

LEASE

2nd Generation Restaurant Space - Port Orange 4,080 SF

3510 S NOVA RD

Port Orange, FL 32129

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$24.00 SF/yr (NNN)
BUILDING SIZE:	35,043 SF
AVAILABLE SF:	4,080 SF
LOT SIZE:	179,586 SF
YEAR BUILT:	2008
RENOVATED:	2017
ZONING:	CC
MARKET:	Daytona Beach
SUBMARKET:	Port Orange
APN:	633701160040
VIDEO:	View Here

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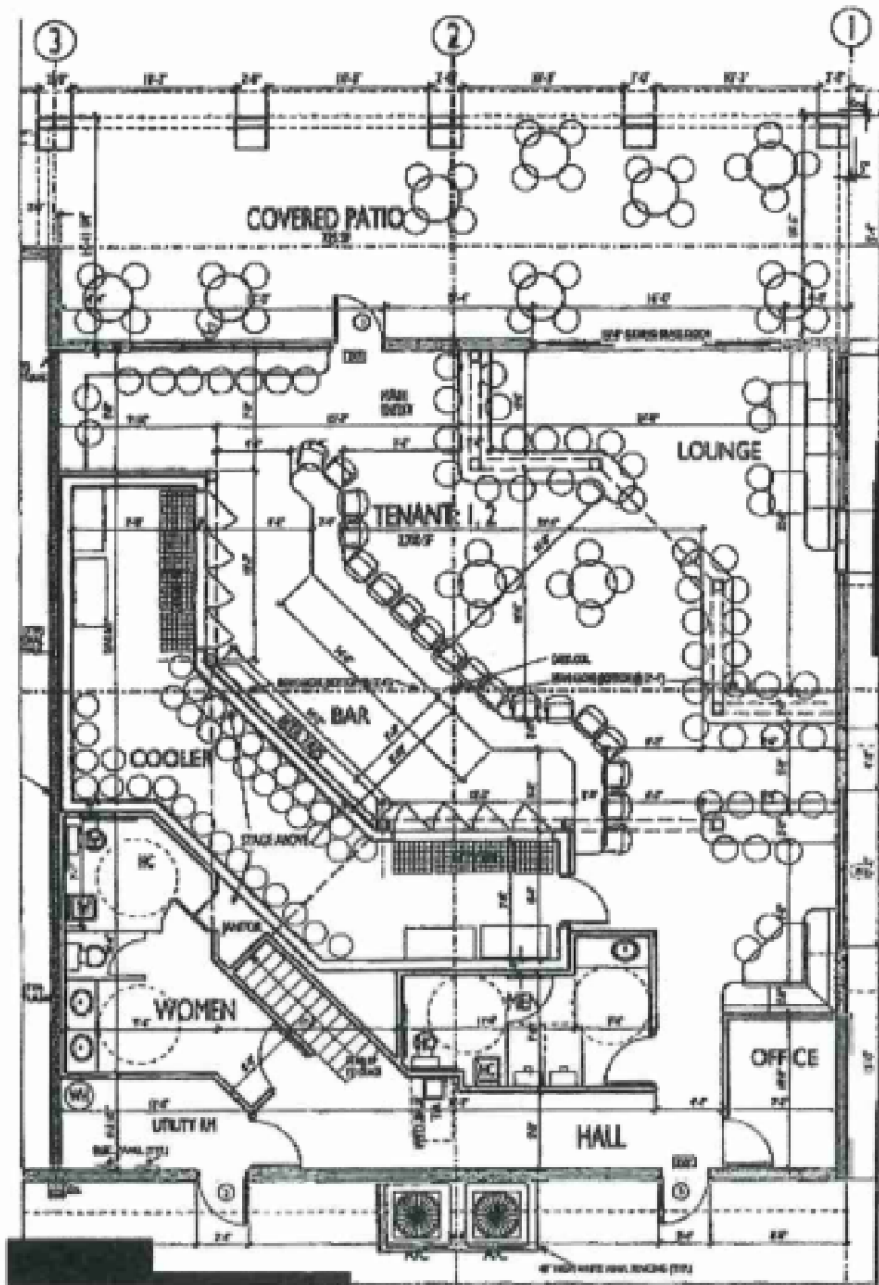
PROPERTY OVERVIEW

AVAILABLE 10/01/2024 - Tuscan Village Shoppes
4,080 SF 2nd Generation Restaurant Space
Busy Neighborhood Center
Full, Clean Kitchen
Open Dining Room With Full Bar
Outdoor Seating
Walk In Cooler / Freezer
NNNs at +/- \$6.30

FLOOR PLAN

EXHIBIT D-1

EXISTING "AS IS" UNIT LAYOUT



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INTERIOR PHOTOS



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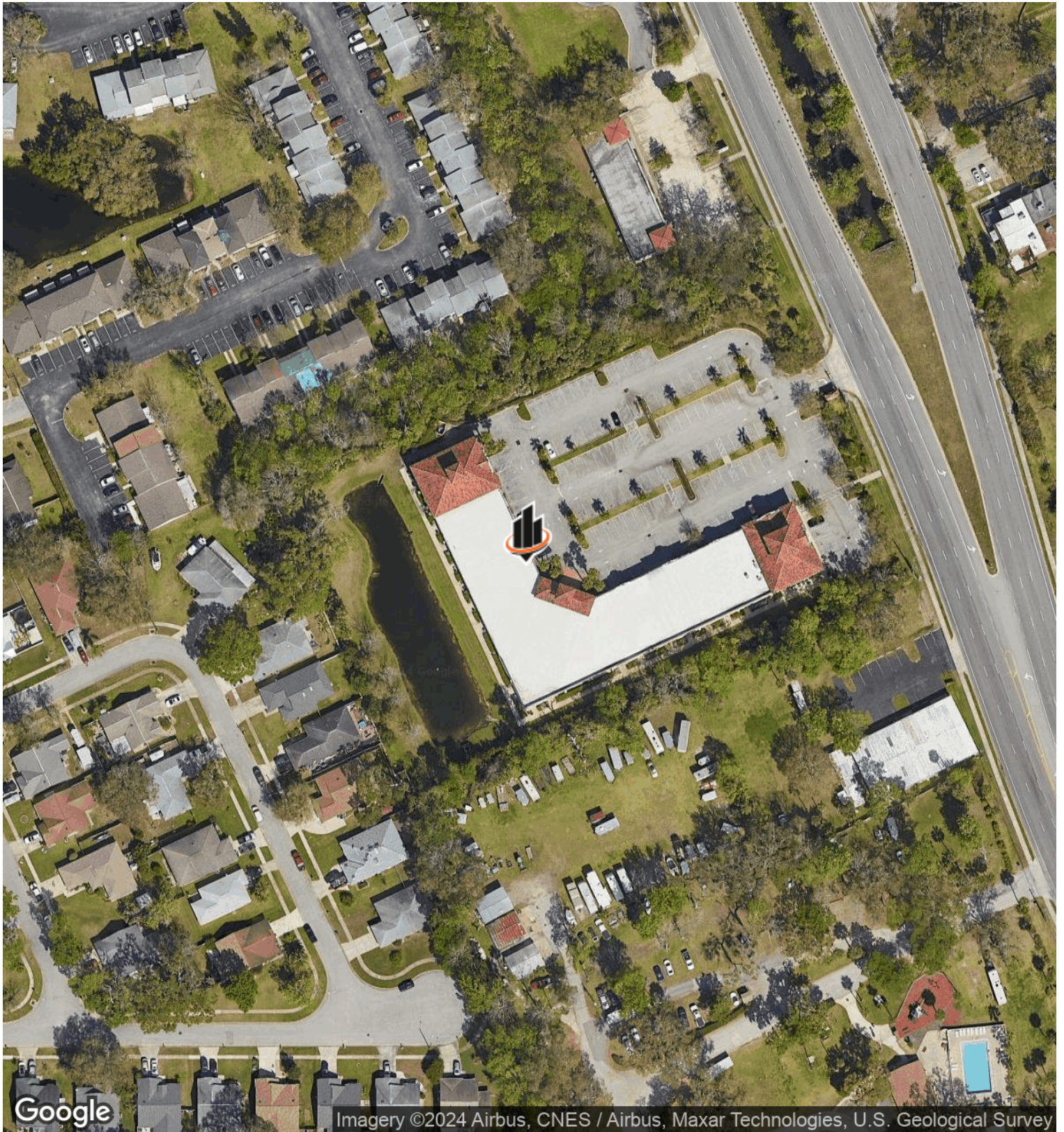
OUTDOOR SEATING



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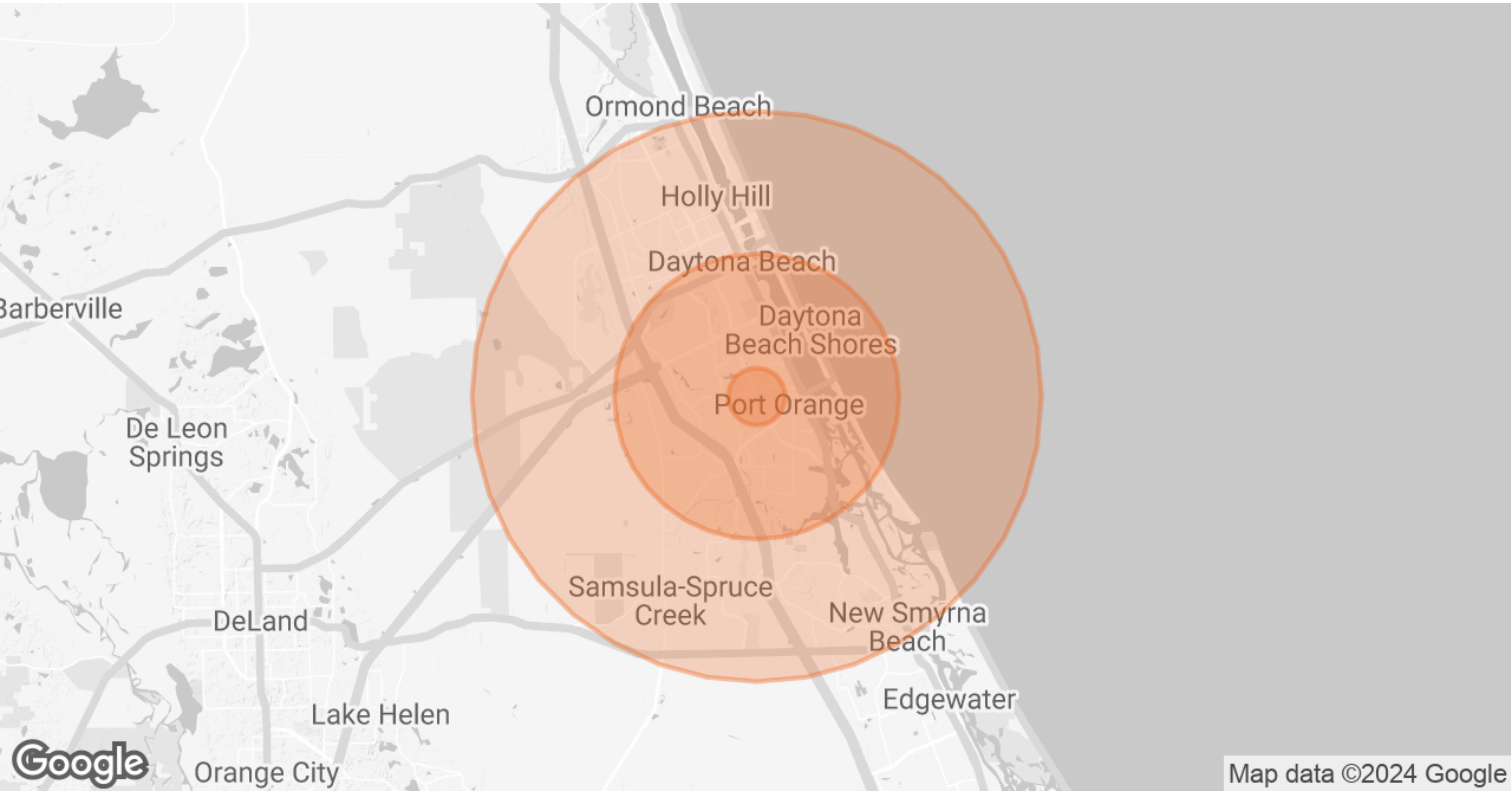
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	8,834	116,336	222,105
AVERAGE AGE	50.1	46.3	46.8
AVERAGE AGE (MALE)	47.5	45.0	45.5
AVERAGE AGE (FEMALE)	51.3	47.6	48.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,661	62,327	117,838
# OF PERSONS PER HH	1.9	1.9	1.9
AVERAGE HH INCOME	\$47,446	\$51,031	\$53,205
AVERAGE HOUSE VALUE	\$161,297	\$179,596	\$191,734

2020 American Community Survey (ACS)

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