

SHOPPES AT SOUTHWINDS | SPACE FOR LEASE



PROPERTY DESCRIPTION

Shoppes at Southwinds - Upscale Retail/Office Center in Port Orange.

Two inline spaces available for immediate occupancy; 3,610 SF and 1,849 SF.

Excellent Signage and Visibility.

Join Subway, Trustco Bank, Rice Bistro, Taborda Dentistry, and nearby CVS, Walmart Neighborhood Market, McDonalds, and Cumberland Farms.

New 310 Apartments and 110 Townhomes being built within a few blocks.

Estimated CAM, Real Estate Taxes, and Insurance \$5.00 per SF.

LOCATION DESCRIPTION

Located at the northeast corner of Clyde Morris Boulevard and Madeline Avenue.

Approximately 2 miles from Dunlawton Avenue and 3.7 miles to Interstate 4 and Interstate 95.

LOCATION ADDRESS

3751 Clyde Morris Boulevard
Port Orange, FL 32129

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

OFFERING SUMMARY

LEASE RATE:	\$17.00 NNN
AVAILABLE SF:	Unit 3 & 4: 3,610 SF Unit 5: 1,849 SF
YEAR BUILT:	2008
TRAFFIC COUNT:	27,500 AADT
ZONING:	PCD, Planned Commercial Development

DEMOGRAPHICS

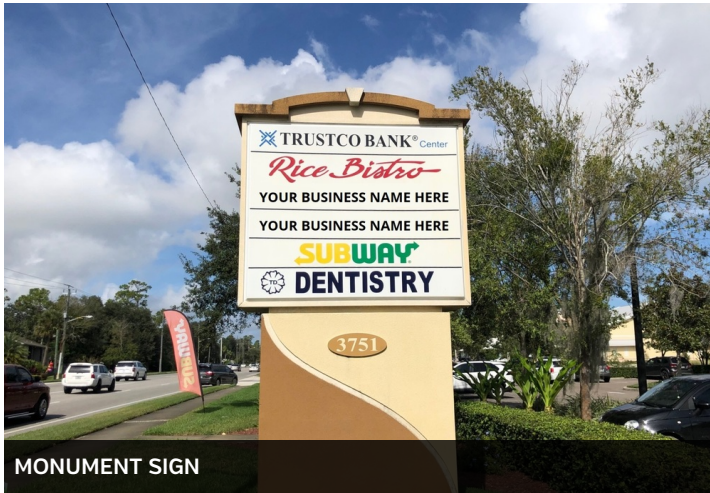
	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,800	24,619	48,756
TOTAL POPULATION	8,535	57,709	117,789
AVERAGE HH INCOME	\$46,665	\$49,628	\$51,290

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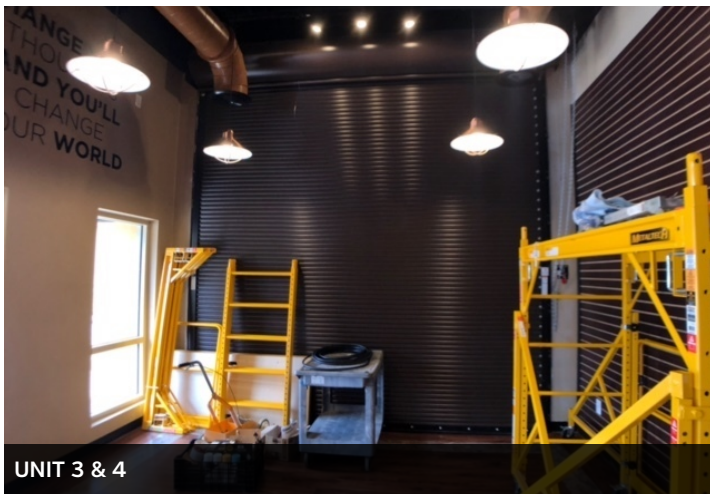
ADDITIONAL PHOTOS



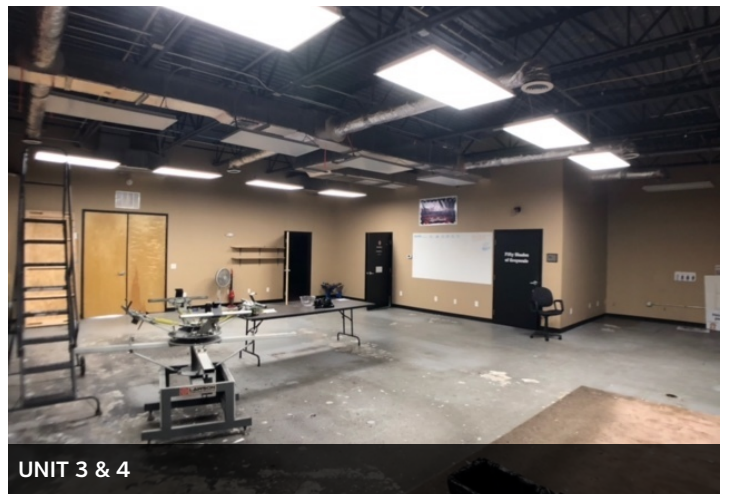
MONUMENT SIGN



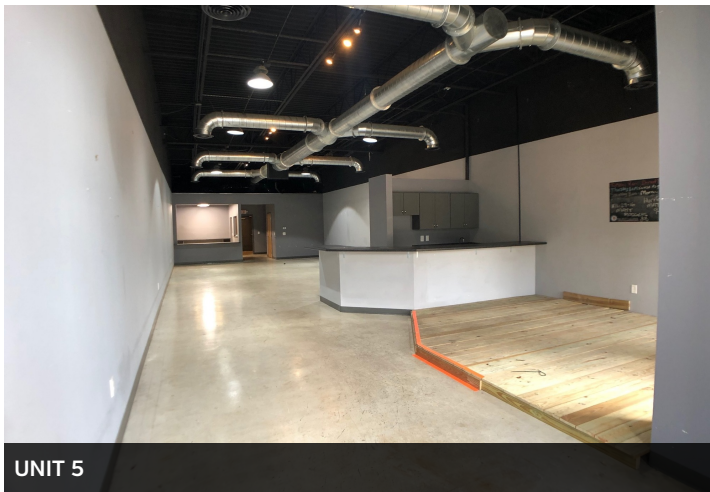
UNIT 3 & 4



UNIT 3 & 4



UNIT 3 & 4



UNIT 5



UNIT 5

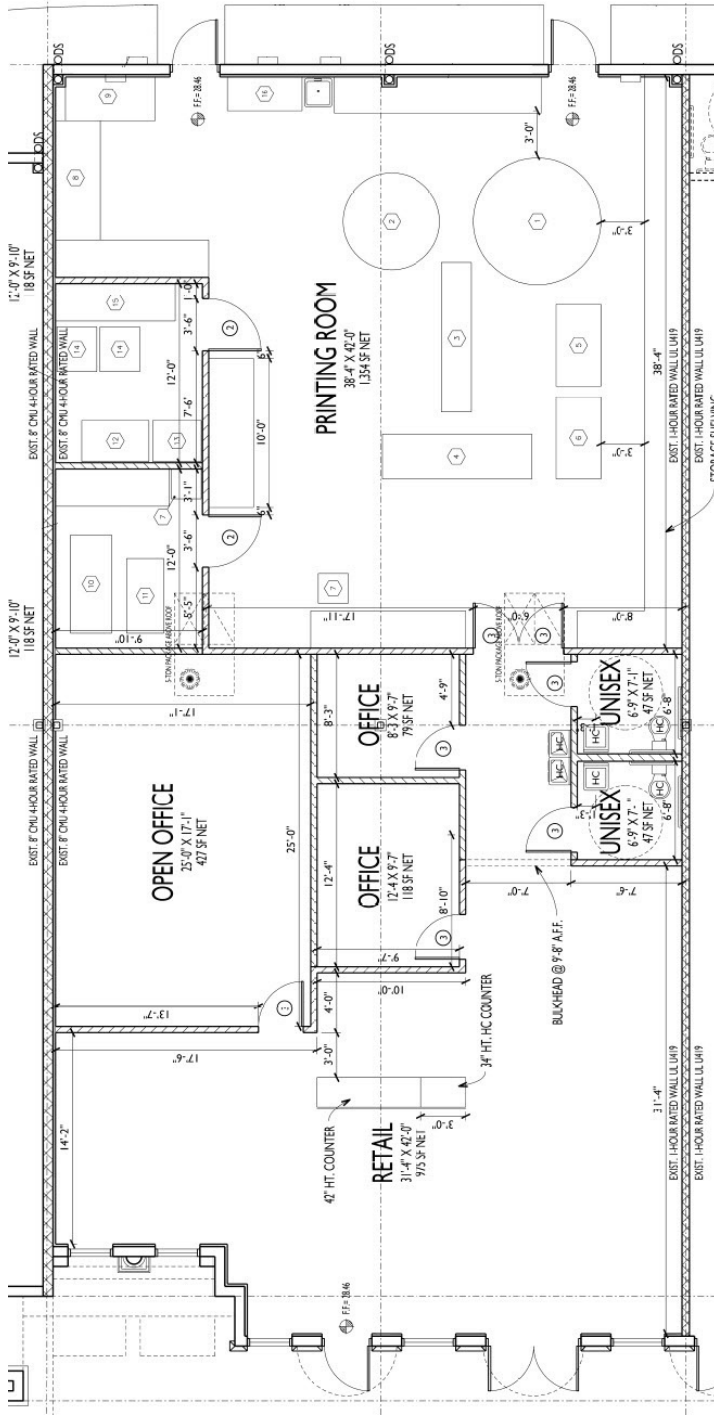
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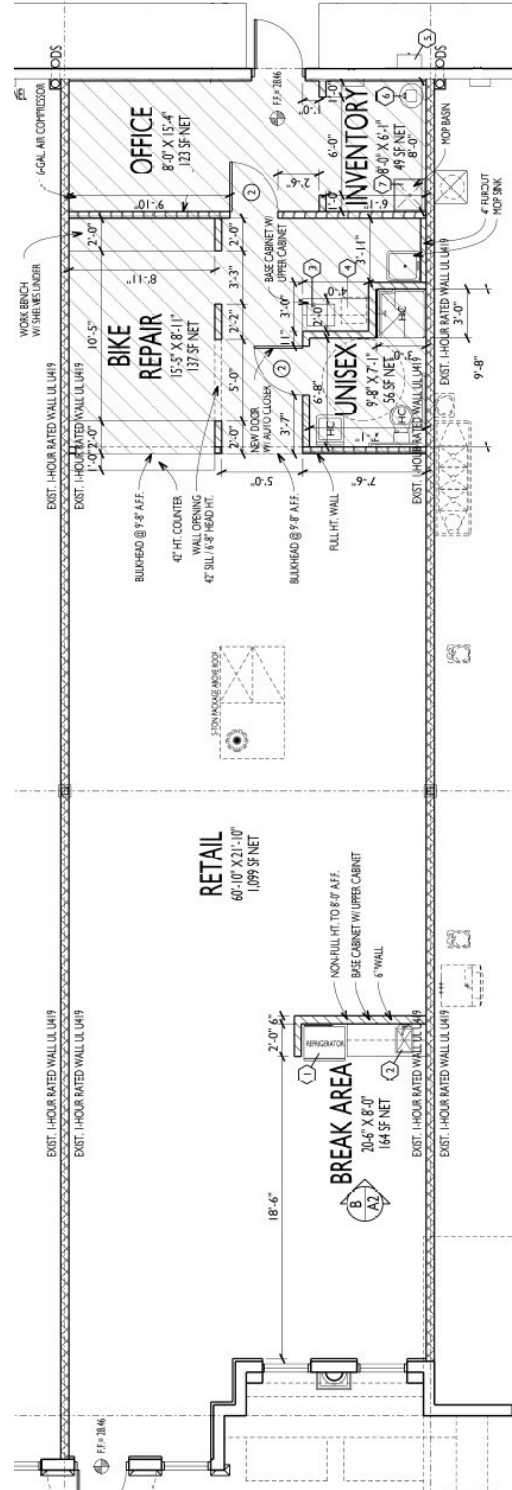
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FLOOR PLANS



UNIT 3 & 4: 3,610 SF

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UNIT 5: 1,849 SF

SITE PLAN



TENANT	SUITE	SIZE (SF)
TRUSTCO BANK	UNIT 1	1,687 SF
RICE BOWL	UNIT 2	2,307 SF
AVAILABLE FOR LEASE	UNIT 3 & 4	3,610 SF
AVAILABLE FOR LEASE	UNIT 5	1,849 SF
SUBWAY	UNIT 6	1,587 SF
TABORDA DENTISTRY	UNIT 7	2,718 SF

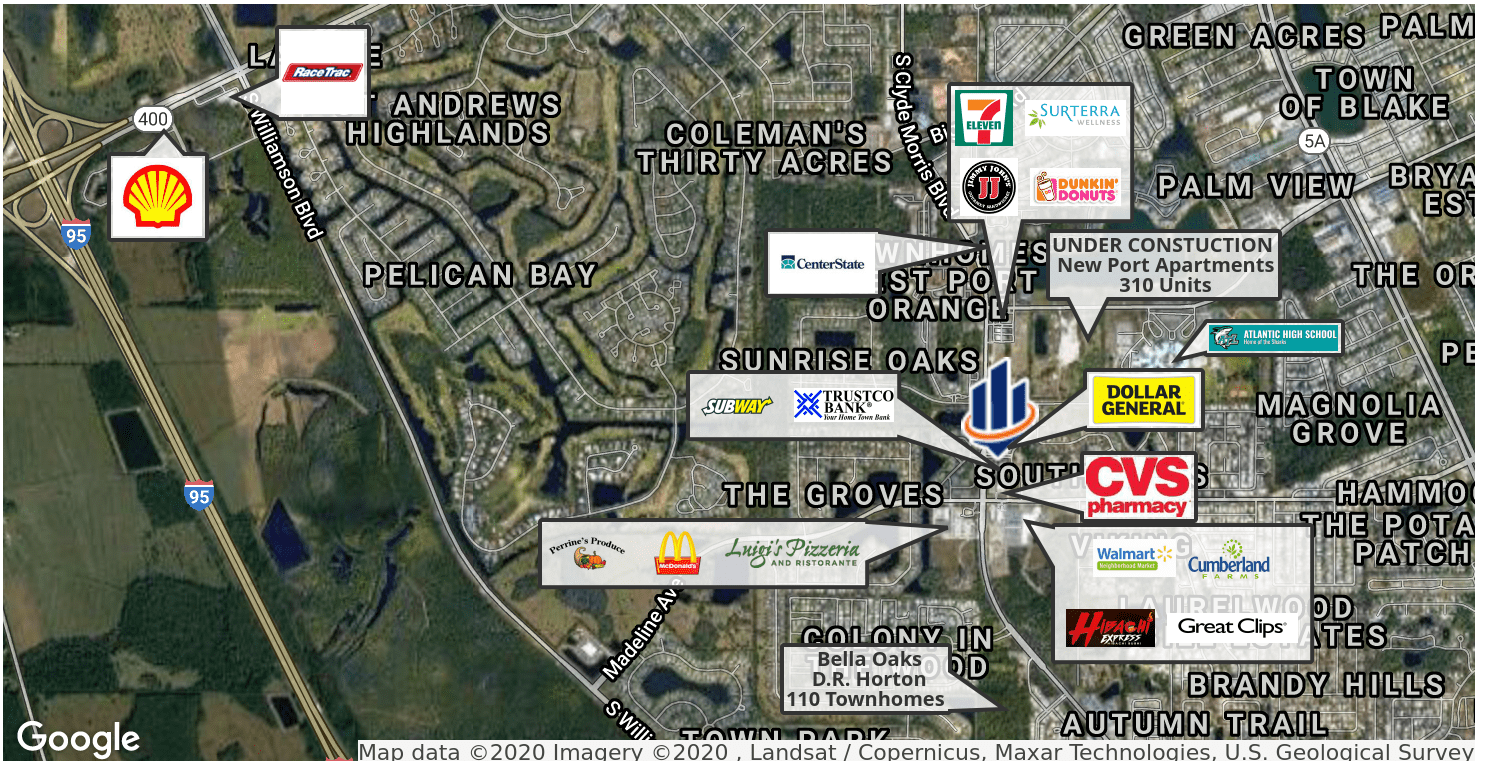
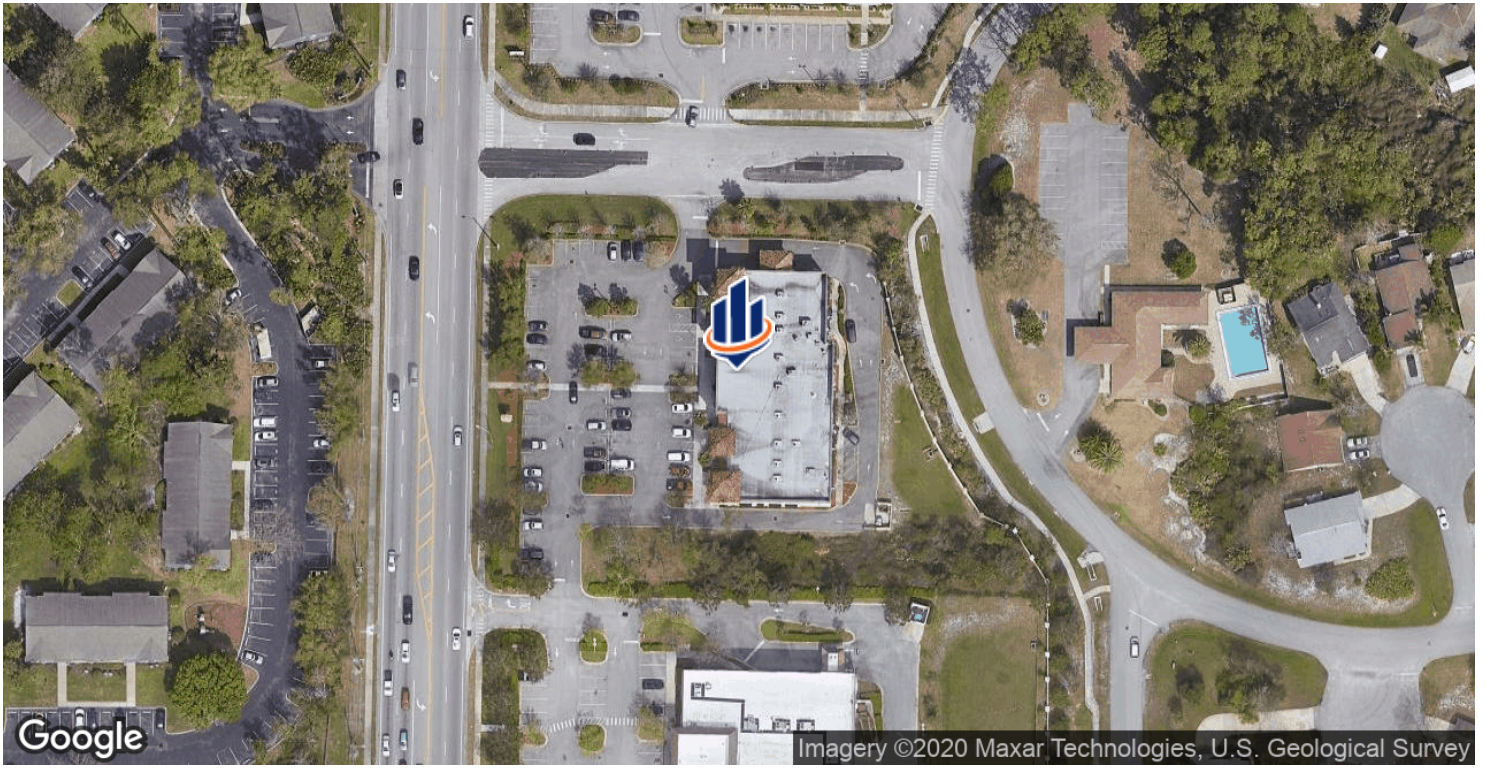
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LOCATION MAPS



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