

NOVA ROAD OUTPARCEL FOR SALE OR GROUND LEASE



PROPERTY DESCRIPTION

0.99+/- Acre Outparcel on Nova Road available For Sale or Ground Lease.
 Visibility on high traffic Nova Road.
 Located one block north of Dunlawton Avenue and Nova Road intersection.
 Great location for standalone fast food, retail, or restaurant.
 Near a Publix anchored center.
 Between The Half Wall and AT&T, adjacent to CVS.
 Across the street from high traffic La Fiesta Mexican Restaurant, Walgreens, and Ross Dress for Less.
 Seller financing available at 4.5% for three years.

LOCATION DESCRIPTION

Located one block north of Dunlawton Avenue and Nova Road intersection on the west side of Nova Road.

LOCATION ADDRESS

3798 S. Nova Road
 Port Orange, FL 32129

JOHN W. TROST, CCIM

Principal | Senior Advisor
 O: 386.301.4581 | C: 386.295.5723
 john.trost@svn.com

OFFERING SUMMARY

SALE PRICE:	\$450,000
LEASE RATE:	\$38,000 Annually
LOT SIZE:	0.99+/- Acres
PARCEL NO:	6309-43-00-0010
TRAFFIC COUNT:	27,500 AADT
ZONING:	PCD, Planned Commercial Development

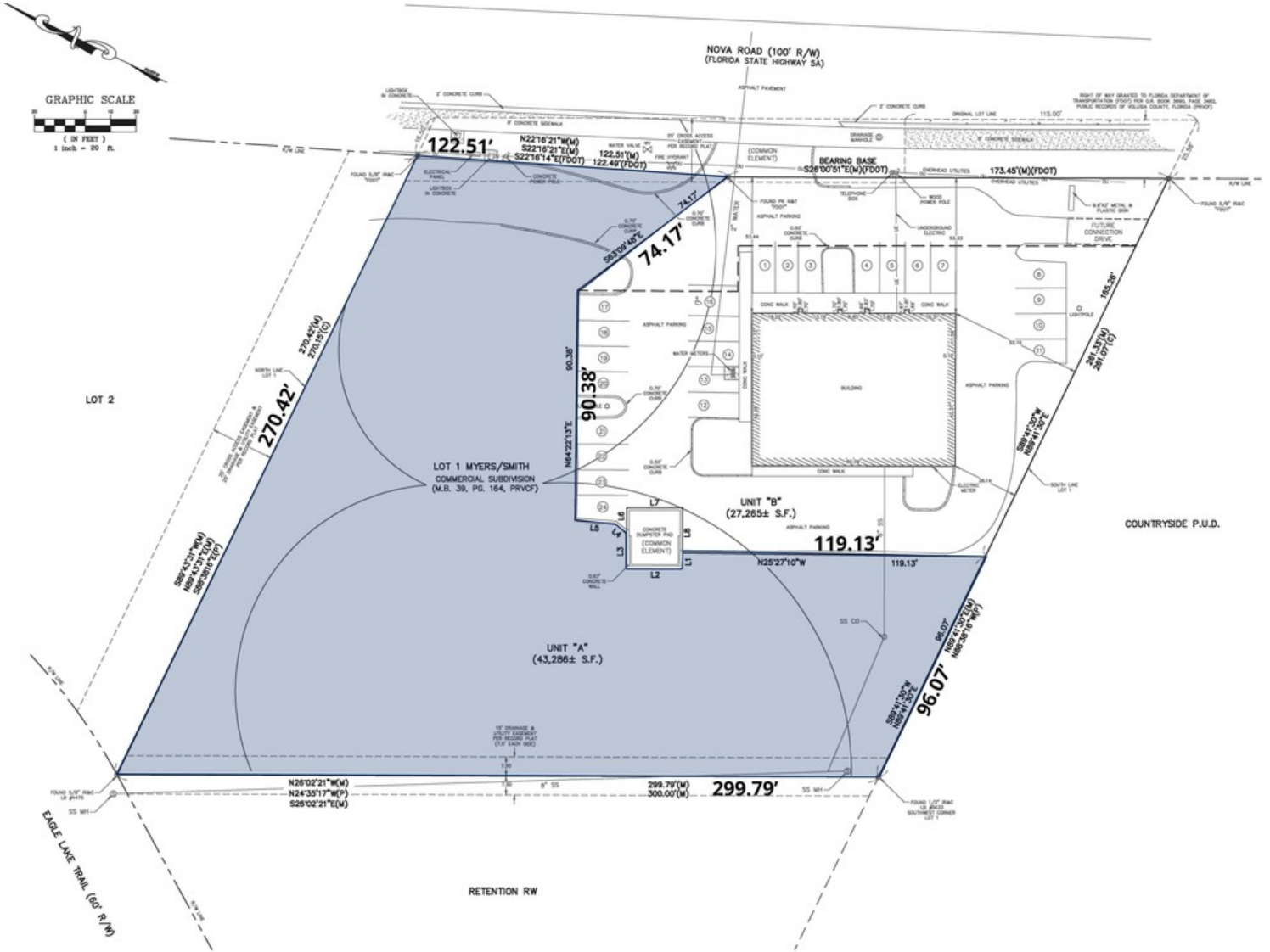
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,460	30,334	51,746
TOTAL POPULATION	7,427	66,115	111,701
AVERAGE HH INCOME	\$62,914	\$68,707	\$71,794

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SURVEY



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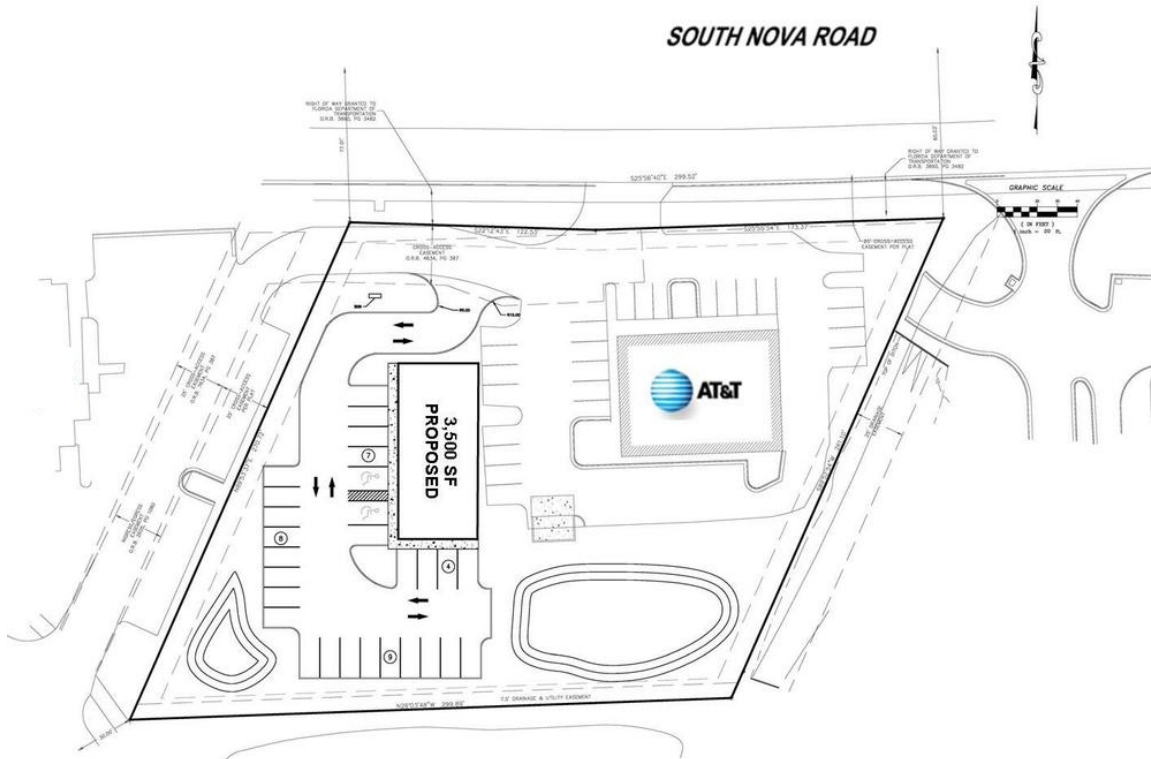
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PROPOSED SITE PLANS - CONCEPT 1 & 2

SOUTH NOVA ROAD



SOUTH NOVA ROAD



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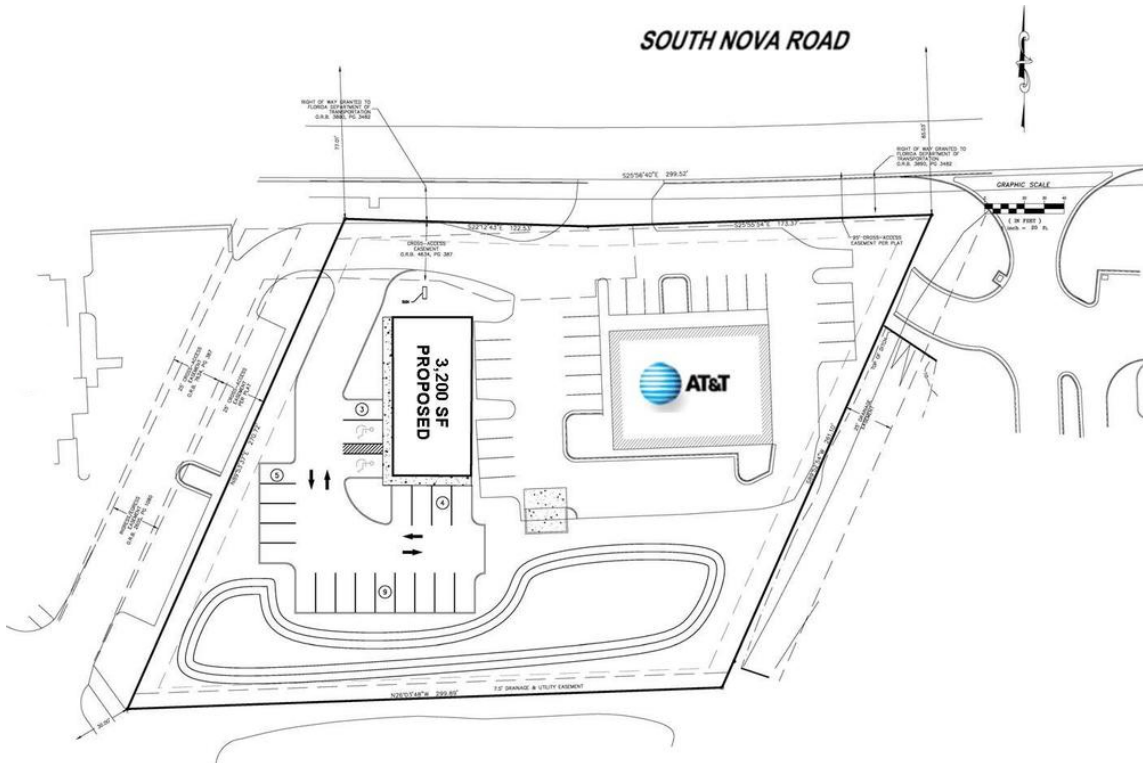
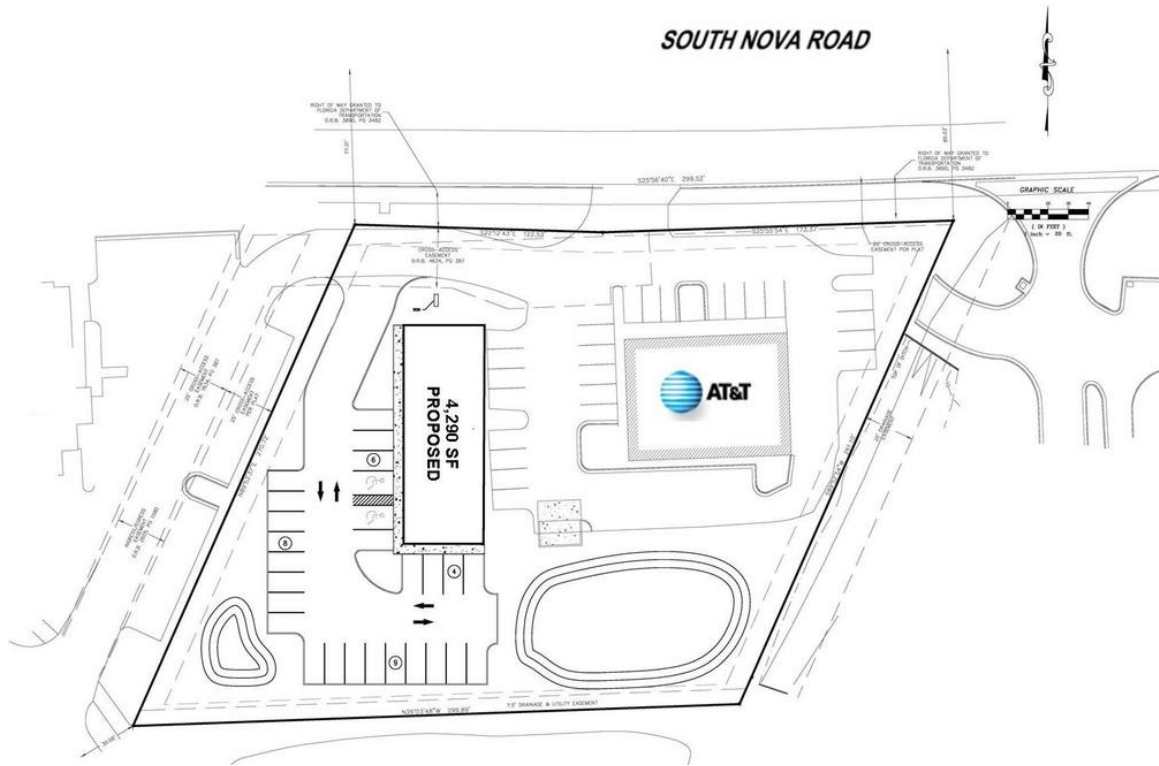
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PROPOSED SITE PLANS - CONCEPT 3 & 4



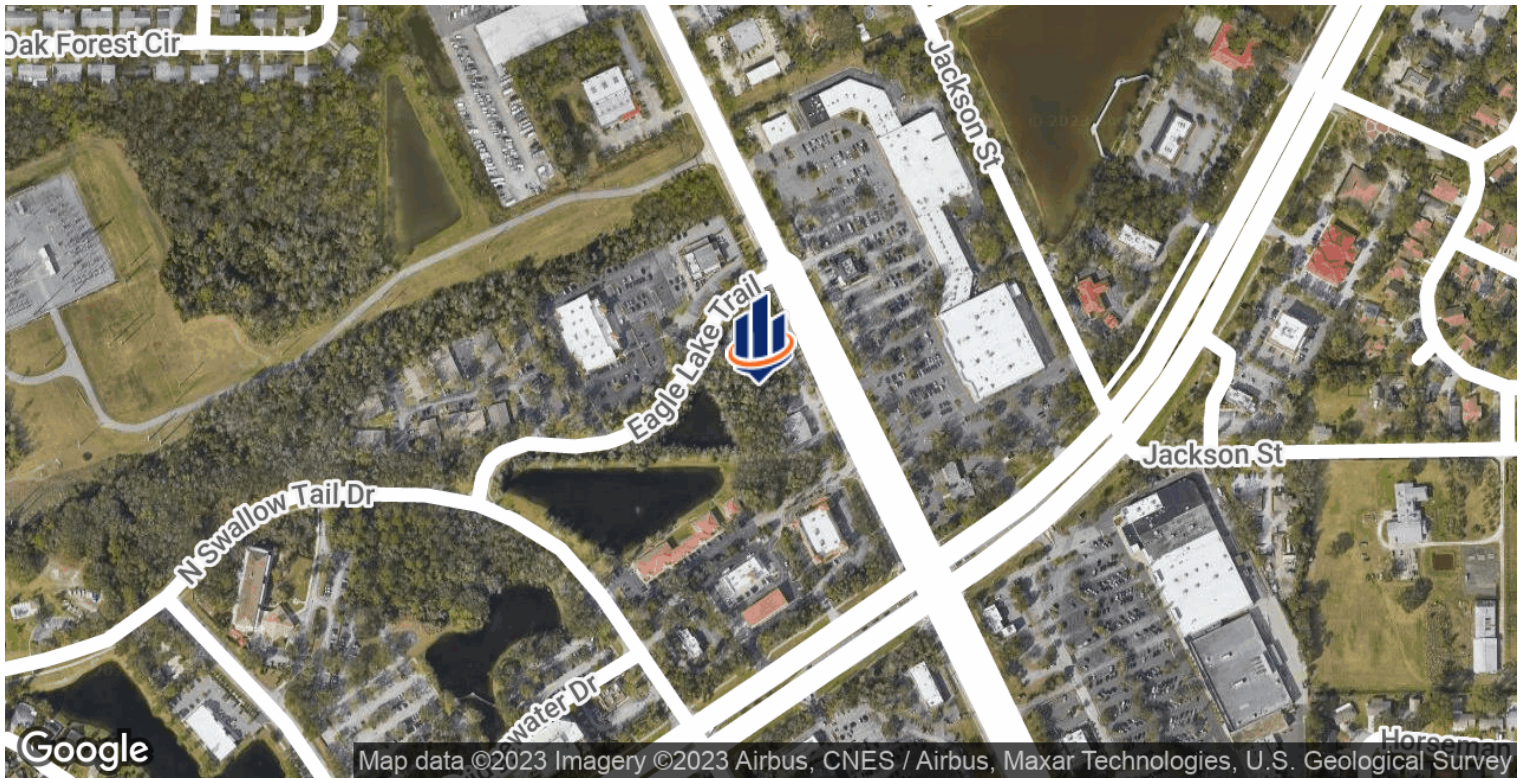
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LOCATION MAP



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