

COUNTRYSIDE SHOPPING CENTER

3840 S. Nova Road, Port Orange, FL 32127

RETAIL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- » Space available: 12,250 SF
- » Available space is adjacent to Workout Anytime and a new medical user (coming soon)
- » 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 Fancy Fruit & Produce, Big Lots, and Wells Fargo
- » 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



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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	Medical user (coming soon)	7,800
1052	Available	12,250
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

