

**LEASE**

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

**3510 S NOVA RD**

Port Orange, FL 32129

**PRESENTED BY:**

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

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067



# PROPERTY SUMMARY



## OFFERING SUMMARY

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

## PROPERTY OVERVIEW

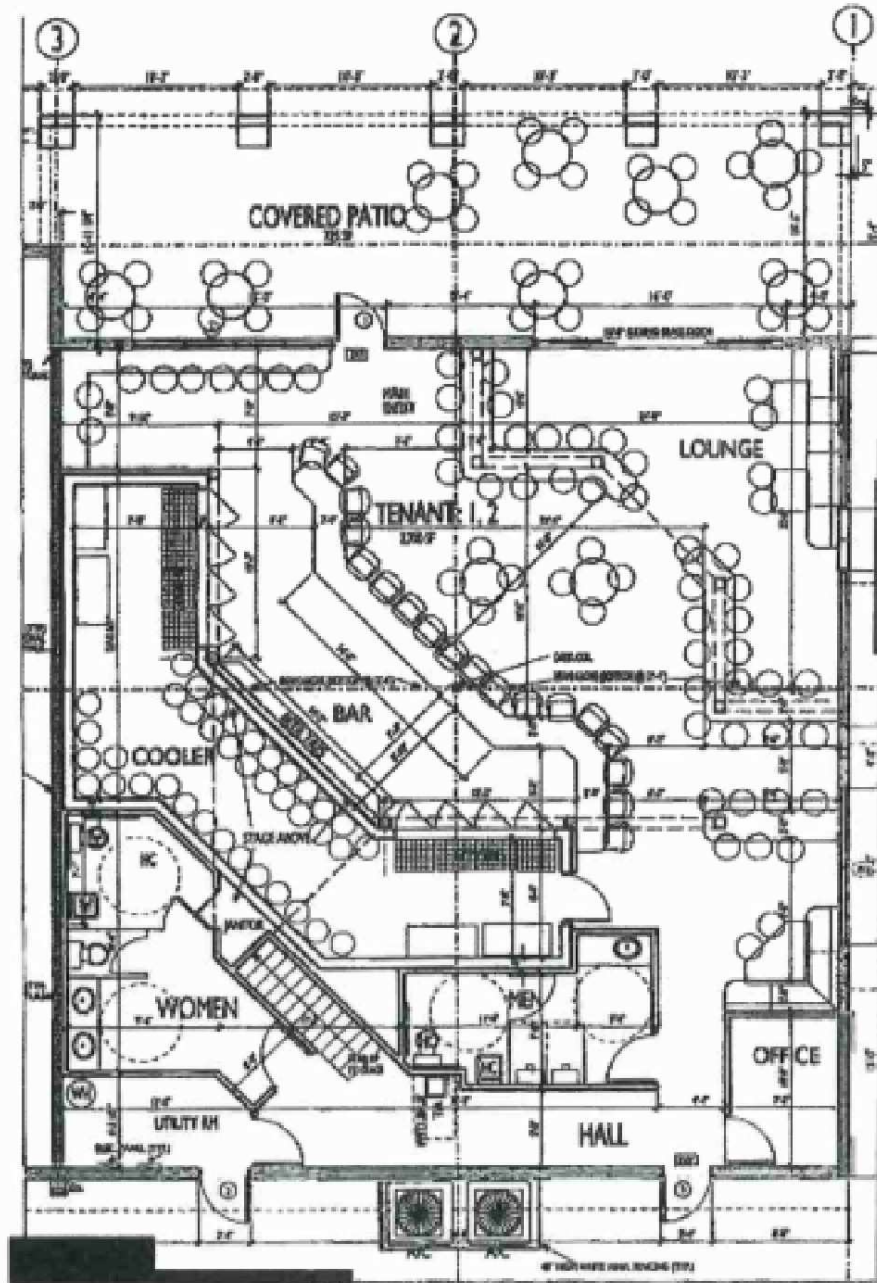
Tuscan Village Shoppes  
4,080 SF 2nd Generation Restaurant Space  
Busy Neighborhood Center  
Full, Clean Kitchen  
Open Dining Room With Full Bar  
Outdoor Seating  
Walk In Cooler / Freezer  
NNNs at +/- \$6.30

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# FLOOR PLAN

## EXHIBIT D-1

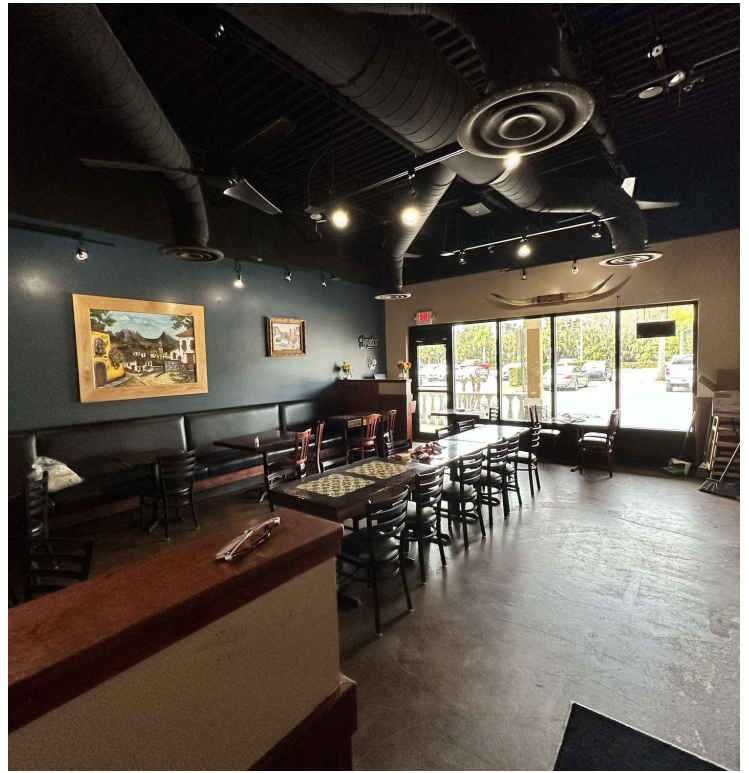
### EXISTING "AS IS" UNIT LAYOUT



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# INTERIOR PHOTOS



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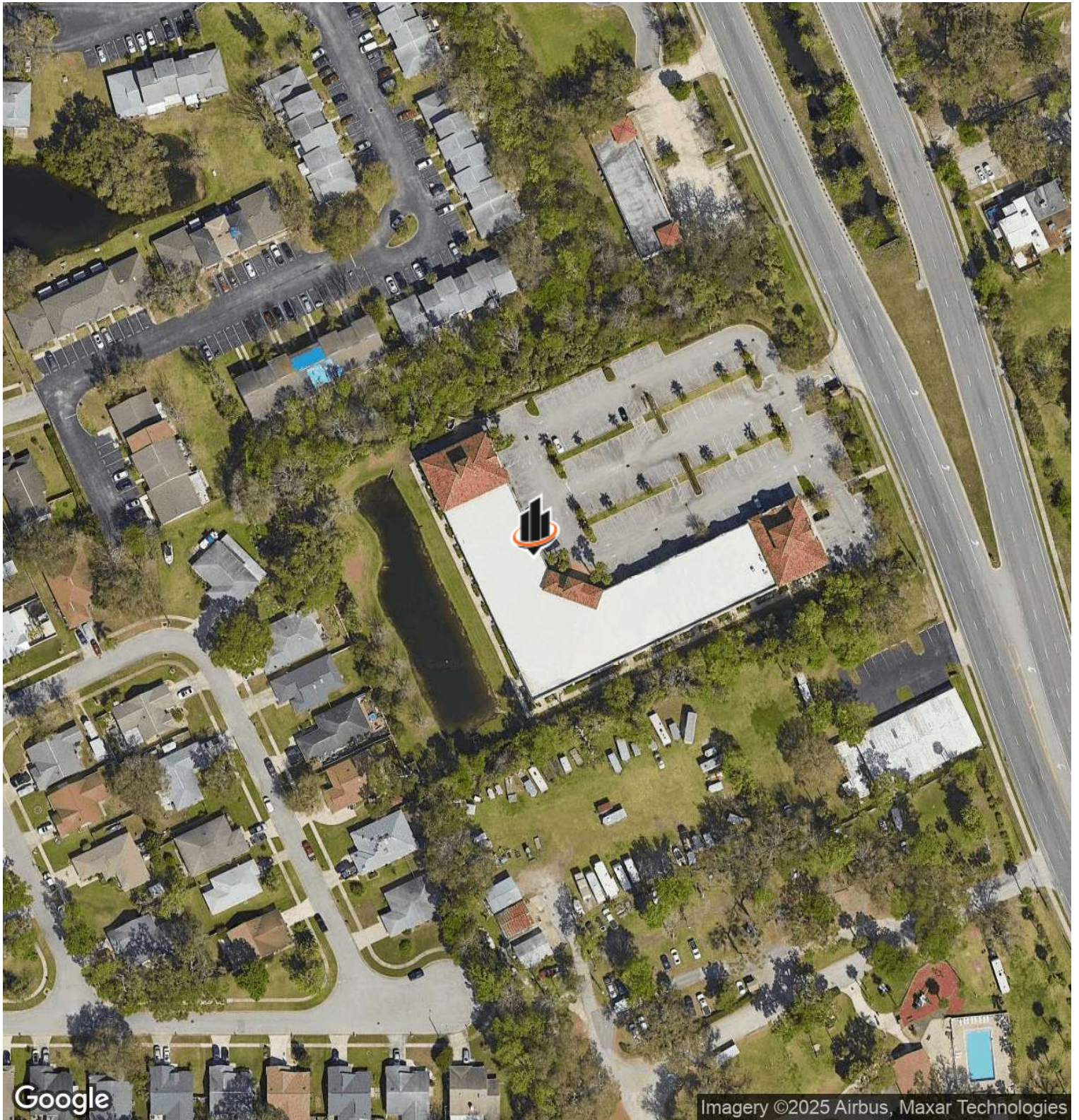
## OUTDOOR SEATING



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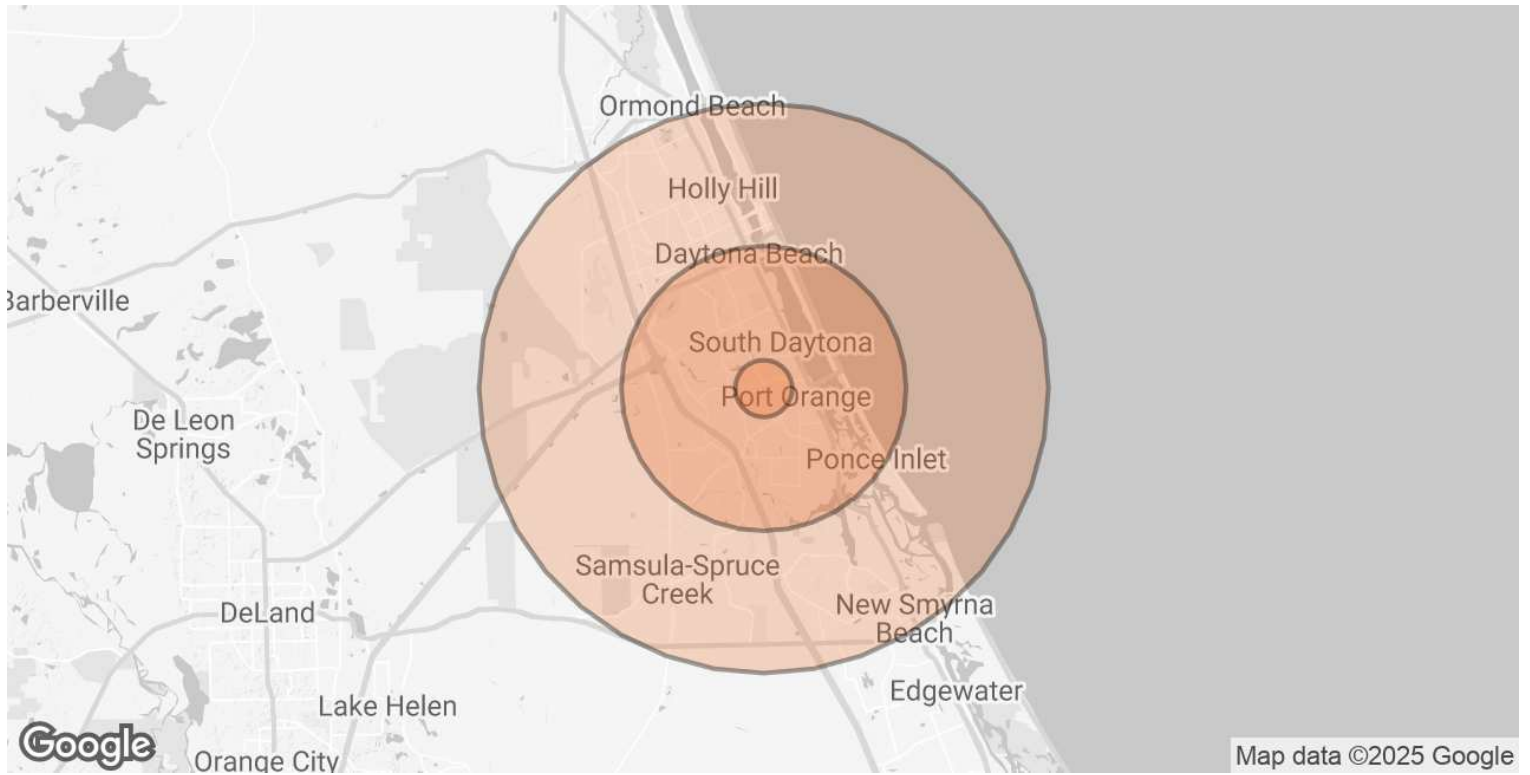
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL POPULATION</b>	8,834	116,336	222,105
<b>AVERAGE AGE</b>	50.1	46.3	46.8
<b>AVERAGE AGE (MALE)</b>	47.5	45.0	45.5
<b>AVERAGE AGE (FEMALE)</b>	51.3	47.6	48.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	4,661	62,327	117,838
<b># OF PERSONS PER HH</b>	1.9	1.9	1.9
<b>AVERAGE HH INCOME</b>	\$47,446	\$51,031	\$53,205
<b>AVERAGE HOUSE VALUE</b>	\$161,297	\$179,596	\$191,734

2020 American Community Survey (ACS)

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