

Nova Road Outparcel For Sale Or Ground Lease

3800 S. Nova Road, Unit A

Port Orange, FL 32129



OFFERING SUMMARY

LOT SIZE:	0.99+/- Acres
SALE PRICE:	\$349,000
GROUND LEASE:	\$38,000 Annually
PARCEL NO:	6309-43-00-0010
TRAFFIC COUNT:	27,500 AADT
ZONING:	PCD 'Planned Commercial Development'

PROPERTY OVERVIEW

0.99+/- Acre Outparcel on Nova Road available For Sale or Ground Lease.
Visibility on high traffic Nova Road.
Located one block north of Dunlawton Avenue and Nova Road intersection.
Great location for standalone fast food, retail, or restaurant.
Near a Publix anchored center.
Between freestanding Pizza Hut and AT&T, adjacent to CVS.
Across the street from high traffic La Fiesta Mexican Restaurant, Walgreens, and Ross Dress for Less.
Seller financing available at 4.5% for three years.

LOCATION OVERVIEW

Located one block north of Dunlawton Avenue and Nova Road intersection on the west side of Nova Road.

John W. Trost, CCIM
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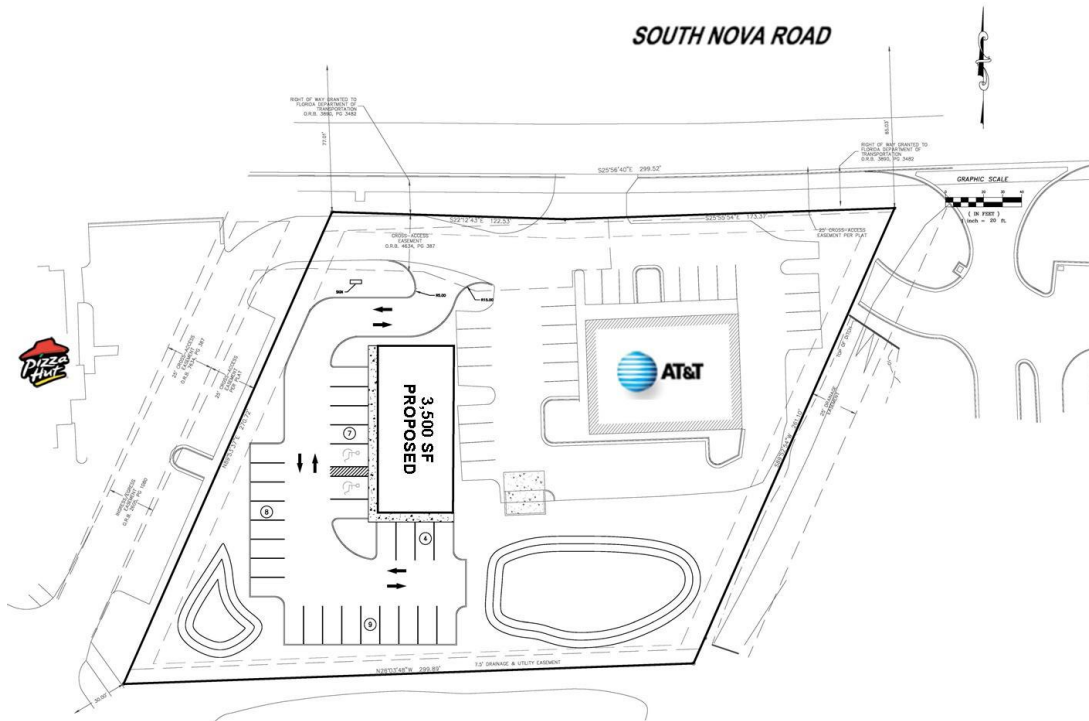
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Proposed Site Plans - Concept 1 & 2

SOUTH NOVA ROAD



SOUTH NOVA ROAD

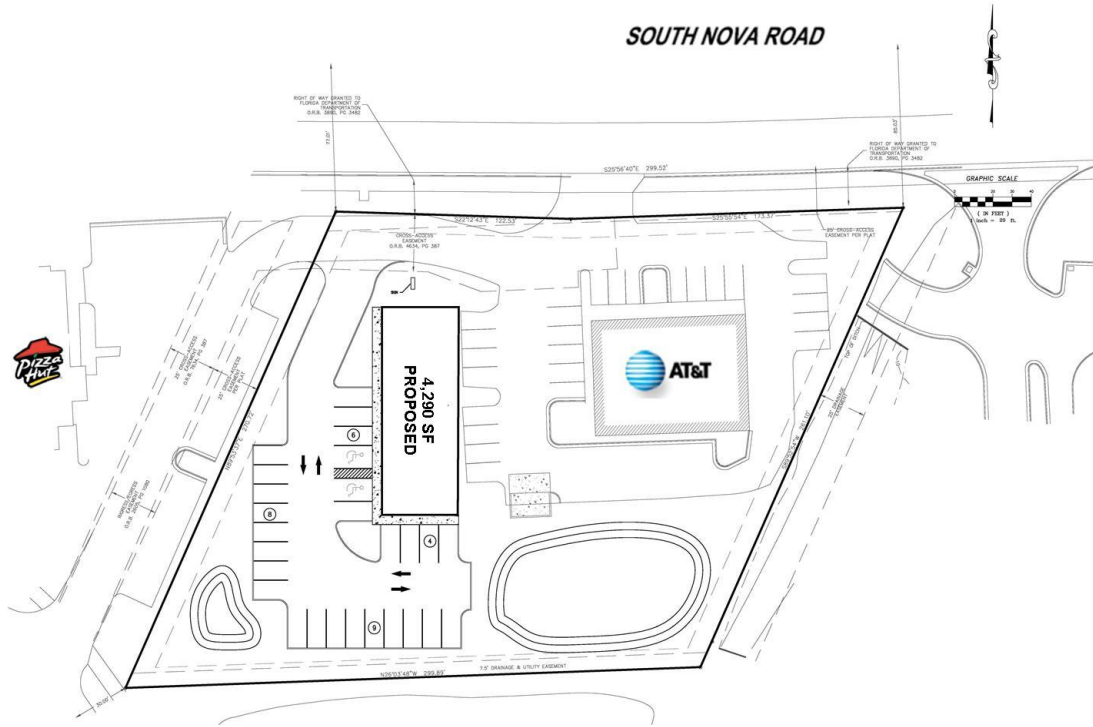


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Proposed Site Plans - Concept 3 & 4



Retailer Map

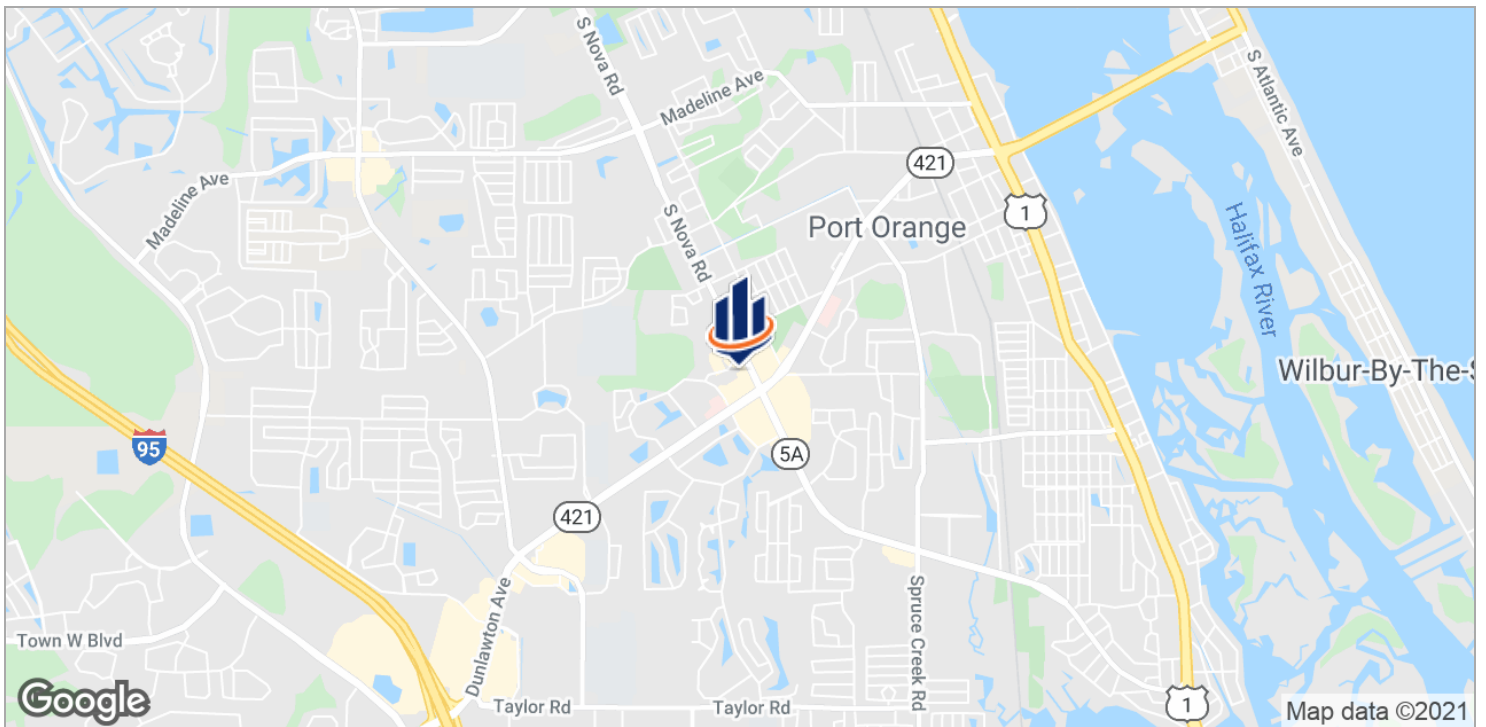
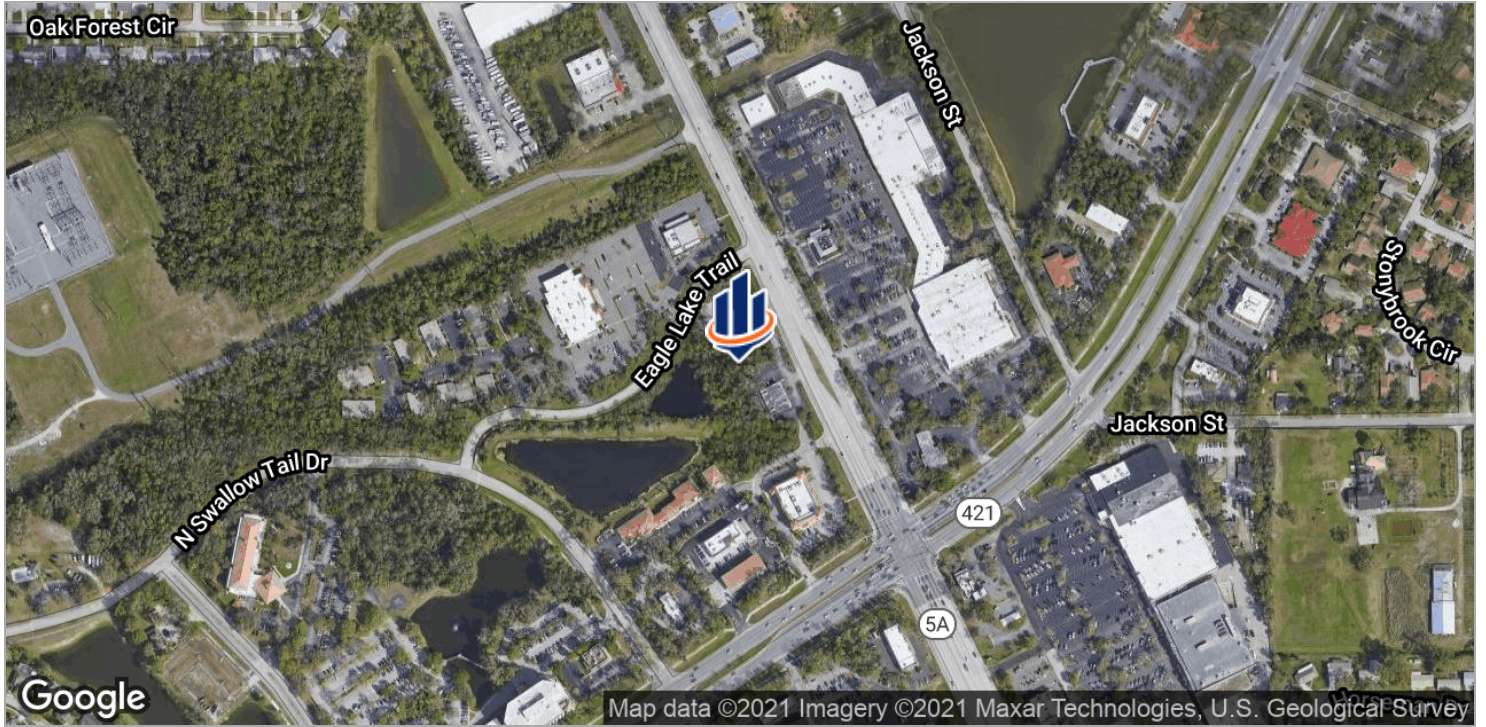


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Location Maps

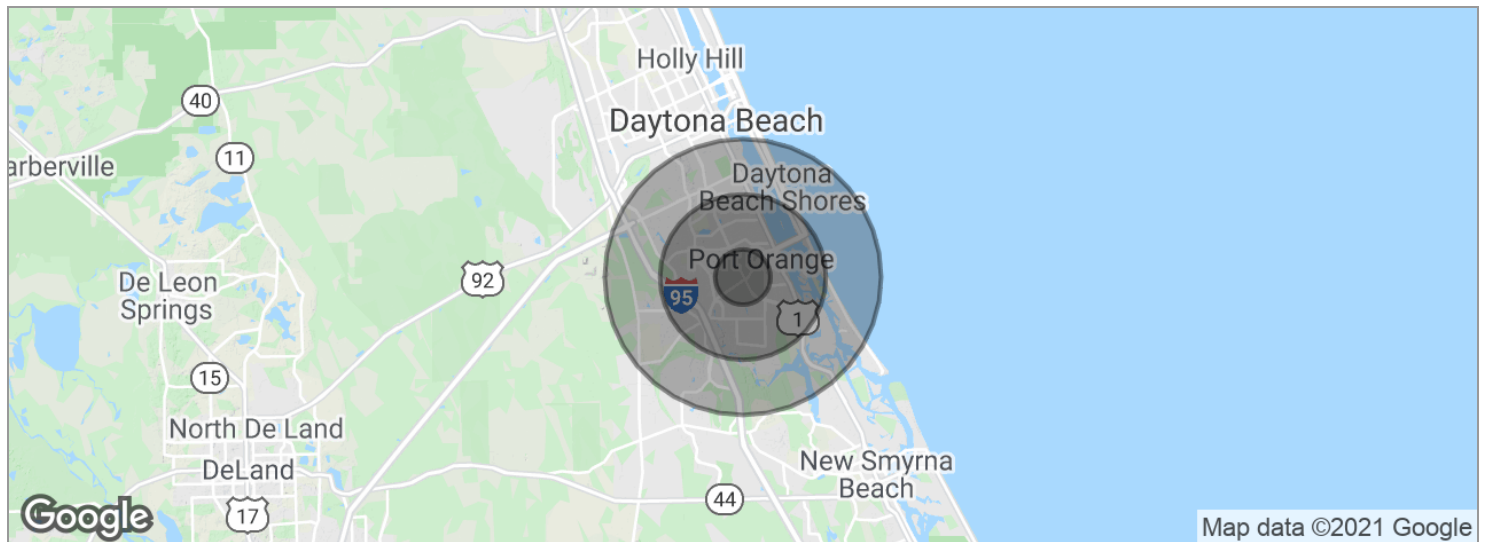


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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,178	63,369	105,955
Median age	46.8	47.6	46.6
Median age (Male)	41.1	44.3	44.3
Median age (Female)	49.7	49.7	48.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,672	26,603	46,893
# of persons per HH	2.3	2.3	2.3
Average HH income	\$59,445	\$60,120	\$64,123
Average house value	\$171,065	\$235,880	\$250,151

* Demographic data derived from 2010 US Census

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