

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

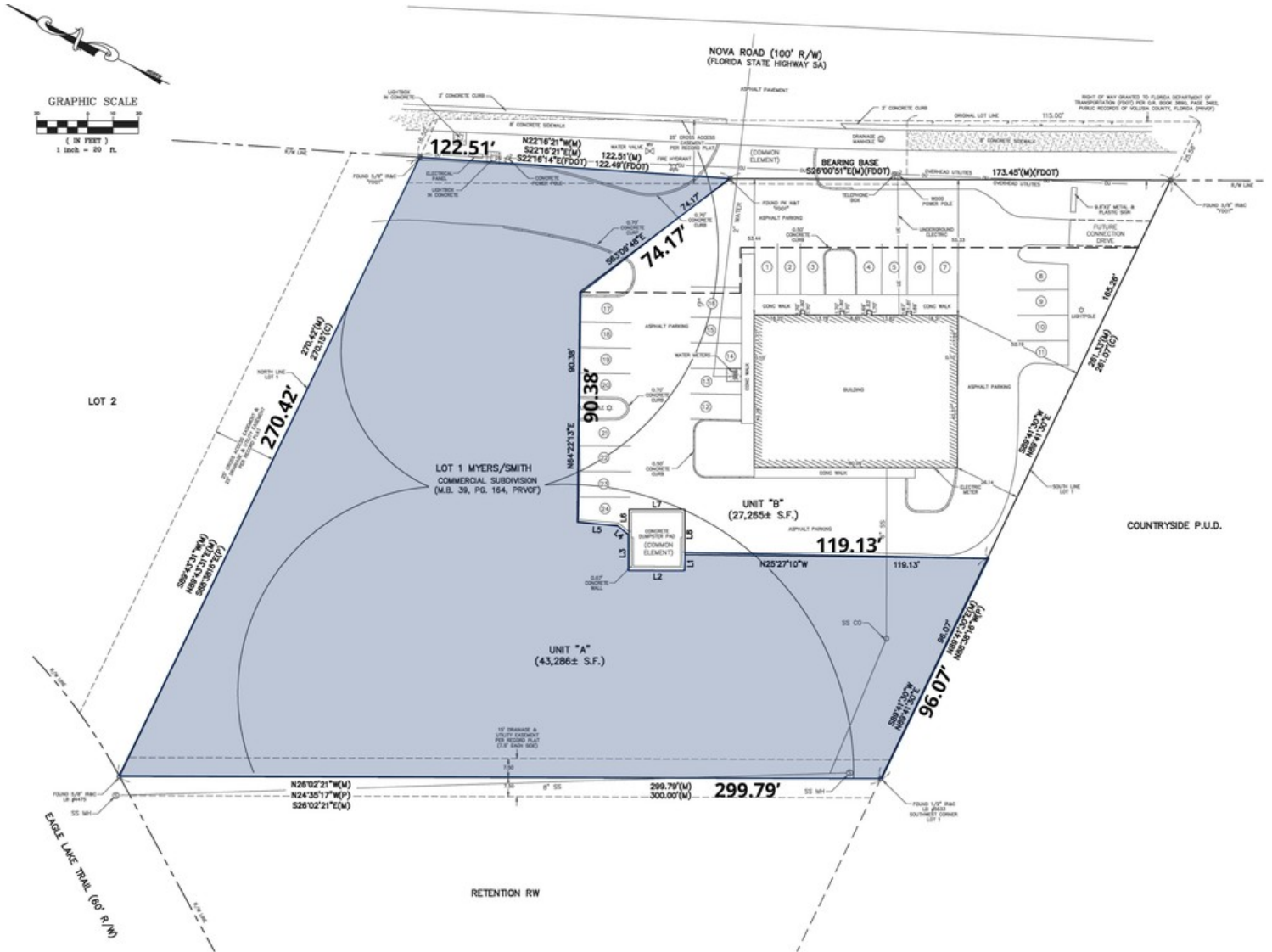
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,460	30,334	51,746
TOTAL POPULATION	7,427	66,115	111,701
AVERAGE HH INCOME	\$62,914	\$68,707	\$71,794

NOVA ROAD OUTPARCEL FOR SALE OR GROUND LEASE | 3798 S. Nova Road Port Orange, FL 32129

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



SURVEY



JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

NOVA ROAD OUTPARCEL FOR SALE OR GROUND LEASE | 3798 S. Nova Road Port Orange, FL 32129

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

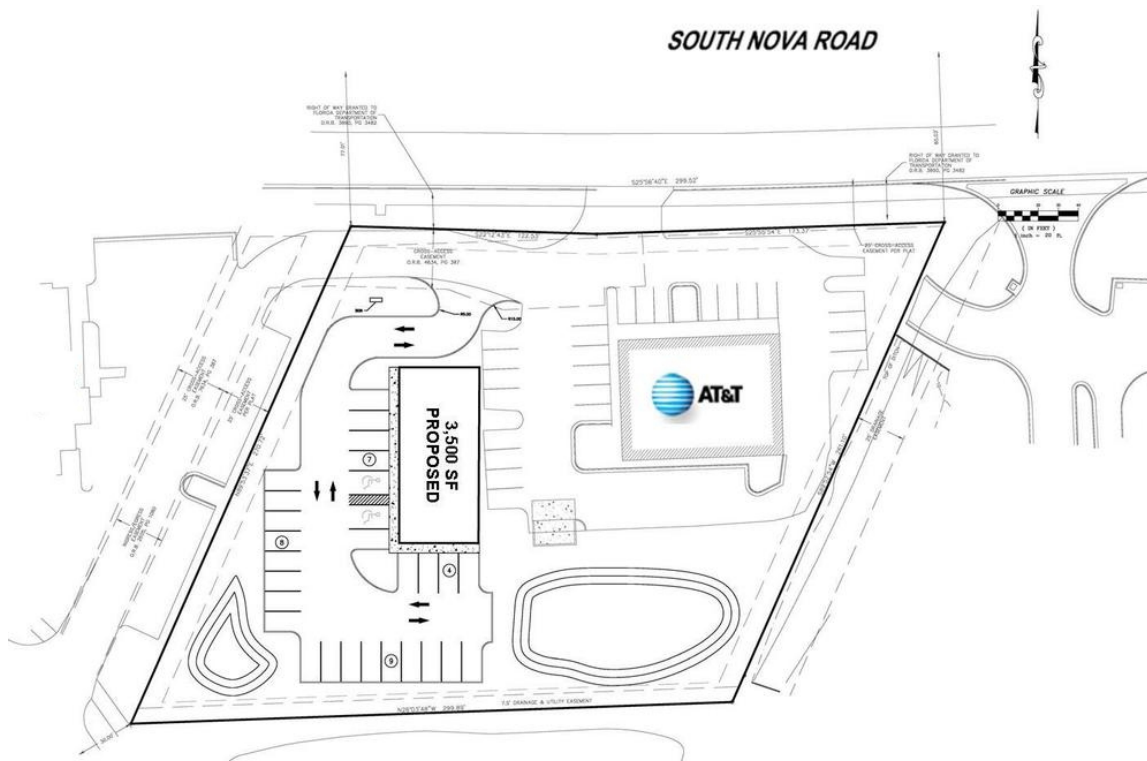


PROPOSED SITE PLANS - CONCEPT 1 & 2

SOUTH NOVA ROAD



SOUTH NOVA ROAD



JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

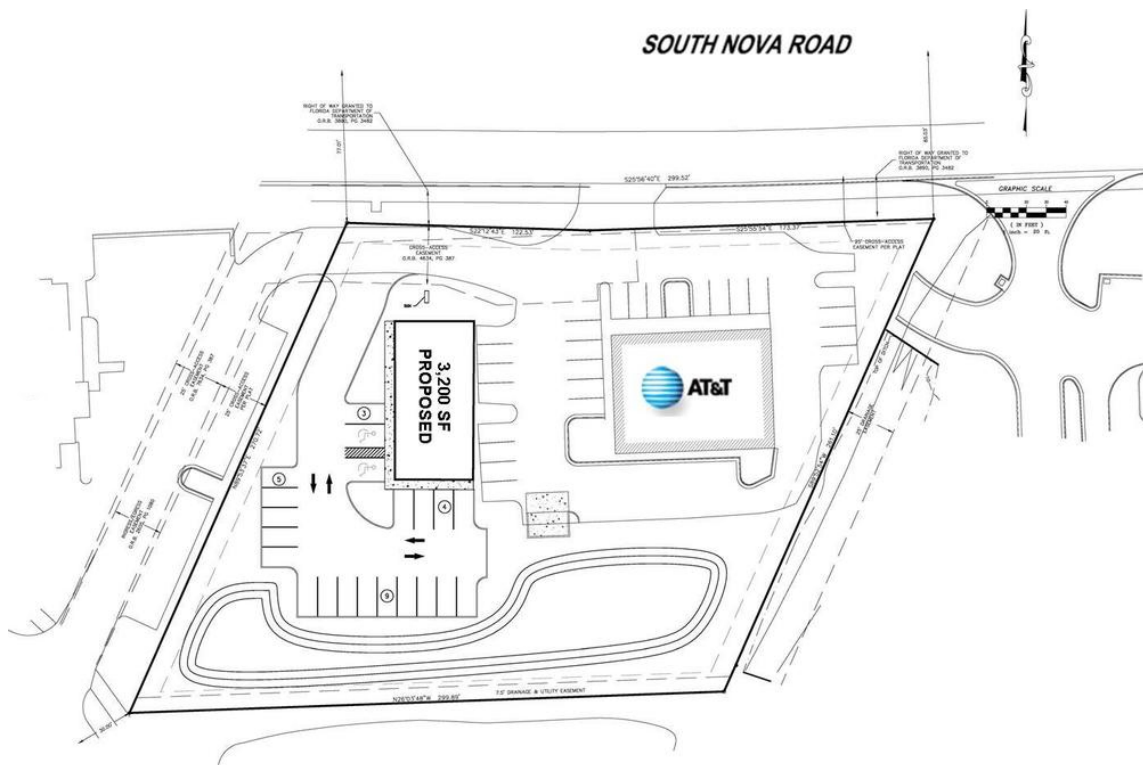
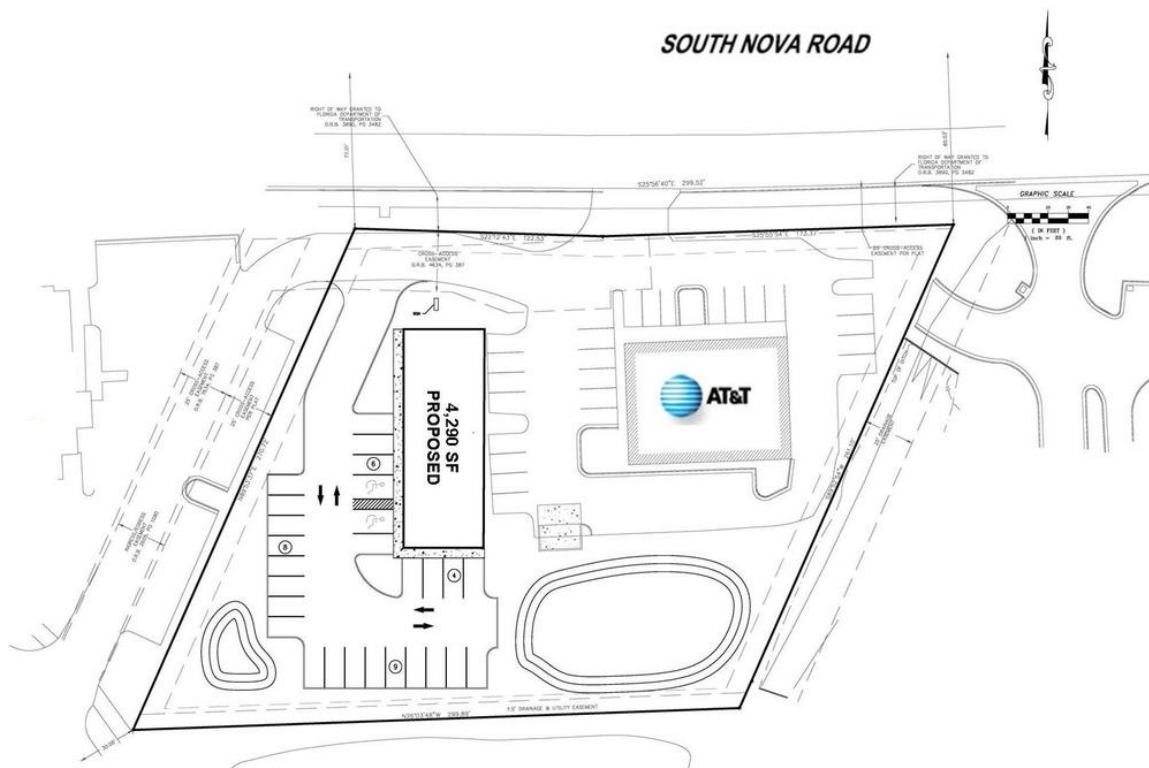
john.trost@svn.com

NOVA ROAD OUTPARCEL FOR SALE OR GROUND LEASE | 3798 S. Nova Road Port Orange, FL 32129

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



PROPOSED SITE PLANS - CONCEPT 3 & 4



JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

NOVA ROAD OUTPARCEL FOR SALE OR GROUND LEASE | 3798 S. Nova Road Port Orange, FL 32129

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



LOCATION MAP



JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

NOVA ROAD OUTPARCEL FOR SALE OR GROUND LEASE | 3798 S. Nova Road Port Orange, FL 32129

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

