

NOVA SHOPPES | RETAIL FOR LEASE



PROPERTY DESCRIPTION

Nova Shoppes is a 22,085 SF Strip Center located on Nova Road just south of Granada Boulevard. Unit 2: 2,048 SF, inline retail space with two restrooms. High traffic and dense neighborhood area with great visibility and signage. Great tenant mix including: Firehouse Subs, Emerald Spa & Nails, Kneading Sweets, Gloss Bridal and Beauty Bar, A New U, Koji Japanese Steakhouse and Sushi, and Cavatelli Pasta Kitchen coming soon. Estimated CAM, Real Estate Taxes, and Insurance \$6.25 per SF.

LOCATION DESCRIPTION

Located just south of Granada Boulevard on the east side of Nova Road. Approximately 2.7 miles to Interstate 95.

LOCATION ADDRESS

175 S. Nova Road, Unit 2
Ormond Beach, FL 32174

JOHN W. TROST, CCIM

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

OFFERING SUMMARY

LEASE RATE:	\$18.50 NNN
AVAILABLE SF:	Unit 2: 2,048 SF
YEAR BUILT:	2006
TRAFFIC COUNT:	28,500 AADT
ZONING:	PBD, Planned Business Development

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,787	24,631	48,336
TOTAL POPULATION	6,662	49,586	94,692
AVERAGE HH INCOME	\$49,832	\$59,371	\$56,134

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ADDITIONAL PHOTOS



JOHN W. TROST, CCIM

Principal | Senior Advisor

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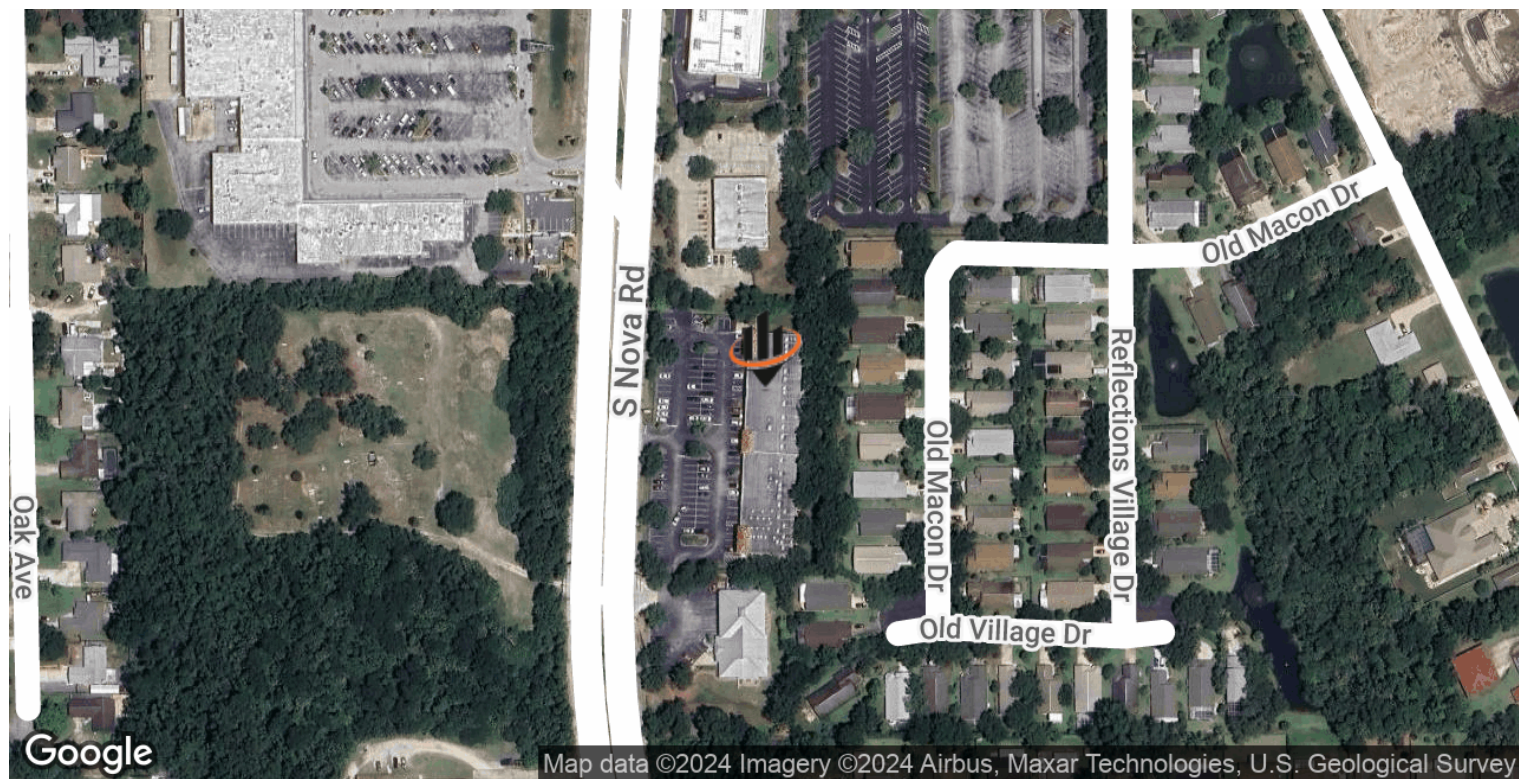
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LOCATION MAP



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