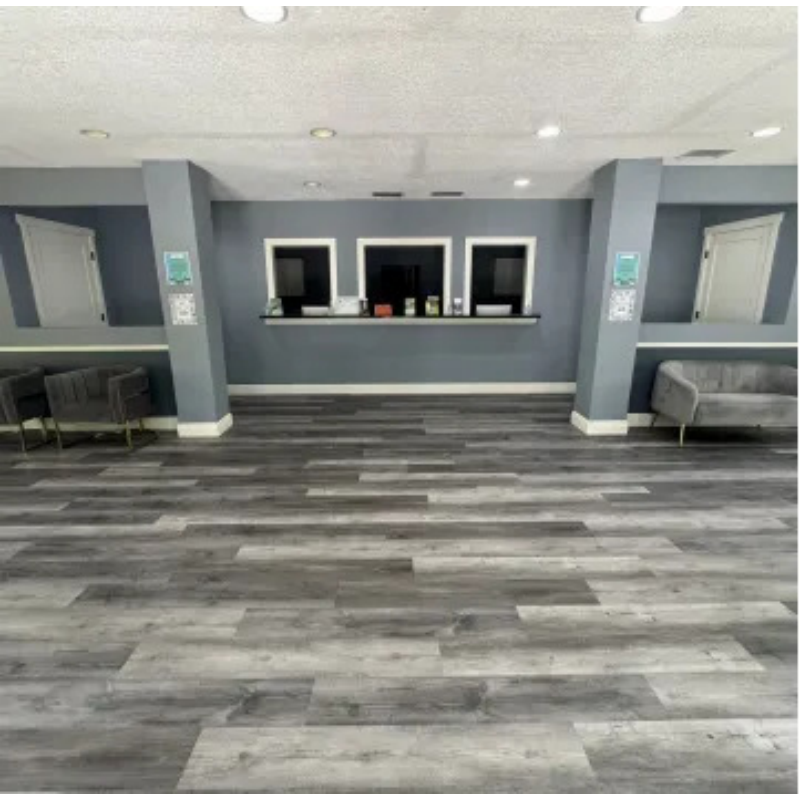
CREA
360 West Plant Street
Winter Garden, FL 34787
creaflorida.com

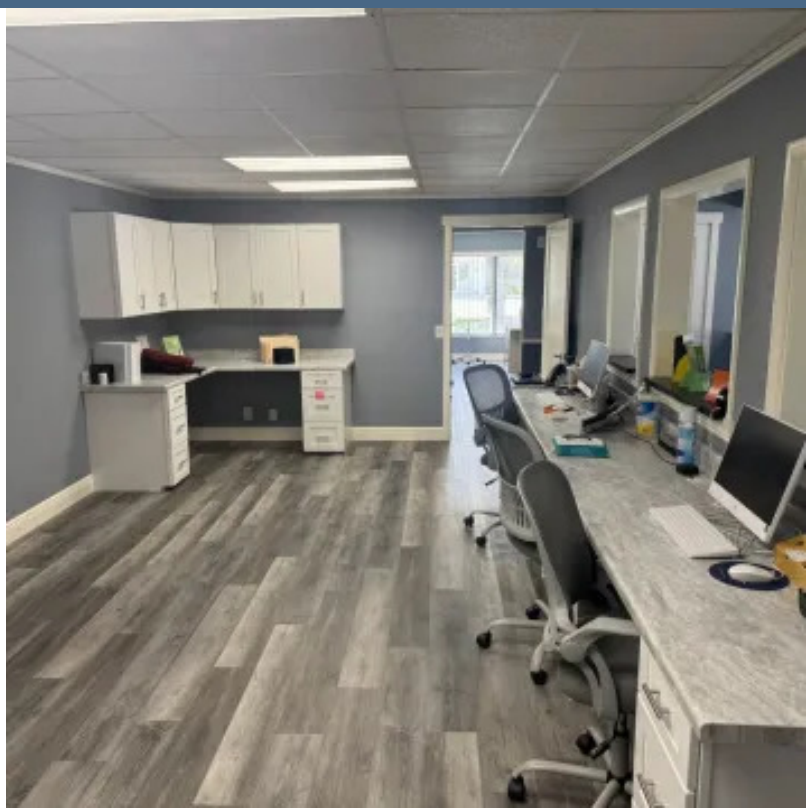
CREA
COMMERCIAL REAL ESTATE
ADVISORS

3875 S Nova Rd

PORT ORANGE, FL 32127

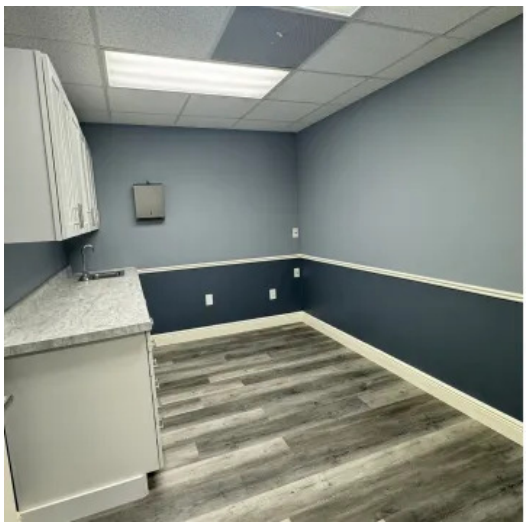
MEDICAL OFFICE FOR LEASE











Ashley Walker
Founder & President
407.430.3462
ashley@creaflorida.com

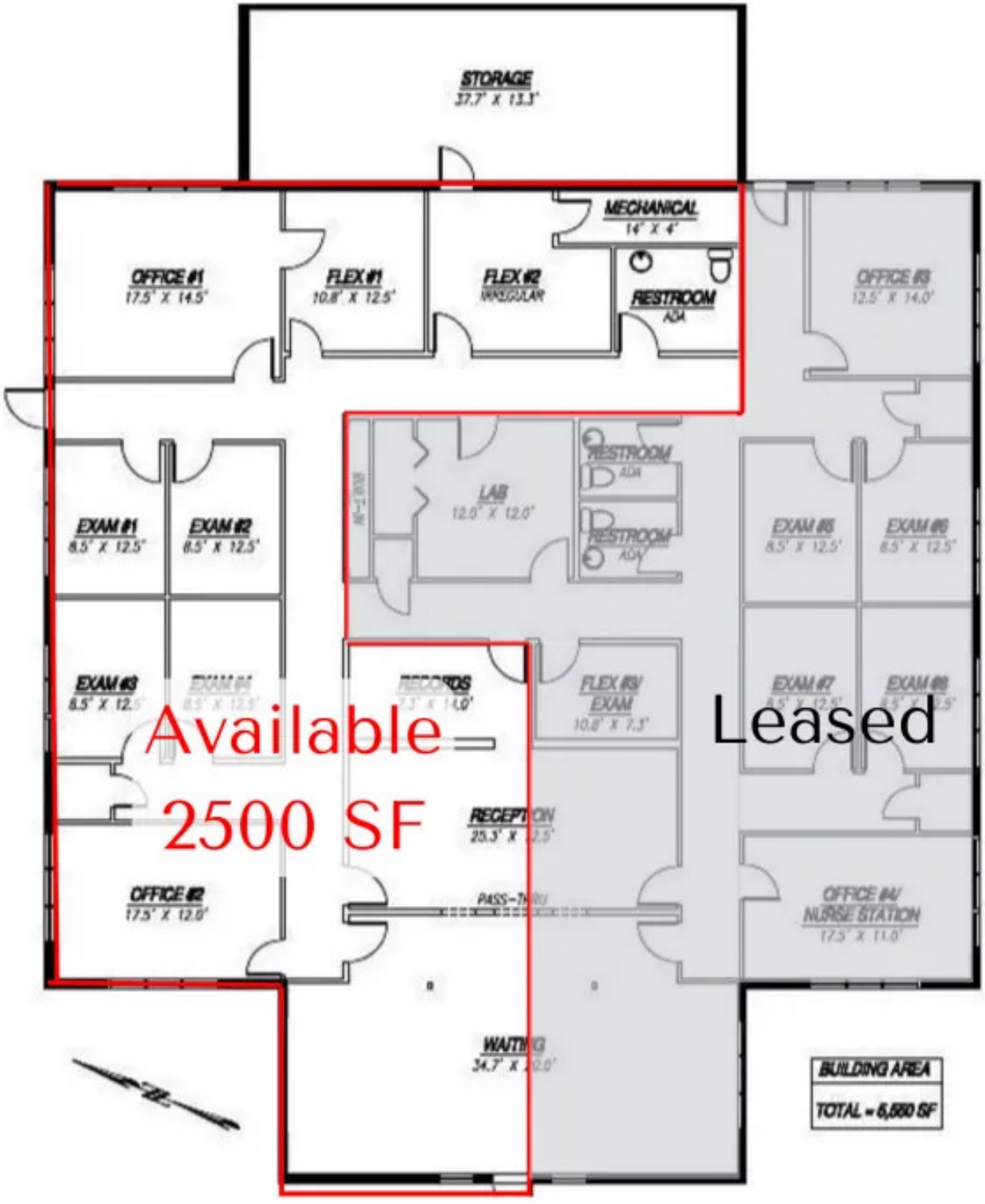
CREA
360 West Plant Street
Winter Garden, FL 34787
creaflorida.com

CREA
COMMERCIAL REAL ESTATE
ADVISORS

3875 S Nova Rd

PORT ORANGE, FL 32127

MEDICAL OFFICE FOR LEASE



Ashley Walker
Founder & President
407.430.3462
ashley@creaflorida.com

CREA
360 West Plant Street
Winter Garden, FL 34787
creaflorida.com

CREA
COMMERCIAL REAL ESTATE
ADVISORS

3875 S Nova Rd

PORT ORANGE, FL 32127

MEDICAL OFFICE FOR LEASE



Ashley Walker
Founder & President
407.430.3462
ashley@creaflorida.com

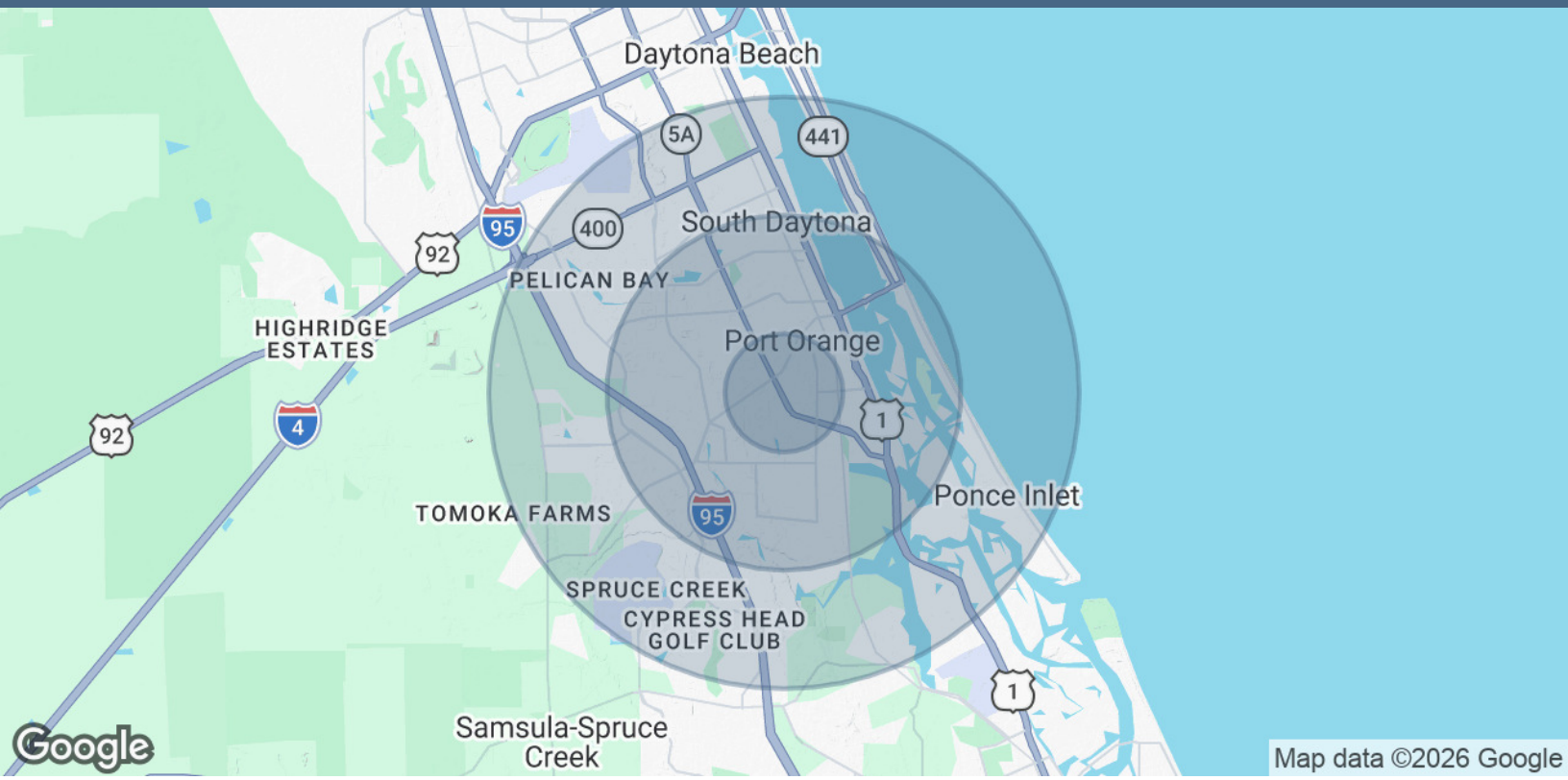
CREA
360 West Plant Street
Winter Garden, FL 34787
creaflorida.com

CREA
COMMERCIAL REAL ESTATE
ADVISORS

3875 S Nova Rd

PORT ORANGE, FL 32127

MEDICAL OFFICE FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,128	59,855	112,096
Average Age	48.4	47.4	48.1
Average Age (Male)	46.5	46.1	46.8
Average Age (Female)	51.8	48.5	49.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,811	27,148	51,695
# of Persons per HH	2.1	2.2	2.2
Average HH Income	$71,153	$80,225	$81,942
Average House Value	$252,335	$270,258	$306,989

2023 American Community Survey (ACS)

Ashley Walker
Founder & President
407.430.3462
ashley@creaflorida.com

CREA
360 West Plant Street
Winter Garden, FL 34787
creaflorida.com