

FOR LEASE



PORT ORANGE CVS

3771 CLYDE MORRIS BOULEVARD | PORT ORANGE, FL 32129



PROPERTY OVERVIEW

- Free Standing Building w/Drive-Thru
- Monument Signage
- Lot Size +/- 131,229 SF
- GLA of +/- 10,885 SF

LOCATION OVERVIEW

- Located east of I-95, south of Daytona Beach
- Across From Walmart Neighborhood Market
- Intersection: S Clyde Morris Blvd & Madeline Ave w/Traffic Count of 30.5K AADT
- Volusia County

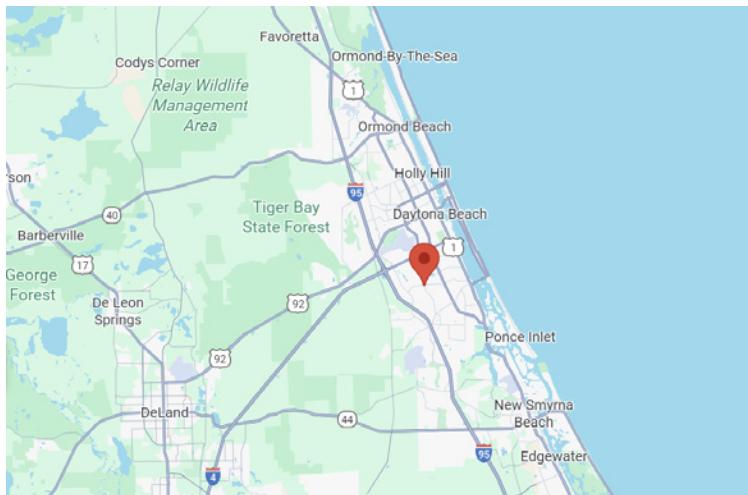
www.GatorInvestments.com

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

James A. Goldsmith, Lic. Real Estate Broker

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com



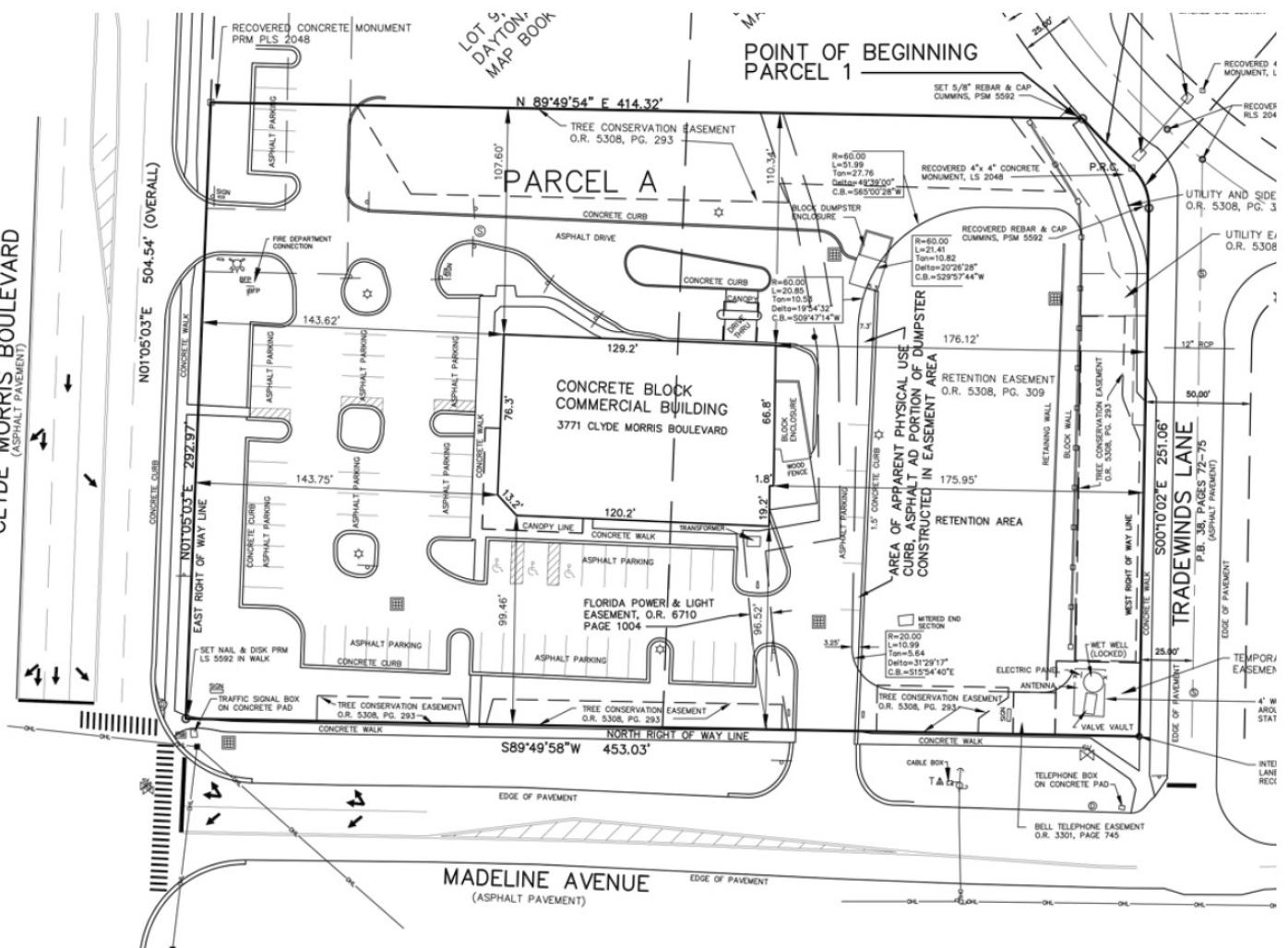
DEMOCRAPHICS

• 2021

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TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	12,699	64,876	133,226
AVG. HH INCOME	\$78,713	\$80,017	\$81,432
AVG. AGE	51	46	45

CLYDE MORRIS BOULEVARD (ASPHALT PAVEMENT)



Owned and Operated By A
GATOR
Affiliated Company

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