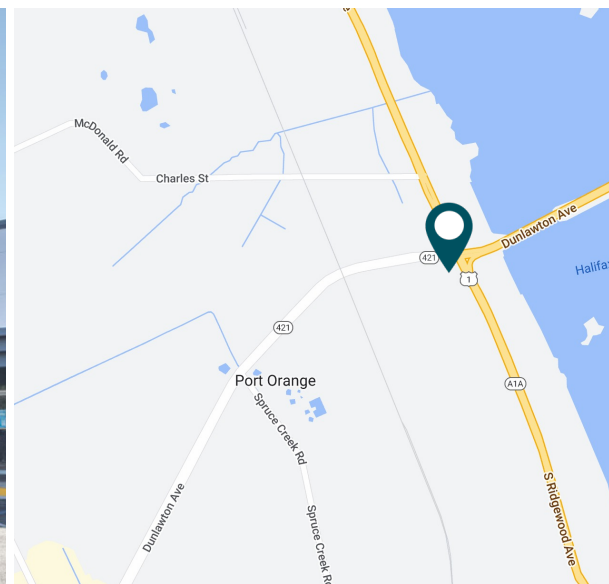


# PORT ORANGE PLAZA

4030 S. Ridgewood Avenue, Port Orange, FL 32127

**FOR LEASE**



## PROPERTY OVERVIEW

- » Available space: 900 SF | 1,230 SF | 8,400 - 30,500 SF
- » Restaurant outparcel with drive-thru: 2,500 SF
- » Neighborhood center anchored by Conviva Senior Care
- » Located in Port Orange at the intersection of U.S. 1/ Ridgewood Ave. and Dunlawton Ave.
- » Combined traffic count of 49,500 cars per day
- » Center has excellent visibility and multiple access points along Ridgewood Ave. and Dunlawton Ave.
- » Directly catty-cornered to proposed Riverwalk mixed-use project that will include 30,000 square feet of commercial space and 460 multi-family units

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,980	55,032	107,590
Households	2,310	26,334	49,876
Daytime Pop.	7,063	44,130	85,906
Ave. HH Income	\$59,313	\$77,816	\$82,082



Unit	Tenant	Sq Ft
1	Available 2nd Gen. Restaurant	2,500
2	Conviva Care Center (Humana)	9,660
3	Direct General Insurance	2,009
4	Lina's Nails	1,230
5	Available	1,230
6	Available	900
7	Landry Land	1,200
8	Difference Restaurant	1,200
9	Stadium MMA	1,200
10	Leased	2,000
11	Family Cuts	600
12	Available	7,500
13	Available	14,600
14	Available	8,400

\*Units 12, 13, and 14 can be combined for a total of 30,500 SF.











