

OAK BREEZE PLAZA | NOW LEASING!



PROPERTY DESCRIPTION

Oak Breeze Plaza – Now Leasing!
Under construction 15,880 SF Office Center.
Target completion date in May 2025.
Units ranging from 2,168 SF to 10,840 SF.
80 dedicated parking spaces with a 5/1,000 ratio.
Freestanding monument sign on Nova Road along with signage on the building's façade.
This location is ideal for medical offices and clinics, business services, financial institutions, general offices, veterinary clinics, and more.
Located just south of the Publix anchored center on Dunlawton Avenue.
Estimated CAM, Real Estate Taxes, and Insurance \$6.00 per SF.
Secure your space in this prime location today!

LOCATION DESCRIPTION

Located at the northeast corner of Nova Road and Sleepy Hollow Drive.
Approximately 0.5 miles south of Dunlawton Avenue, 2.6 miles to Interstate 95, and 1.3 miles to Halifax Health Medical Center of Port Orange.

JOHN W. TROST, CCIM

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OFFERING SUMMARY

LEASE RATE:	\$21.00 NNN
NUMBER OF UNITS:	5
AVAILABLE SF:	2,168 - 10,840 SF
YEAR BUILT:	2025
TRAFFIC COUNT:	30,500 AADT
ZONING:	PO, Professional Office

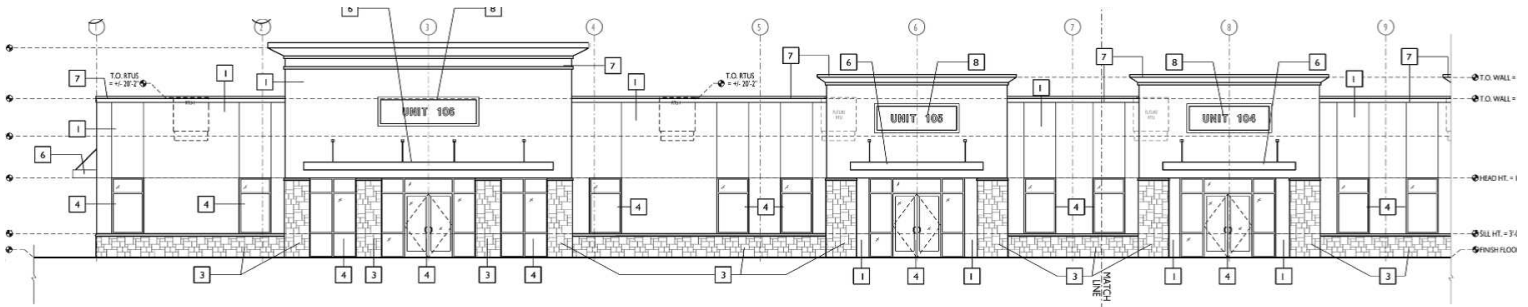
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,260	28,111	53,893
TOTAL POPULATION	9,476	61,609	116,930
AVERAGE HH INCOME	\$66,175	\$77,187	\$78,087

OAK BREEZE PLAZA | 3883 S. Nova Road Port Orange, FL 32127

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ELEVATION & FLOOR PLAN

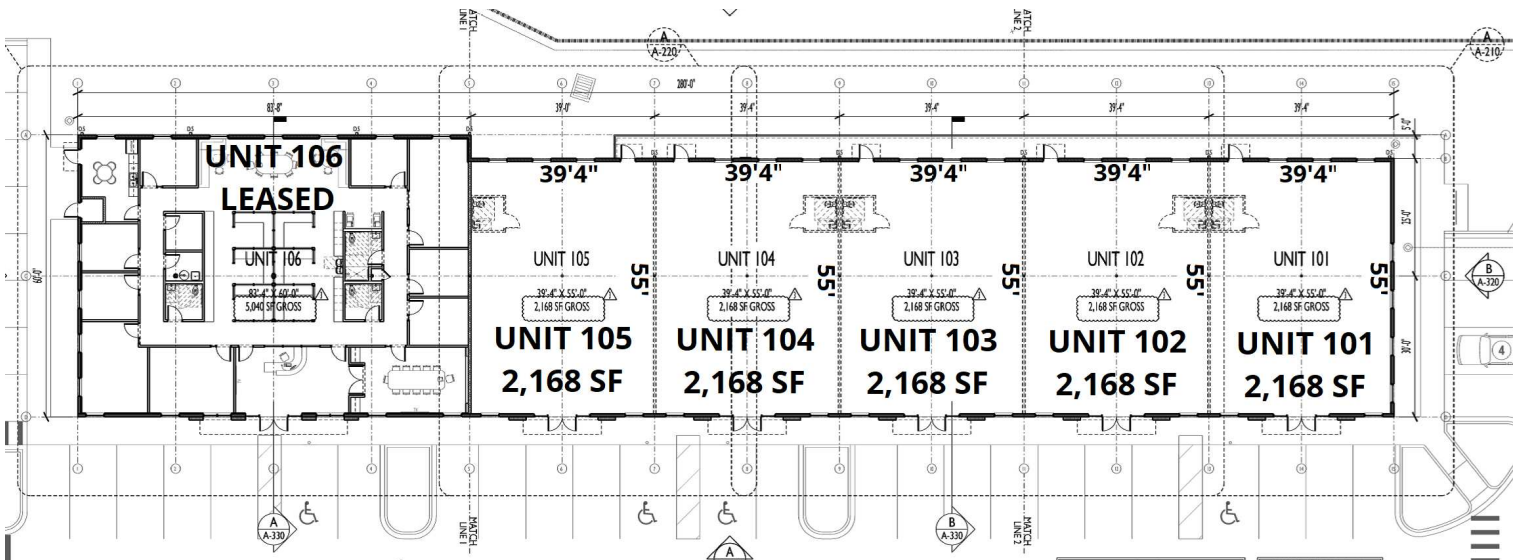


B ENLG. PARTIAL WEST ELEVATION
 SCALE: 1/8" = 1'-0"



A OVERALL WEST ELEVATION
 FRONT FACADE SCALE: NTS.

Elevation



A OVERALL FLOOR PLAN
 SCALE: 3/32" = 1'-0"

WALL LEGEND	
(A)	EXC. CONCRETE WALL ASSEMBLY EXC. SURFACE CHALKBOARD WALL ASSEMBLY EXC. INTERIOR WALL ASSEMBLY
(B)	EXC. SURFACE CHALKBOARD WALL ASSEMBLY EXC. INTERIOR WALL ASSEMBLY
(C)	EXC. CORE WALL ASSEMBLY EXC. CORE WALL ASSEMBLY EXC. CORE WALL ASSEMBLY
(D)	EXC. CORE WALL ASSEMBLY EXC. CORE WALL ASSEMBLY EXC. CORE WALL ASSEMBLY
(E)	EXC. CORE WALL ASSEMBLY EXC. CORE WALL ASSEMBLY EXC. CORE WALL ASSEMBLY
(F)	EXC. CORE WALL ASSEMBLY EXC. CORE WALL ASSEMBLY EXC. CORE WALL ASSEMBLY
(G)	EXC. CORE WALL ASSEMBLY EXC. CORE WALL ASSEMBLY EXC. CORE WALL ASSEMBLY
(H)	EXC. CORE WALL ASSEMBLY EXC. CORE WALL ASSEMBLY EXC. CORE WALL ASSEMBLY
(I)	EXC. CORE WALL ASSEMBLY EXC. CORE WALL ASSEMBLY EXC. CORE WALL ASSEMBLY

GROSS AREA CALCULATION	
UNIT 101	2,168 SF
UNIT 102	2,168 SF
UNIT 103	2,168 SF
UNIT 104	2,168 SF
UNIT 105	2,168 SF
UNIT 106	5,040 SF
TOTAL	15,880 SF

Floor Plan

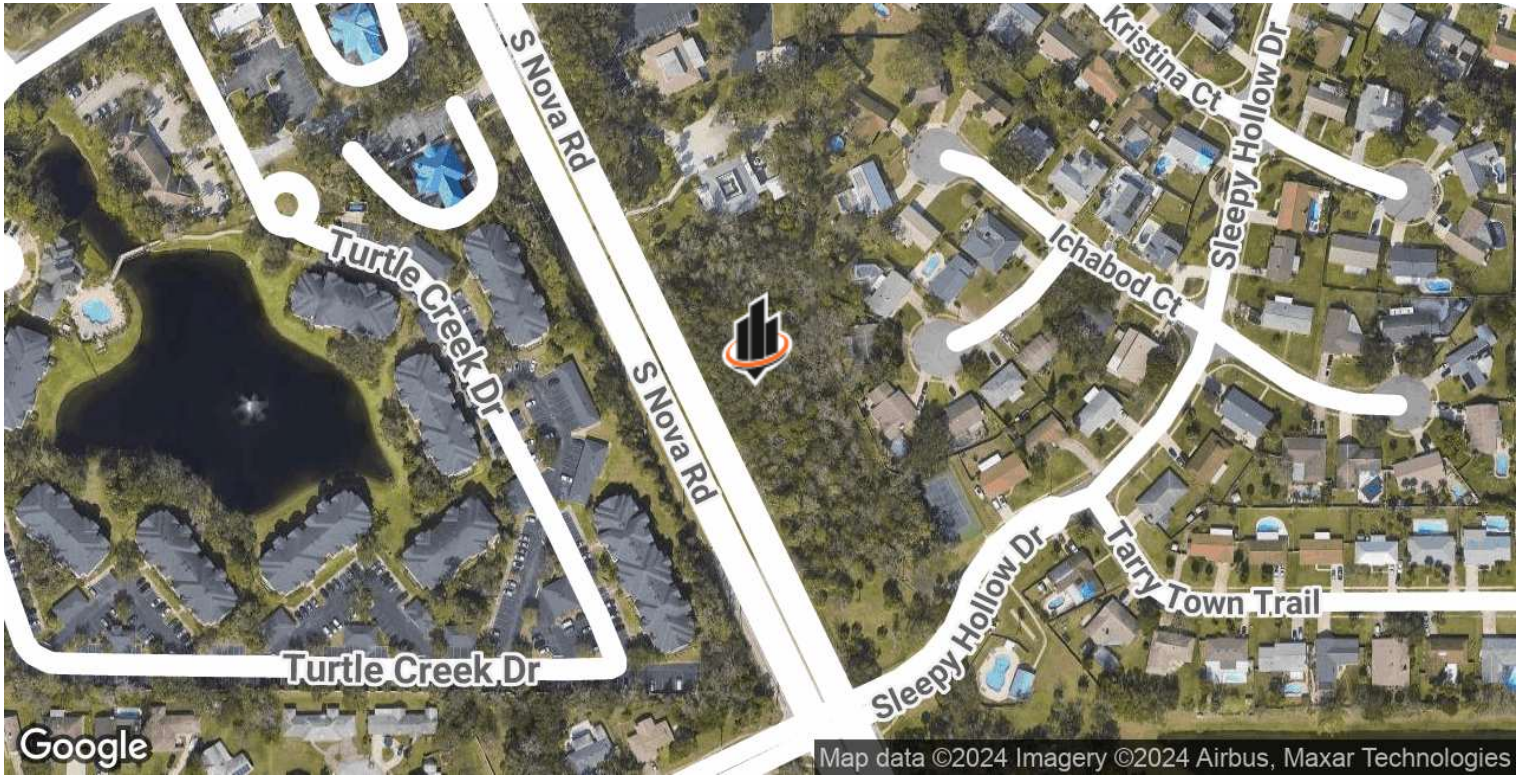
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LOCATION MAPS



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