

LEASE

Tuscan Village Shoppes - Office / Retail For Lease

3510 S NOVA RD

Port Orange, FL 32129

PRESENTED BY:

**CARL W. LENTZ IV, MBA,
CCIM**

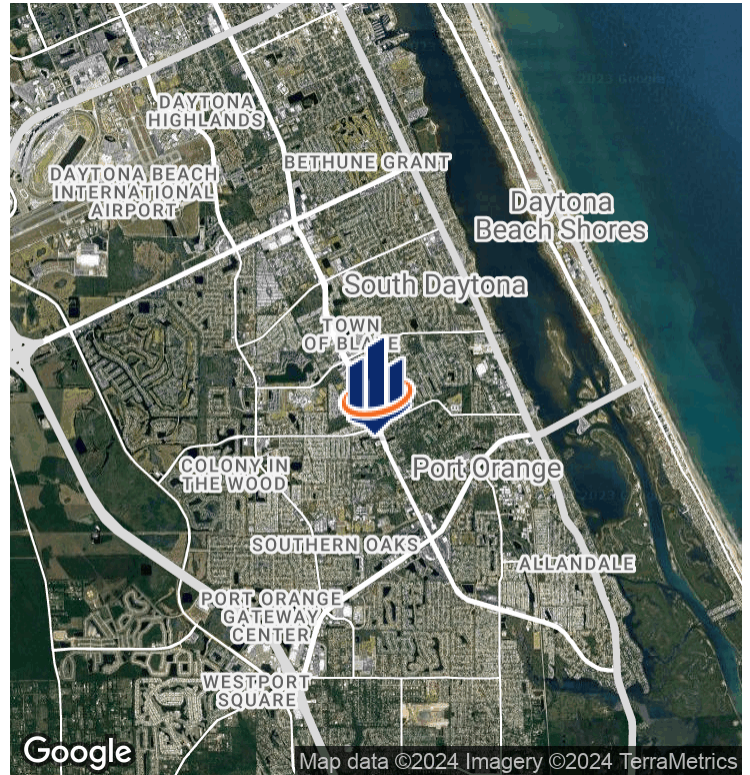
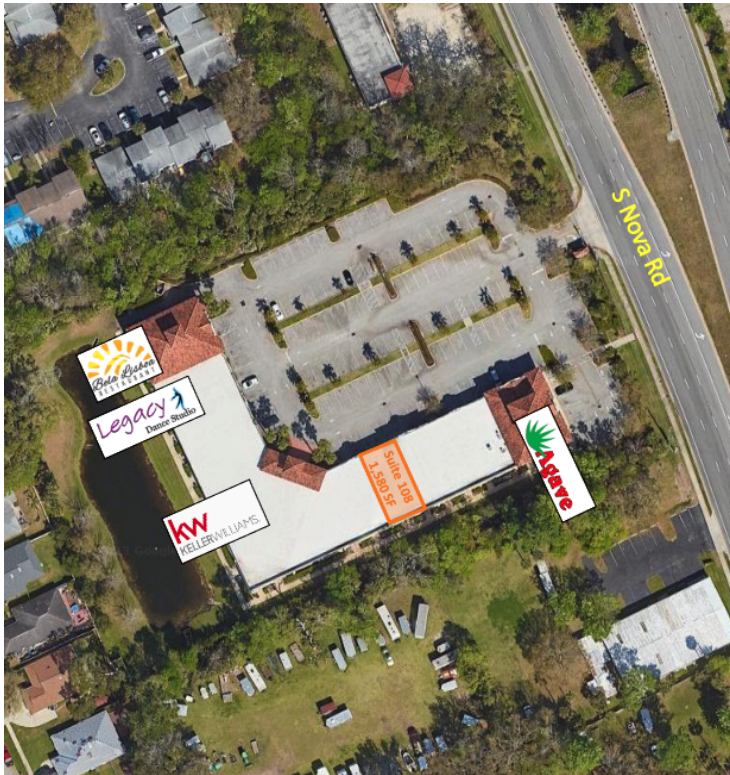
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FL #BK3068067



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$24.00 SF/yr (NNN)
AVAILABLE SF:	1,580 SF
YEAR BUILT:	2008
RENOVATED:	2014
ZONING:	CC 'Community Commercial'
TRAFFIC COUNT:	18,000
APN:	633701160040
VIDEO:	View Here

PROPERTY OVERVIEW

Tuscan Village Shoppes Space For Lease

AVAILABLE 3/1/2024 - Showings Weekdays 12-3

1,580 SF Office or Retail Unit - Former Chiropractic Office

6 Private Offices, Break Room, Reception Area, Utility/Storage Area, 1 Restroom

Located on Nova Road, Approximately 1 Mile North of Dunlawton

Join LabCorp, Agave, Keller Williams, Maxim and Others

NNN Expenses at +/- \$6.25 / SF

Video Tour- <https://youtube.com/shorts/jyhT6yZUDZM?feature=share>

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ADDITIONAL PHOTOS



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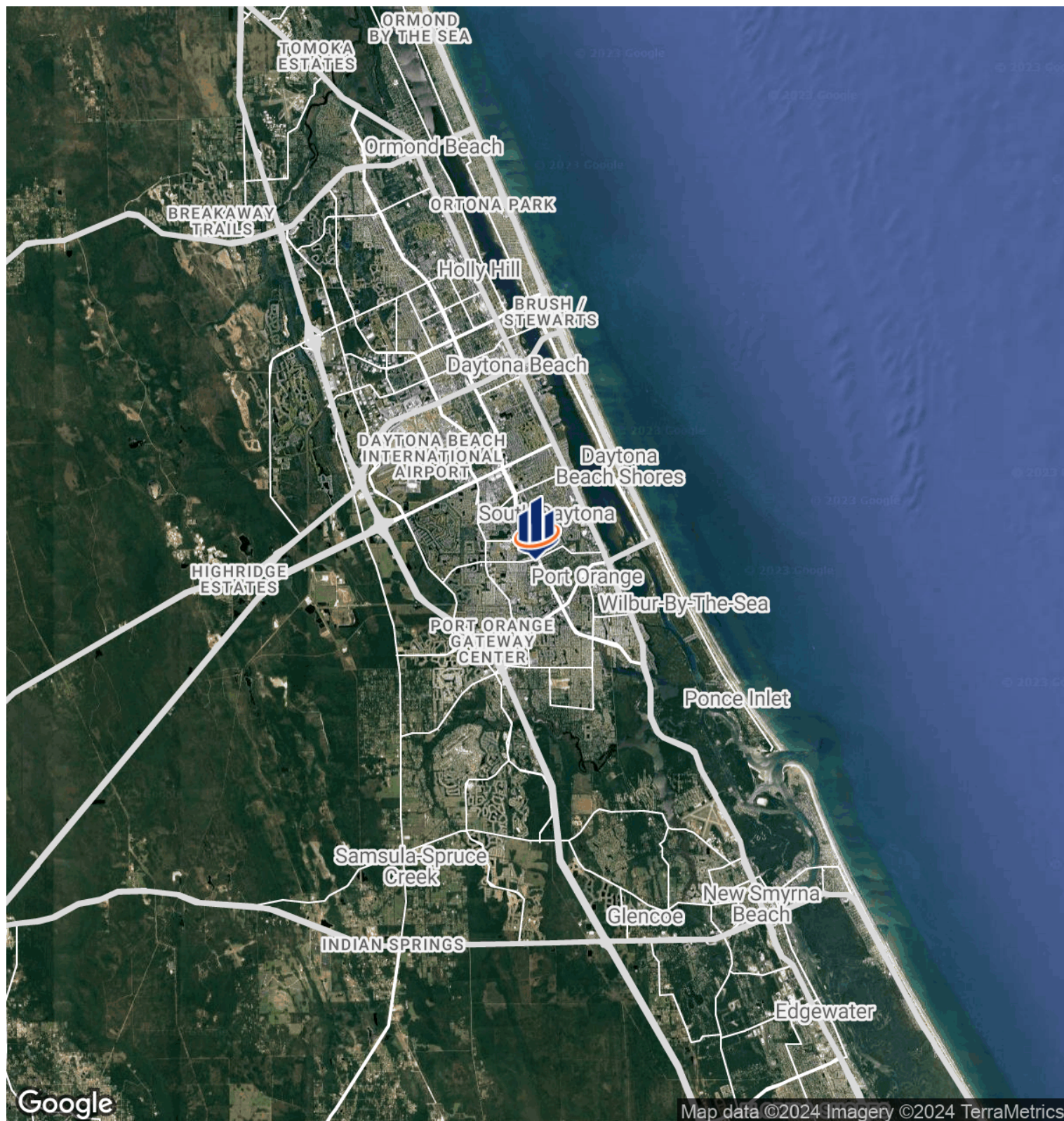
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LOCATION MAP



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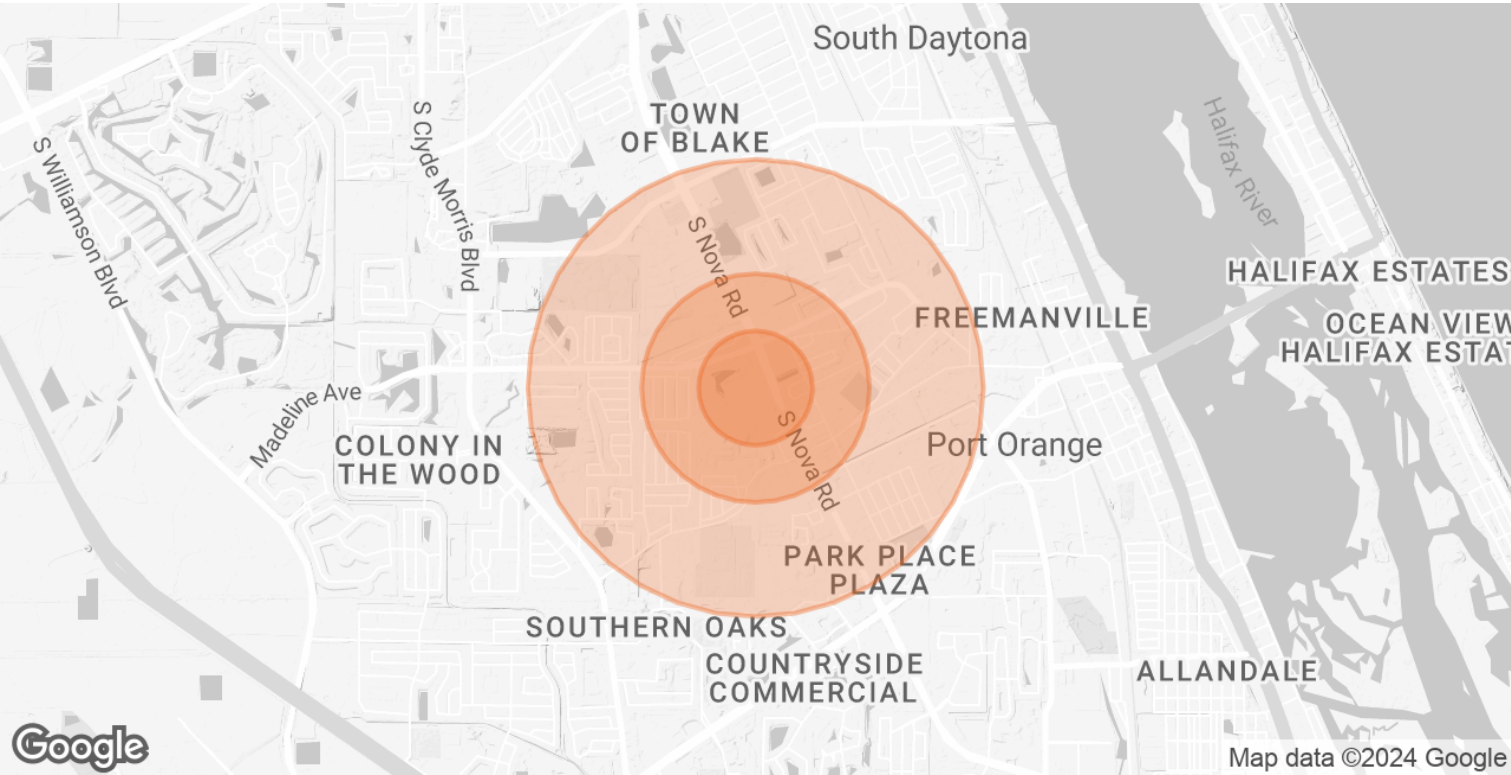
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	614	2,331	8,834
AVERAGE AGE	52.4	51.2	50.1
AVERAGE AGE (MALE)	49.2	48.5	47.5
AVERAGE AGE (FEMALE)	56.1	53.8	51.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	344	1,279	4,661
# OF PERSONS PER HH	1.8	1.8	1.9
AVERAGE HH INCOME	\$44,387	\$45,908	\$47,446
AVERAGE HOUSE VALUE	\$137,132	\$143,634	\$161,297

* Demographic data derived from 2020 ACS - US Census

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