

COUNTRYSIDE SHOPPING CENTER

3840 S. Nova Road, Port Orange, FL 32127

RETAIL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- » Space available:
 - Retail: 15,000 SF - 20,050 SF
 - Second generation restaurant: 3,600 SF
- » Highly visible shopping center located in Port Orange at the signalized intersection of S. Nova Rd. and Dunlawton Ave., the two main roads serving the trade area
- » Combined traffic count of 66,000 vehicles per day
- » Co-tenants include Big Lots, Wells Fargo, Workout Anytime, and Fancy Fruit & Produce (coming soon)
- » Located directly across from a high-volume Publix-anchored shopping center

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,626	60,630	111,473
Households	4,445	27,583	51,420
Daytime Pop.	10,720	48,851	90,730
Ave. HH Income	\$64,327	\$63,958	\$65,405

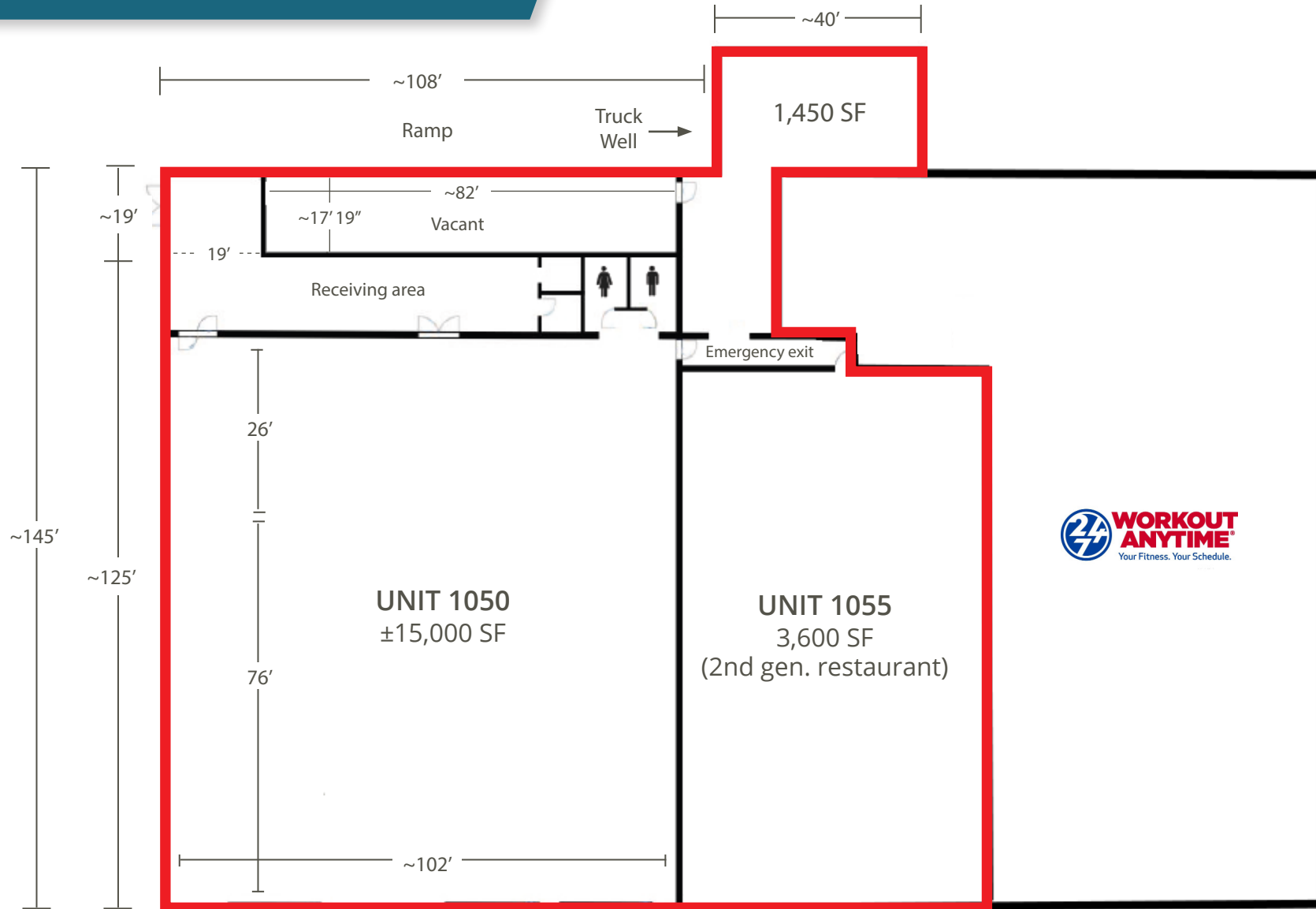
SITE PLAN



Unit	Tenant	Sq Ft
1010	Wells Fargo	4,904
1020	Debbie's Heath Food	6,800
1040	Coastal Medical Equipment	2,400
1050*	Available	15,000
1052*	Available 2nd Gen. Restaurant	3,600
1054	Workout Anytime	7,243
1060	Mulligan's Family Sports Grille	2,950
1080	L'Mour Nail and Spa	1,400
1090	Gracie Jiu-Jitsu	4,803
1110	The Painted Lily	1,176
1120	Yu-Mi Japanese Restaurant	1,176
1130	Kingdom Asci	1,050
1140	Timeshare Resale	2,100
1160	H&R Block	2,455
1180	Big Lots	32,836
1210	Fancy Fruit & Produce	14,000
1220C	Car People Marketing/ Vintage Paper Co.	13,537
1230	Royal Cleaners	2,168

* Can be combined for a total of 20,050 SF.

FLOOR PLAN - UNITS 1050 & 1055



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SECOND GENERATION RESTAURANT

