

FOR SUBLEASE

**3771 Clyde Morris Blvd
Port Orange, FL**



PROPERTY HIGHLIGHTS

3771 Clyde Morris Blvd, is a former CVS Pharmacy that is available for Sublease in the Port Orange submarket. This property is located at the intersection of Clyde Morris Blvd and Medline Ave. This site has full access as well as exposure to a lighted intersection with exposure to over 25,000 cars daily.

BUILDING SF	10,885 SF
LAND SF	131,229 SF
YEAR BUILT	2004
PARKING	74 Spaces
TRAFFIC COUNTS	25,000 VPD

SIGNAGE TYPE	Monument
1-MILE (POP.)	11,301
3-MILE (POP.)	66,080
AVG HH INCOME	\$62,575
SPACE USE	Retail/Medical



REED FETTER

Senior Associate
407-241-3084

Reed.Fetter@cushwake.com

ALEC McNAMARA

Senior Director
407-541-4385
Alec.McNamara@cushwake.com

FOR SUBLEASE

3771 Clyde Morris Blvd Port Orange, FL

PRIME HARD CORNER – PORT ORANGE

Located on a prime hard corner within the Port Orange market. This CVS site is best suited for a single user who is focused on retail or medical uses. 3771 Clyde Morris is also shadow-anchored by a Walmart Neighborhood Market. Creating strong retail synergy with one of the main grocers in the Port Orange submarket.



LEGAL INFORMATION

TAX PARCEL ID	630601000094
ZONING	PCD



REED FETTER
Senior Associate
407-241-3084
Reed.Fetter@cushwake.com

ALEC McNAMARA
Senior Director
407-541-4385
Alec.McNamara@cushwake.com

FOR SUBLEASE

3771 Clyde Morris Blvd
Port Orange, FL

AERIAL MAP



REED FETTER
Senior Associate
407-241-3084
Reed.Fetter@cushwake.com

ALEC McNAMARA
Senior Director
407-541-4385
Alec.McNamara@cushwake.com