

**LEASE**

# Retail / Professional Services - Port Orange

## 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

<b>LEASE RATE:</b>	\$24.00 SF/yr (NNN)
<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	2,480 SF
<b>BUILDING SIZE:</b>	35,043 SF

### PROPERTY DESCRIPTION

Tuscan Village Shoppes - Port Orange, FL  
Units 106-107 - 2,480 SF  
Busy Neighborhood Center - Retail or Professional Services  
Open Space With Two Restrooms, Office, 2 X Utility Closets  
Currently Used as Christian Bookstore - Still Open  
NNNs at +/- \$6.30

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# UNIT LOCATION AND LAYOUT

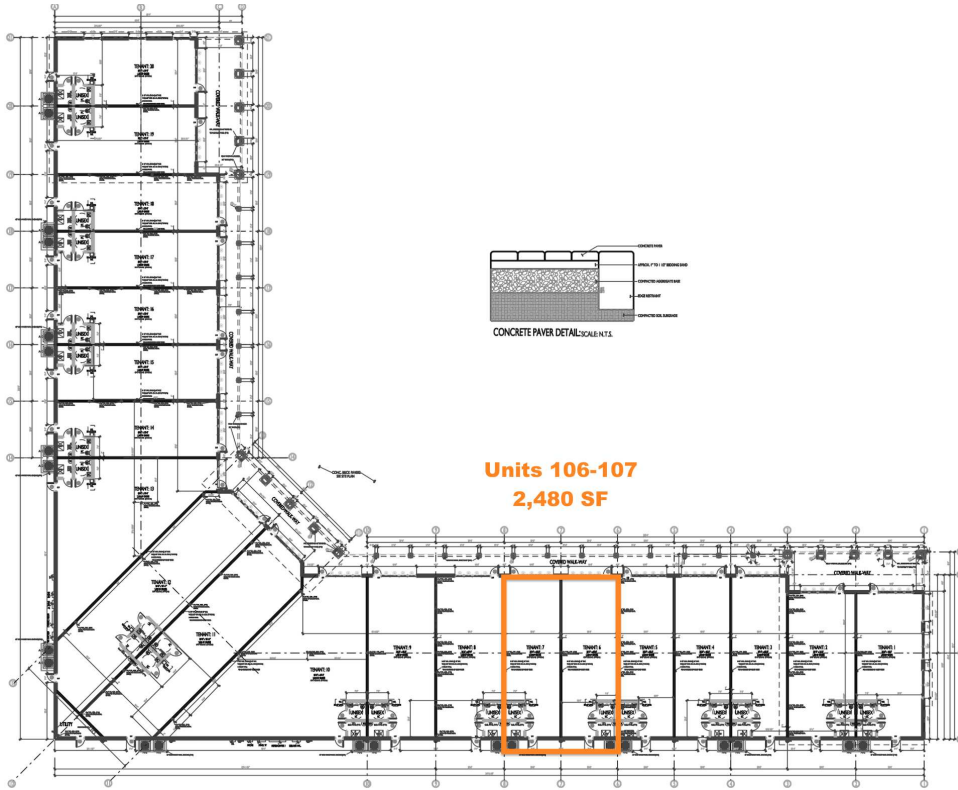
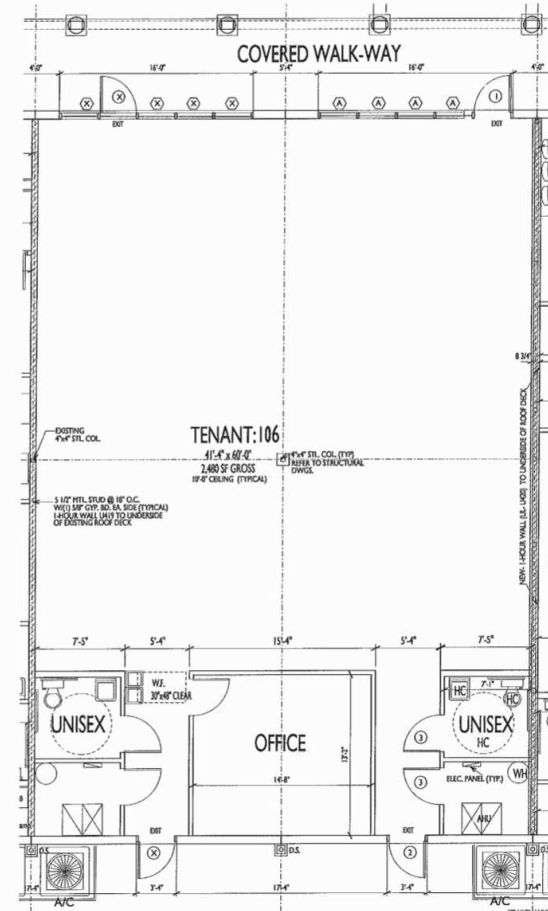


EXHIBIT D-1  
EXISTING "AS IS" UNIT LAYOUT



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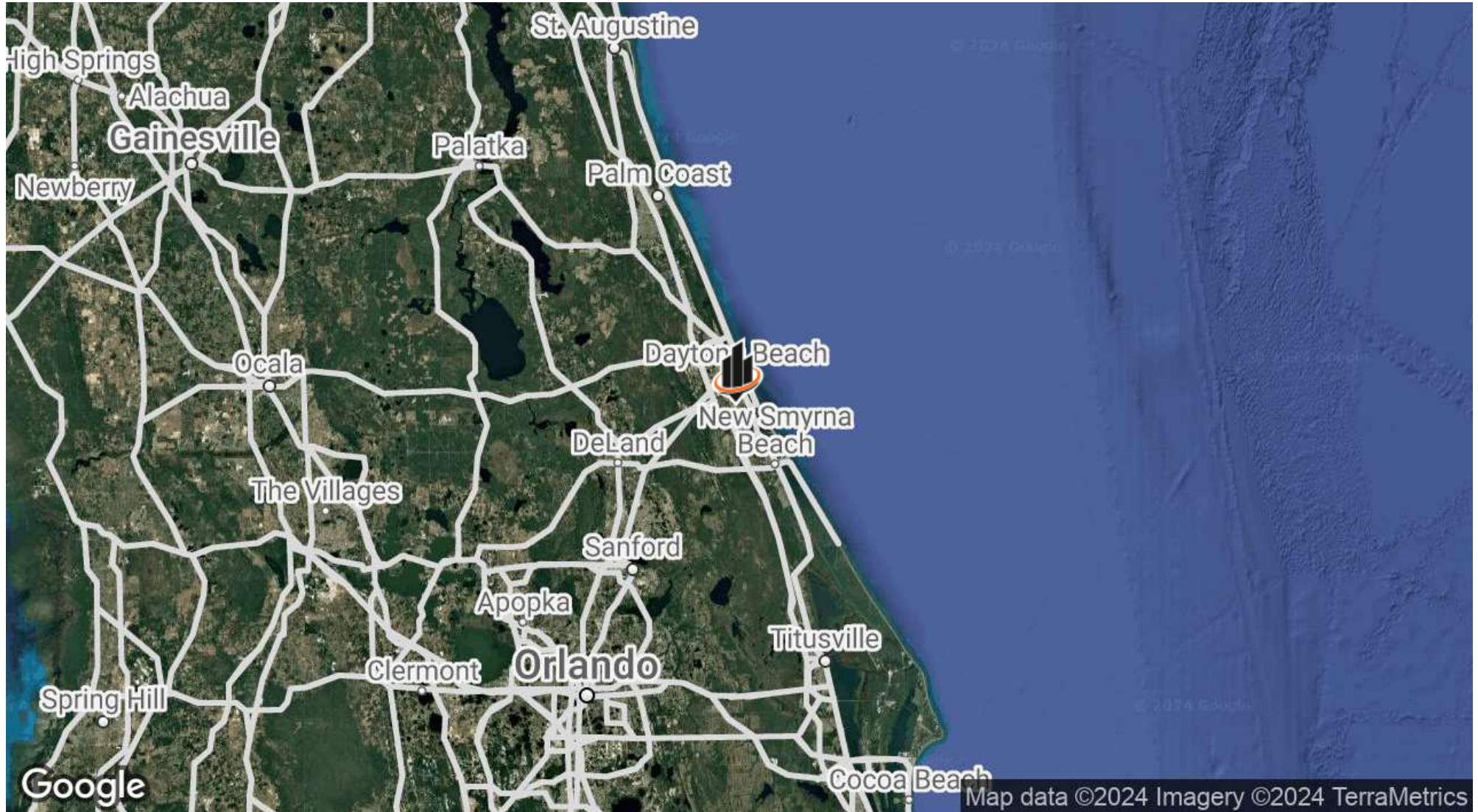
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## LOCATION MAP



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