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**LEASE**

# Former Daycare Center & Former Restaurant For LEASE

**3751 NOVA ROAD**

Port Orange, FL 32129

**PRESENTED BY:**

**MICHAEL BAXTER**

Phone: 386.999.1762

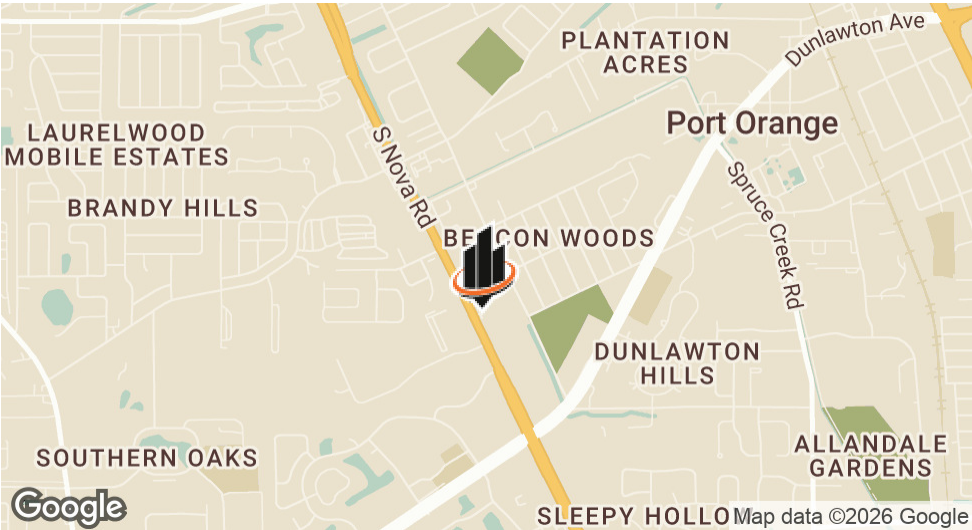
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**WILLIAM "BILL" LOOPE**

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PROPERTY SUMMARY



OFFERING SUMMARY

|                |                       |
|----------------|-----------------------|
| LEASE RATE:    | \$12 - 16 SF/yr (NNN) |
| AVAILABLE SF:  | 1,600 - 7,638 SF      |
| LOT SIZE:      | 2.52 Acres            |
| BUILDING SIZE: | 10,773 SF             |

PROPERTY DESCRIPTION

Two spaces available in this high traffic, highly-visible retail center on busy Nova Road in Port Orange, FL.

Space One (Former daycare facility). 7,638 sq. ft. (over 2 buildings) previously licensed for over 100 children with large playground. Asking rent is \$12/SF NNN.

Space Two (Former takeout restaurant). 1,600 square feet equipped with a walk in cooler, hood & ansul system, and a commercial, 3-compartment sink. Rent is \$16/SF NNN. NNN charges estimated at \$4/SF.

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## FORMER DAYCARE



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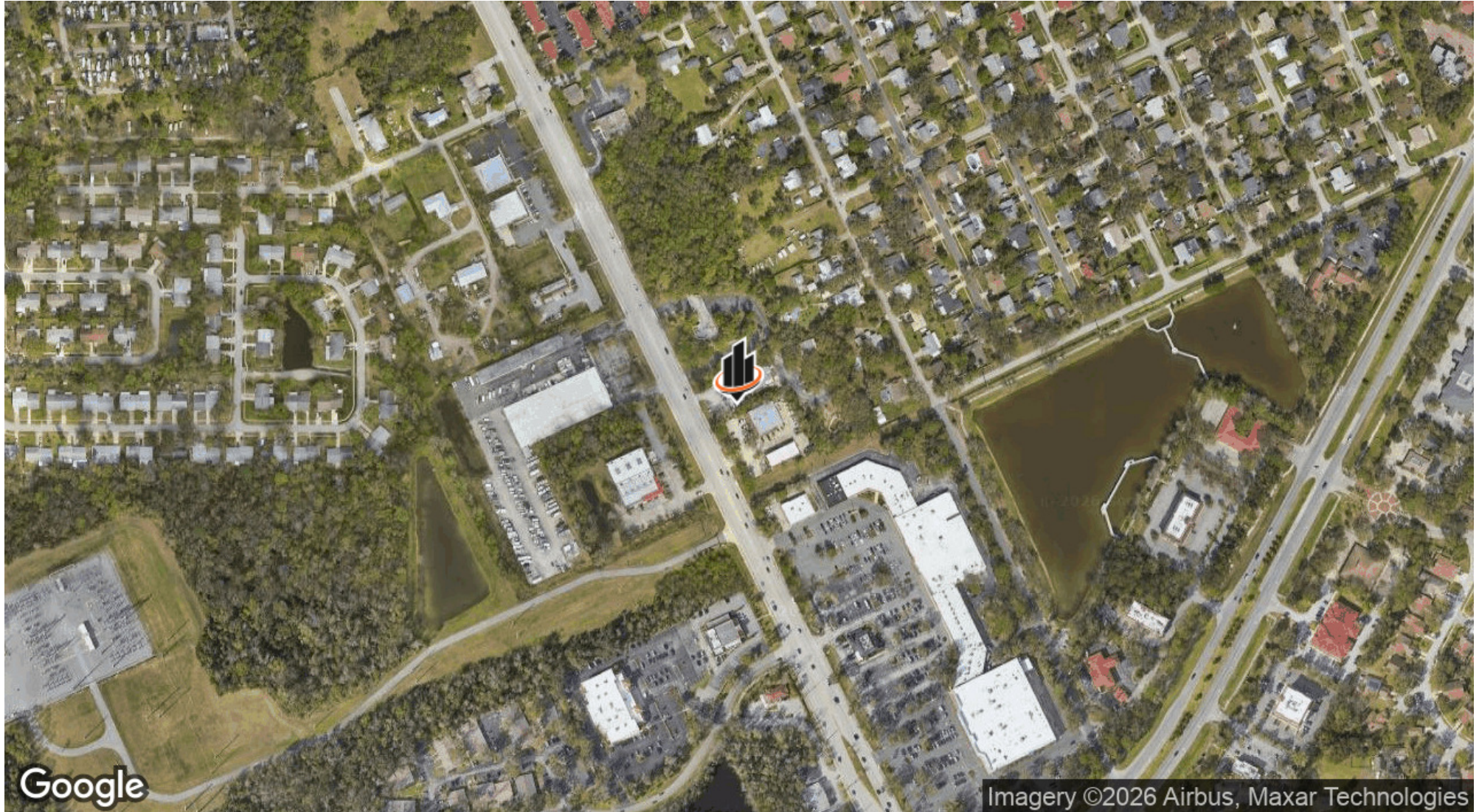
## RESTAURANT



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## LOCATION MAP



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**FORMER DAYCARE CENTER & FORMER RESTAURANT FOR LEASE** | 3751 Nova Road Port Orange, FL 32129SVN | **ALLIANCE COMMERCIAL RE**

ADVISOR BIO 1



MICHAEL BAXTER

Senior Advisor

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PROFESSIONAL BACKGROUND

Michael Baxter is a Senior Advisor focusing on income producing investment property in the Central and North Florida markets. Michael recently began his sixteenth year as a full-time commercial real estate advisor. He specializes in income property sales (office, retail, multi-family, and industrial). Michael is the Multi-Family Specialist at SVN Alliance in Ormond Beach, FL. He also handles office, retail, and warehouse leasing in Volusia and the surrounding counties and manages his personal apartment portfolio. Michael lives in the Daytona Beach area with his beautiful wife and their two children. Michael received a Bachelor of Arts in Government from Cornell University in Ithaca, NY where he was heavily involved in student government and the President of Delta Upsilon Fraternity. He is currently a candidate for the Certified Commercial Investment Member (CCIM) designation.

EDUCATION

Bachelor of Arts in Government-Cornell University, Ithaca NY (2009)

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