

# EXECUTIVE SUMMARY

• 3480 S Nova Rd Port Orange, FL 32129



## OFFERING SUMMARY

**Available SF:** 1.13 Acres

**Lease Rate:** Negotiable

**Lot Size:** 1.13 Acres

**Year Built:** 2000

**Building Size:** 3,488 SF

**Zoning:** CC

## PROPERTY OVERVIEW

Prime commercial property for Ground Lease or BTS in Port Orange, FL. Convenient access and ample parking, this property is perfectly situated for attracting clientele and accommodating staff. Property leased with a 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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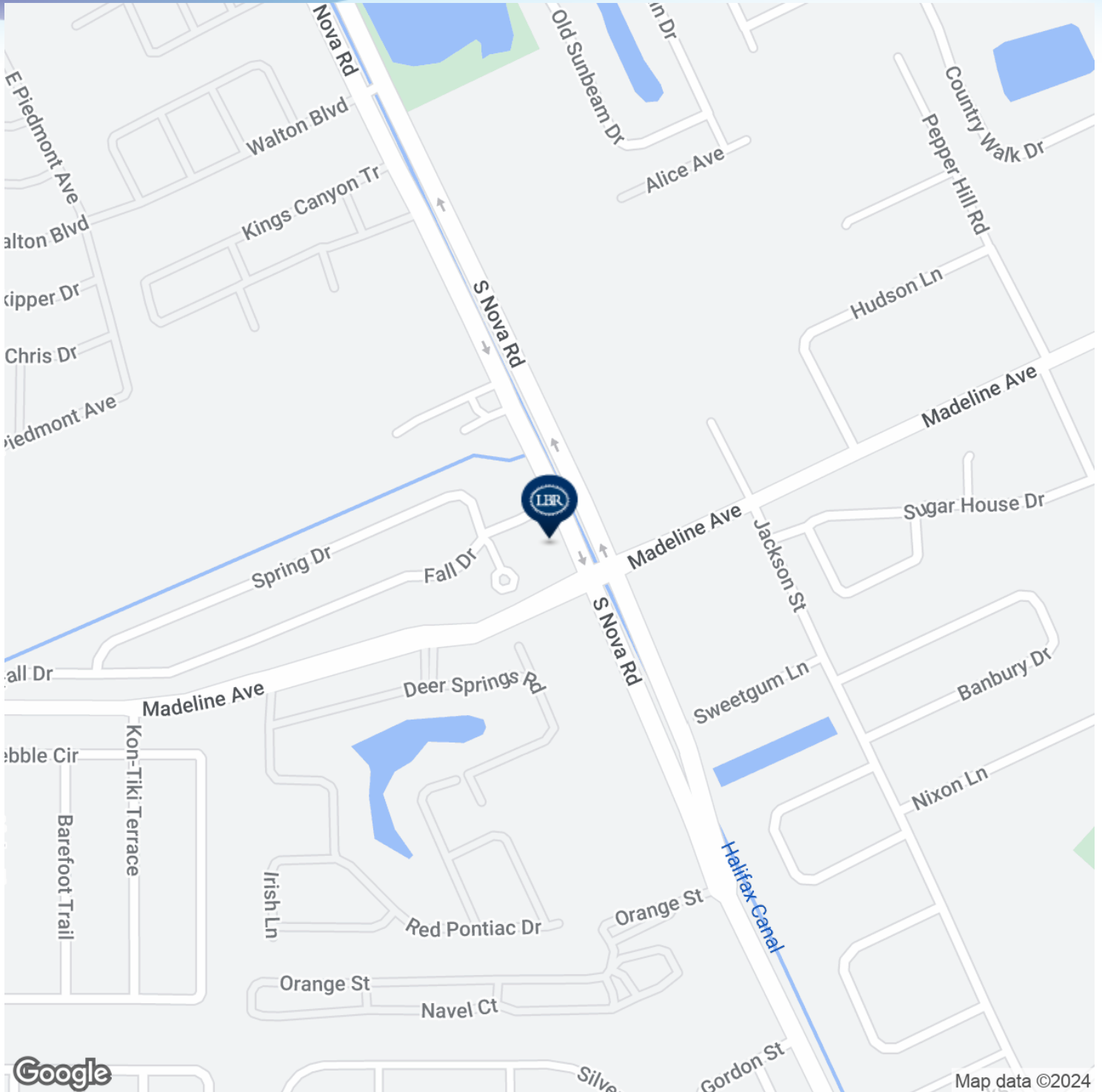
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# LOCATION MAP

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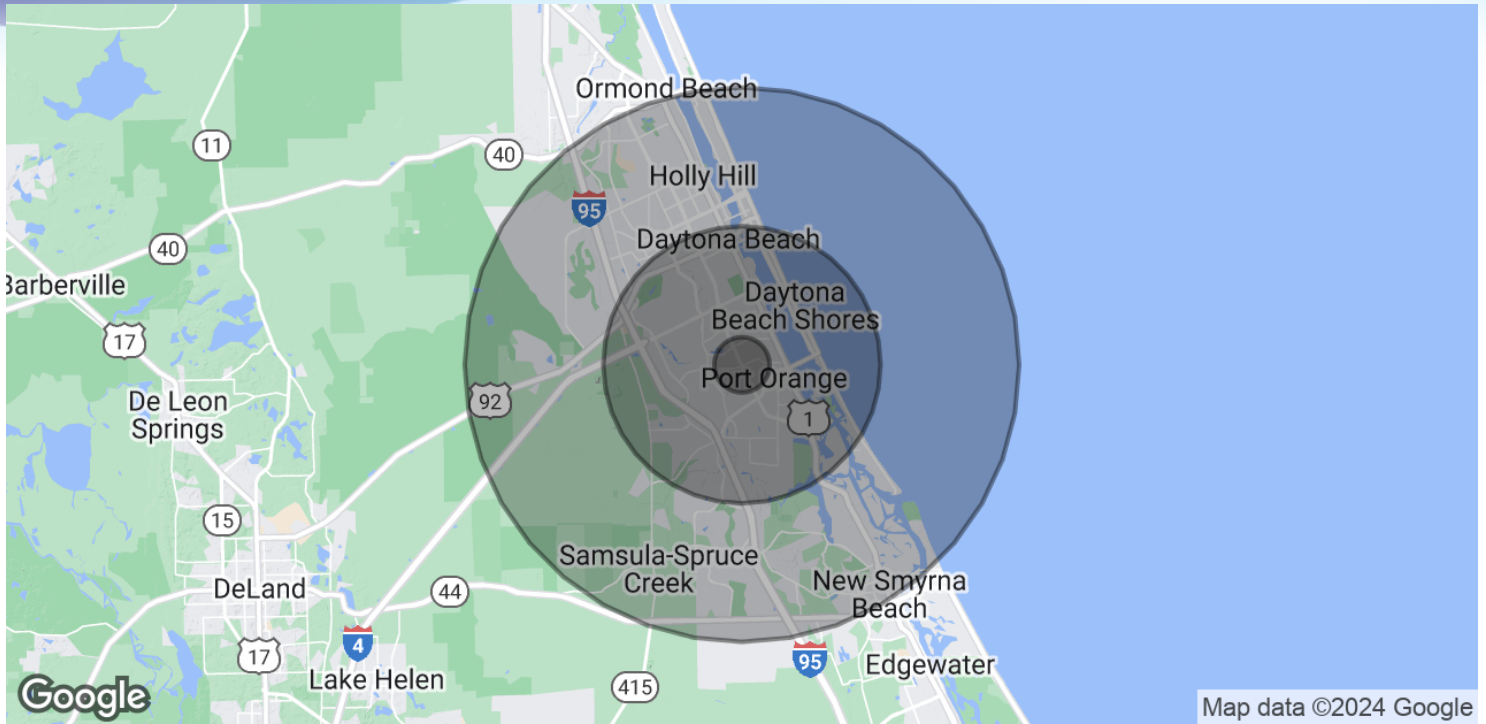
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# DEMOGRAPHICS MAP & REPORT

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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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