

LEASE

Retail / Professional Services - Port Orange

1,240-2,480 SF

3510 S NOVA RD

Port Orange, FL 32129

PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

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FL #BK3068067



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	1,240 - 2,480 SF
BUILDING SIZE:	35,043 SF

PROPERTY DESCRIPTION

Tuscan Village Shoppes - Port Orange, FL
Units 106-107 - 2,480 SF - May Be Split to 1,240 SF
Busy Neighborhood Center - Retail or Professional Services
Open Space With Two Restrooms, Office, 2 X Utility Closets
Recently Vacant - TI Will Be Considered
NNNs at +/- \$6.30

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ADDITIONAL PHOTOS



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UNIT LOCATION AND LAYOUT

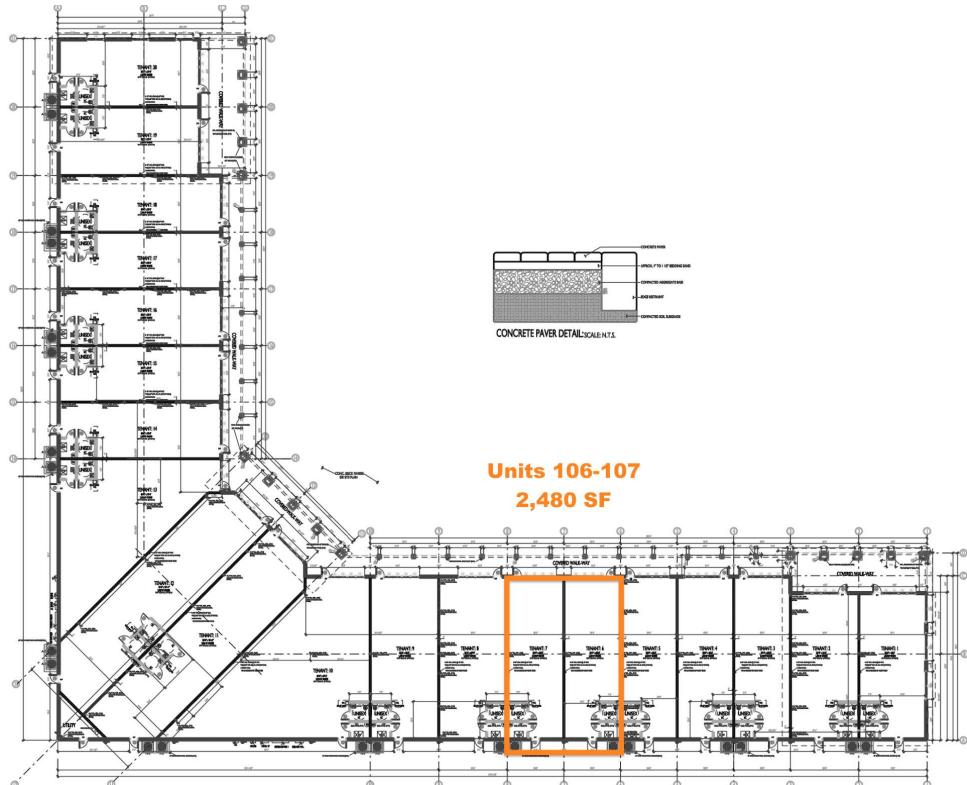
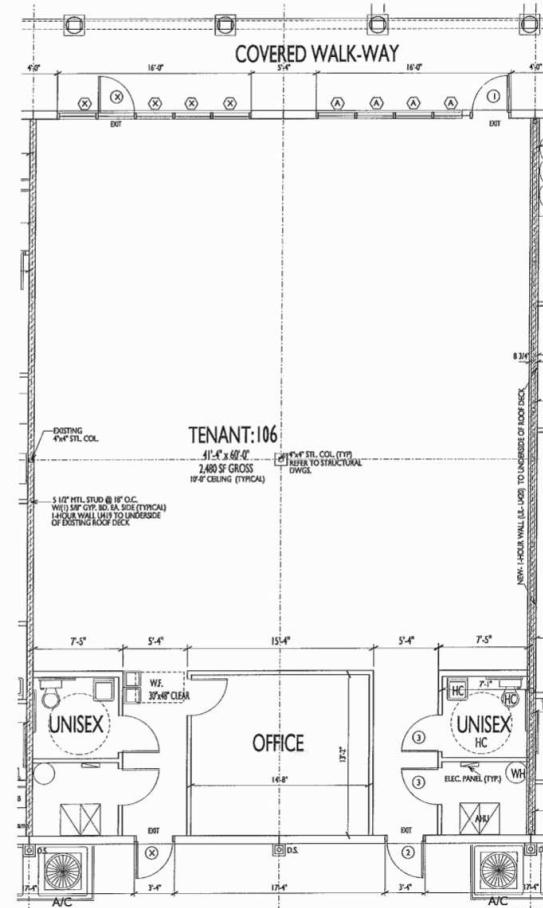


EXHIBIT D-1

EXISTING "AS IS" UNIT LAYOUT



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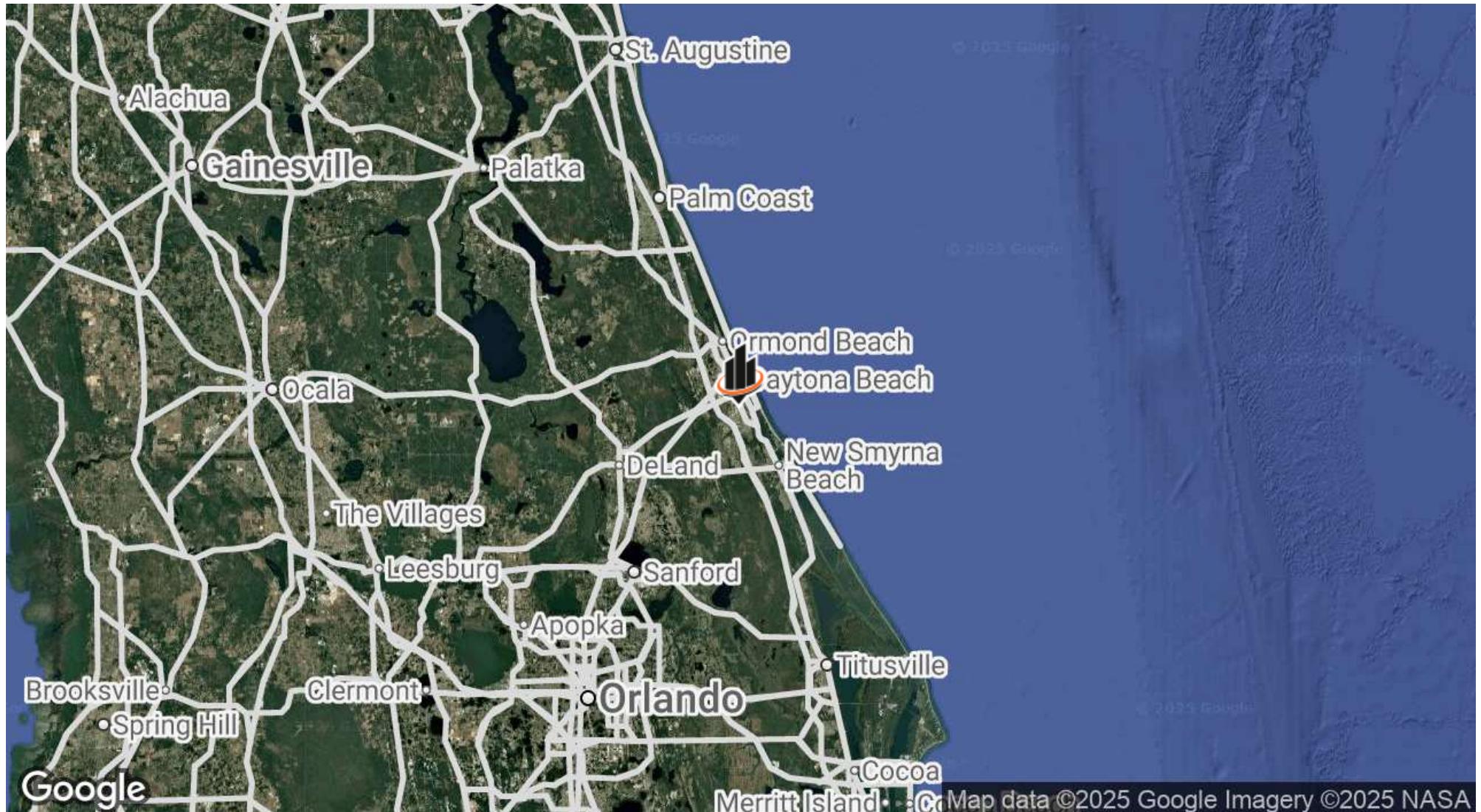
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LOCATION MAP



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RETAILER MAP



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CITY INFORMATION



LOCATION DESCRIPTION

Located on Nova Road in Port Orange, Directly North of the Nova and Dunlawton Intersection.

LOCATION DETAILS

MARKET	Daytona Beach
SUB MARKET	Port Orange
COUNTY	Volusia
STREET PARKING	No
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	I-95 & I-4
NEAREST AIRPORT	Daytona Beach International

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