

EXECUTIVE SUMMARY

• 3480 S Nova Rd Port Orange, FL 32129



OFFERING SUMMARY

Sale Price:	\$1,750,000
Price / SF:	\$501.72
Lot Size:	1.13 Acres
Year Built:	2000
Building Size:	3,488 SF
Zoning:	CC
APN#:	633701090043

PROPERTY OVERVIEW

Redevelopment opportunity for retail and vehicle-related ventures. This 3,488 SF building, situated in Port Orange and zoned CC provides an ideal canvas for a variety of business endeavors. With its prime location and versatile space, the property offers a strategic foothold in a thriving commercial hub.
Property will be sold with fuel restriction.

LOCATION OVERVIEW

Excellent location on the NW Corner of Nova Rd and Madeline Ave in Port Orange. The area boasts a strong consumer base and enjoys a steady stream of traffic, making it an attractive prospect for tenants and investors alike.

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ADDITIONAL PHOTOS

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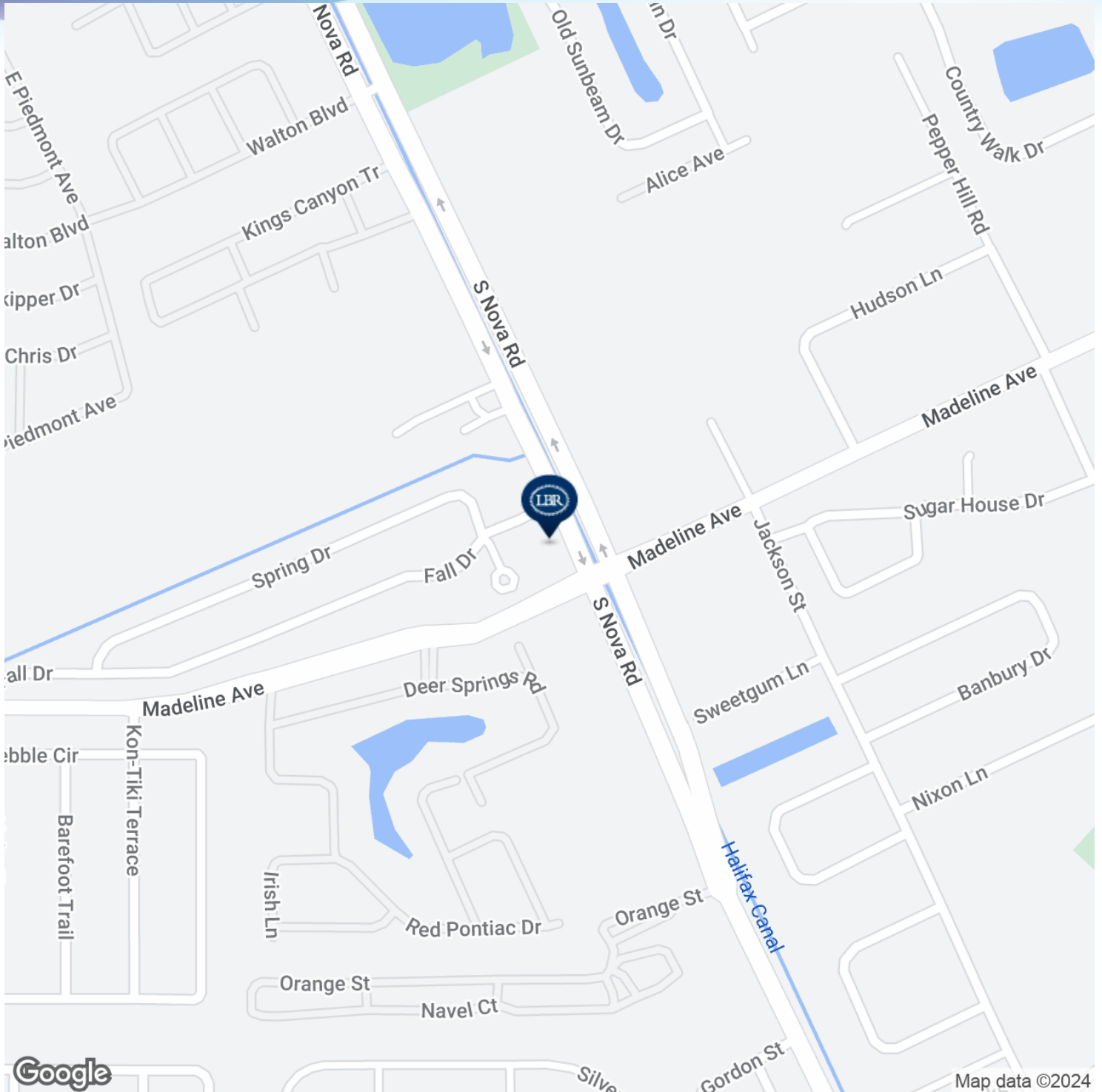
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LOCATION MAP

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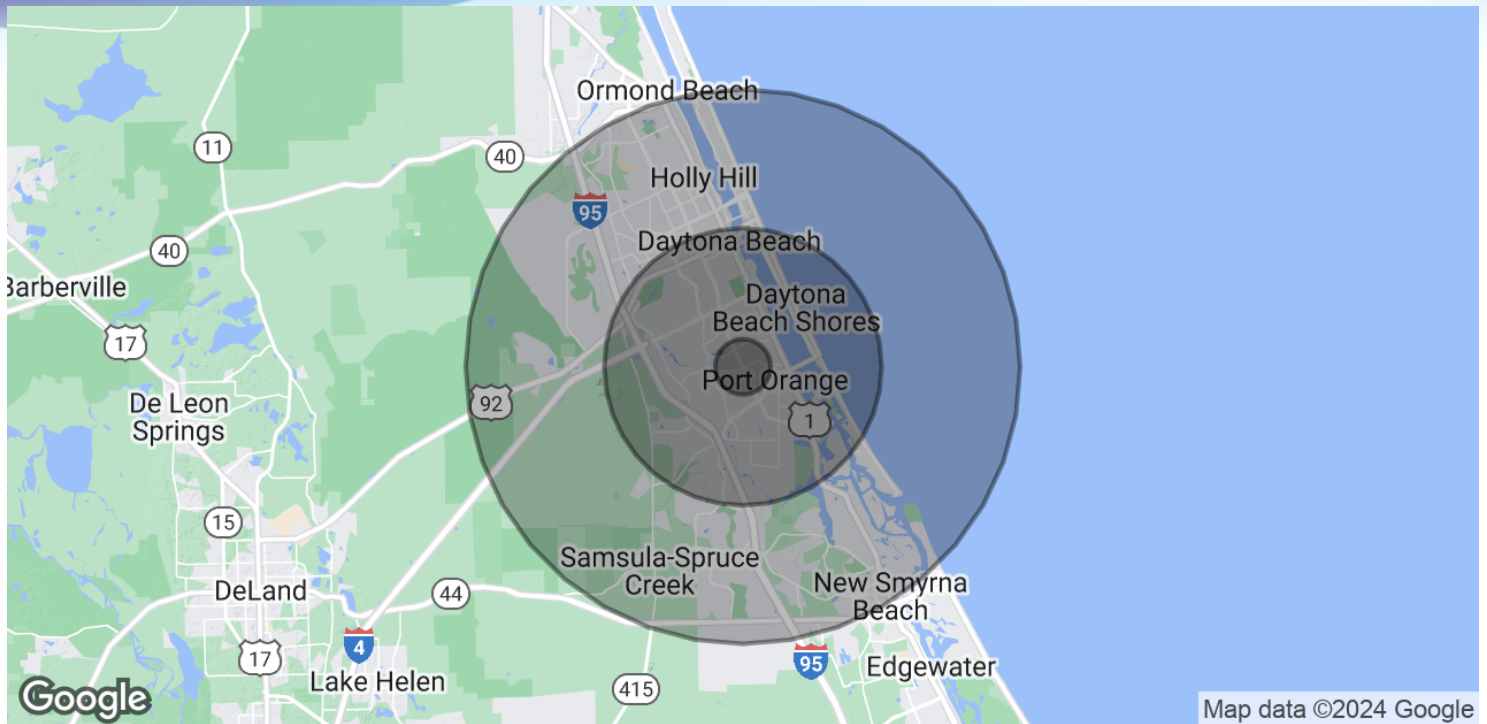
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	9,609	125,418	240,216
Average Age	50	47	48
Average Age (Male)	49	46	47
Average Age (Female)	51	48	49

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,676	56,660	108,315
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$63,908	\$71,952	\$75,285
Average House Value	\$206,757	\$289,367	\$306,508

Demographics data derived from AlphaMap

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