

LEASE

Port Orange Equipped Restaurant - 2,592 SF

3510 S NOVA RD, UNITS 119 + 120

Port Orange, FL 32129

PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

Phone: 386.566.3726

carl.lentz@svn.com

FL #BK3068067



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22 SF/yr (NNN)
NUMBER OF UNITS:	21
AVAILABLE SF:	2,592 SF
LOT SIZE:	179,578 SF
BUILDING SIZE:	31,432 SF

PROPERTY DESCRIPTION

Fully Equipped Restaurant Space - 2,592 SF
Located on the West Side of Nova Just North of Dunlawton Avenue
Seating Capacity for Over 150 - SRX License
Outdoor Dining Area - 842 SF
Outdoor Retail/Professional Center - Significant Foot Traffic
Equipment May Be Purchased or Leased
NNNs @ +/- \$7.25 / SF

CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

PORT ORANGE EQUIPPED RESTAURANT - 2,592 SF | 3510 S Nova Rd, Units 119 + 120 Port Orange, FL 32129

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

PORT ORANGE EQUIPPED RESTAURANT - 2,592 SF | 3510 S Nova Rd, Units 119 + 120 Port Orange, FL 32129

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

PORT ORANGE EQUIPPED RESTAURANT - 2,592 SF | 3510 S Nova Rd, Units 119 + 120 Port Orange, FL 32129

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



RETAILER MAP



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

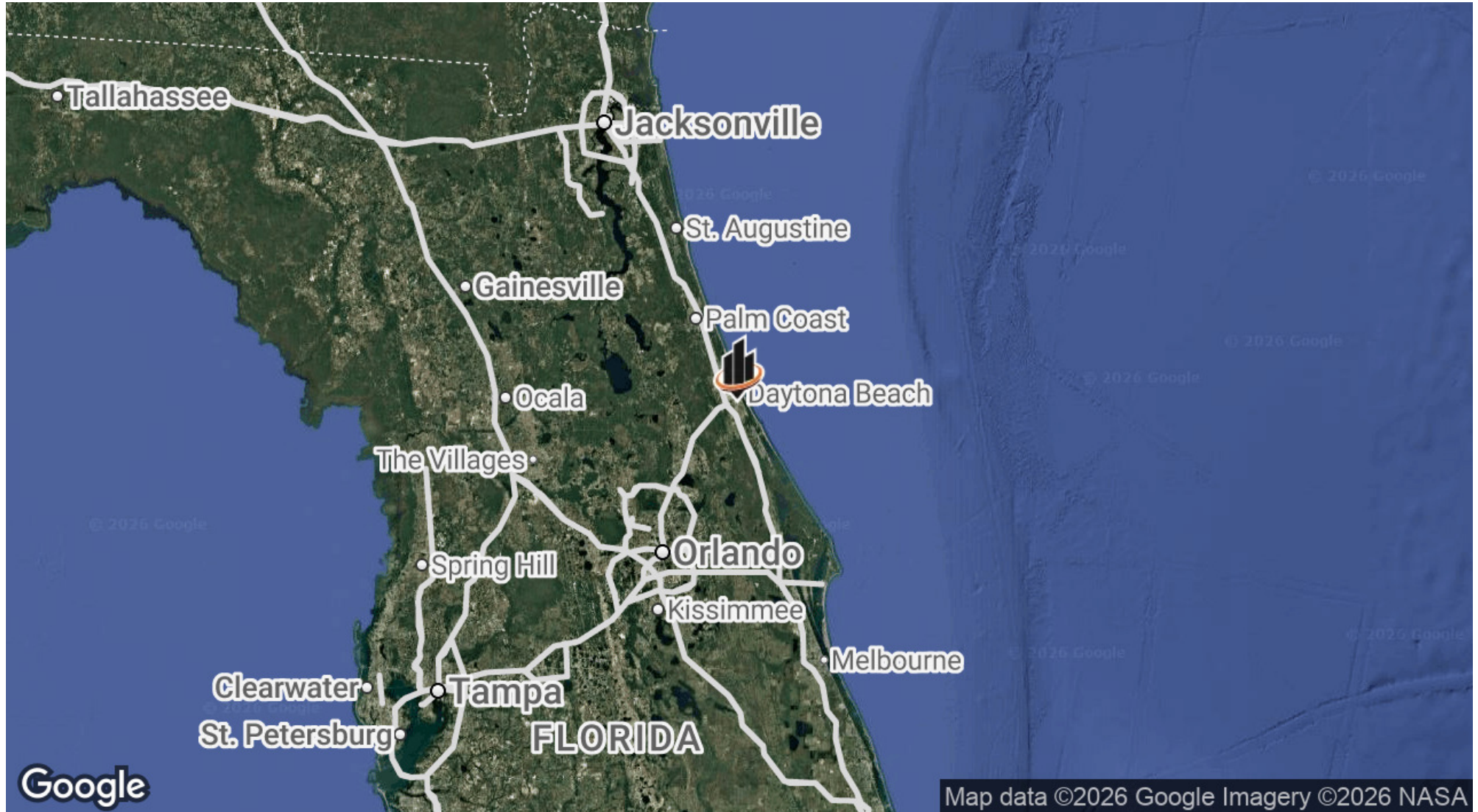
FL #BK3068067

PORT ORANGE EQUIPPED RESTAURANT - 2,592 SF | 3510 S Nova Rd, Units 119 + 120 Port Orange, FL 32129

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



LOCATION MAP



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

PORT ORANGE EQUIPPED RESTAURANT - 2,592 SF | 3510 S Nova Rd, Units 119 + 120 Port Orange, FL 32129

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

