

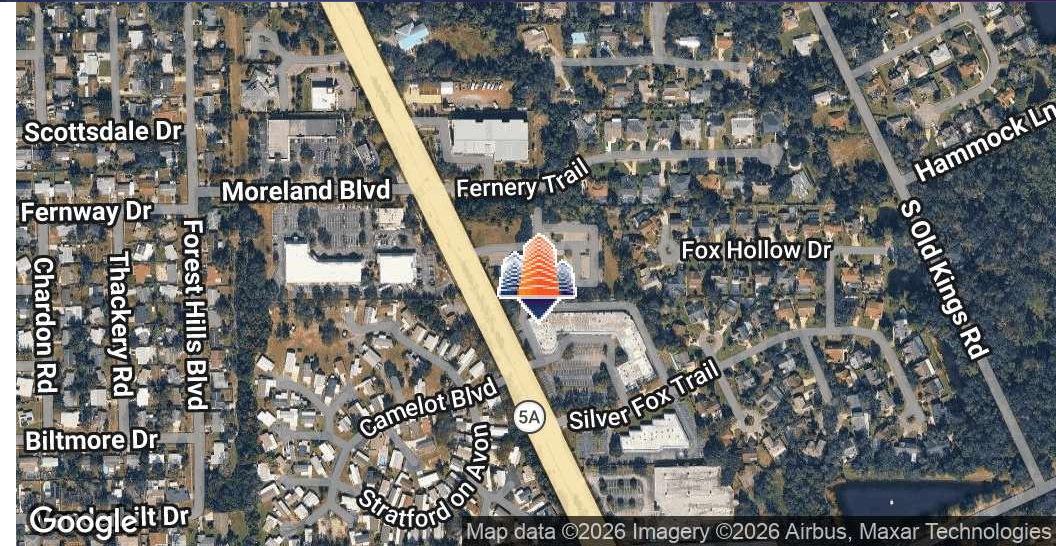
Renaissance Plaza

431 S Nova Rd, Ormond Beach, FL 32174



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 2,914 SF second generation fitness space for lease
- Primarily seeking fitness and other related users
- Prominent frontage & visibility to S Nova Rd
- Approx +/- 4mi from Atlantic coastline
- Diverse mix of medical, service, and neighborhood retail users
- Multiple ingress/egress points from S Nova Rd/Silver Fox Trl
- Dense population +120k within 5/mi radius!
- Surrounded by large national retailers including: Publix, Winn-Dixie, Walgreens, Walmart, CVS, and more!
- Substantial on-site parking supporting tenant operations and customer convenience
- Monument signage available
- Traffic Counts +/- 29,500 VPD

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,914 SF
Lot Size:	5.93 Acres
Building Size:	58,494 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,868	25,501	53,638
Total Population	10,816	56,930	121,192
Average HH Income	\$61,917	\$79,109	\$80,762

Nick Barbato

954.579.2672

NBarbato@eisre.com

Casey Dorner

407.404.4017

CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

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EQUITY
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PROPERTY PHOTOS



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AERIALS



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RETAILER MAP



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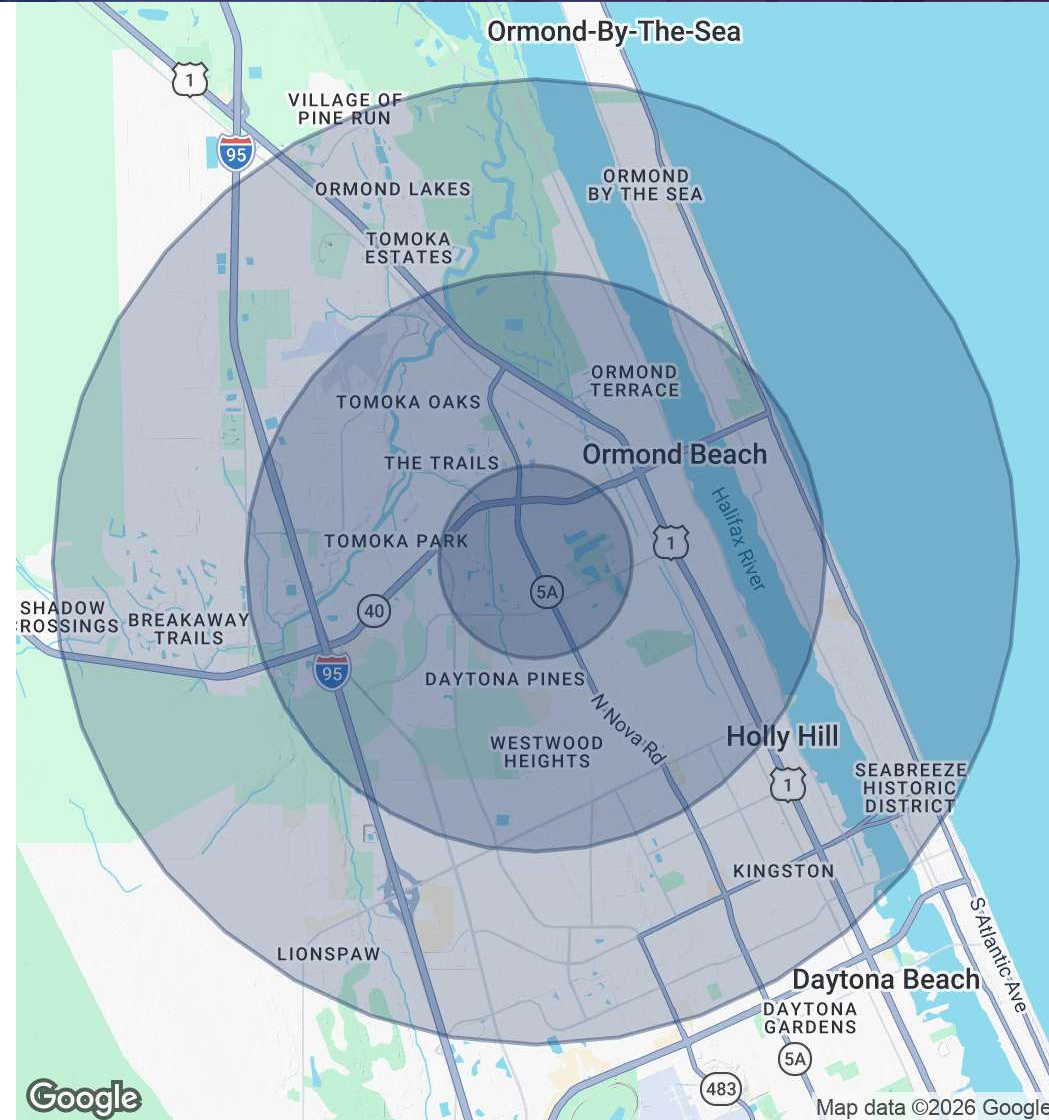
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,816	56,930	121,192
Average Age	56.5	55.1	52.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,868	25,501	53,638
# of Persons per HH	1.7	1.8	2.1
Average HH Income	\$61,917	\$79,109	\$80,762
Average House Value	\$167,455	\$157,671	\$194,069

AGE	1 MILE	3 MILES	5 MILES
0 - 4	27	119	391
5 - 9	14	92	356
10 - 14	2	45	329
15 - 17	4	45	299
18 - 20	0	0	34
21 - 24	39	130	451
25 - 34	22	122	669
35 - 44	112	381	927
45 - 54	10	52	662
55 - 64	113	384	1,294
65 - 74	132	529	1,595
75 - 84	73	292	928
85+	47	181	522



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