

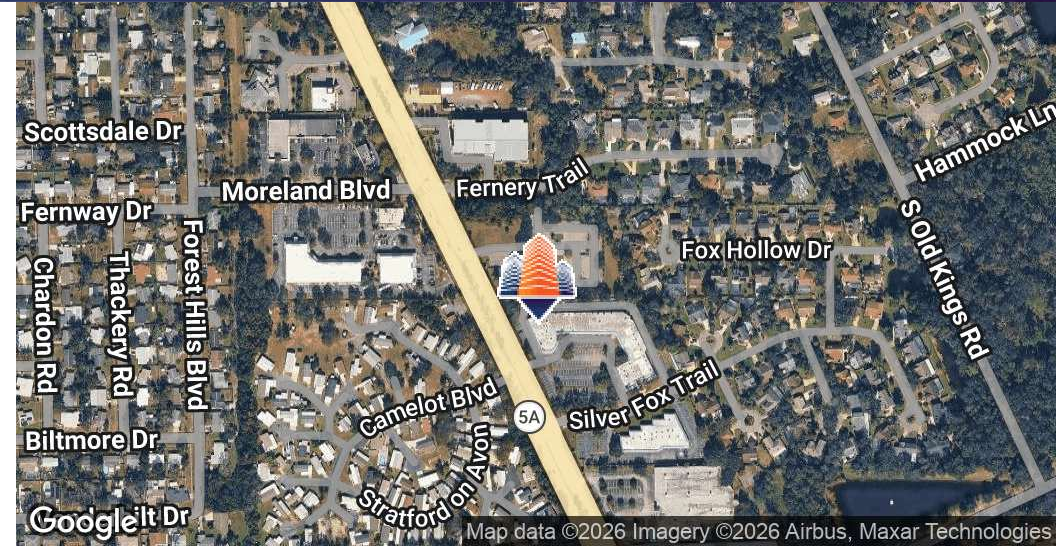
# Renaissance Plaza

431 S Nova Rd, Ormond Beach, FL 32174



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Up to 8,562 SF contiguous available
- 2,914 SF second generation fitness space for lease
- Ask about OP / Ground Lease Opportunities!
- Prominent frontage & visibility to S Nova Rd
- Diverse mix of medical, service, and neighborhood retail users
- Multiple ingress/egress points from S Nova Rd/Silver Fox Trl
- Surrounded by large national retailers including: Publix, Winn-Dixie, Walgreens, Walmart, CVS, and more!
- Substantial on-site parking supporting tenant operations and customer convenience
- Monument signage available

[CLICK HERE TO VIEW FLOOR PLANS](#)

### OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Lease Rate:    | Negotiable          |
| Available SF:  | 2,842 SF - 8,562 SF |
| Lot Size:      | 5.93 Acres          |
| Building Size: | 58,494 SF           |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 4,868    | 25,501   | 53,638   |
| Total Population  | 10,816   | 56,930   | 121,192  |
| Average HH Income | \$61,917 | \$79,109 | \$80,762 |

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## PROPERTY PHOTOS



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## AERIALS



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## SITE PLAN



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## LEASE SPACES

### LEASE INFORMATION

|              |                  |
|--------------|------------------|
| Lease Type:  | NNN              |
| Total Space: | 2,842 - 8,562 SF |

|             |            |
|-------------|------------|
| Lease Term: | Negotiable |
| Lease Rate: | Negotiable |

### AVAILABLE SPACES

| SUITE         | TENANT                                          | SIZE (SF)        | LEASE TYPE | LEASE RATE |
|---------------|-------------------------------------------------|------------------|------------|------------|
| Suite 103-104 | Modern Minds                                    | 3,338 SF         | NNN        | Negotiable |
| Suite 101 A&B | Jackson Reef                                    | 1,532 SF         | NNN        | Negotiable |
| Suite 1113    | Premier Physical Therapy & Sports Medicine Inc. | 6,132 SF         | NNN        | Negotiable |
| Suite 107     | Secured Logistics                               | 2,070 SF         | NNN        | Negotiable |
| Suite 111     | BASS Partners LLC                               | 4,810 SF         | NNN        | Negotiable |
| Suite 433     | Cavellas Guns                                   | 1,324 SF         | NNN        | Negotiable |
| Suite 445     | Harmony First Homecare                          | 869 SF           | NNN        | Negotiable |
| Suite 431     | JIE Bodywork LLC                                | 1,392 SF         | NNN        | Negotiable |
| Suite 443     | Available                                       | 2,914 SF         | NNN        | Negotiable |
| Suite 453-455 | Dales Shoes                                     | 2,892 SF         | NNN        | Negotiable |
| Suite 447     | Century 21                                      | 1,247 SF         | NNN        | Negotiable |
| Suite 461-473 | FL Healthcare Plan Inc.                         | 12,792 SF        | NNN        | Negotiable |
| Suite 475     | Available                                       | 5,720 - 8,562 SF | NNN        | Negotiable |
| Suite 483     | Available                                       | 2,842 SF         | NNN        | Negotiable |
| Suite 485     | Kingdom Acai                                    | 979 SF           | NNN        | Negotiable |
| Suite 487     | Manny's Pizza                                   | 2,312 SF         | NNN        | Negotiable |
| Suite 431-495 | Peggy's Whole Foods                             | 5,329 SF         | NNN        | Negotiable |

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## RETAILER MAP



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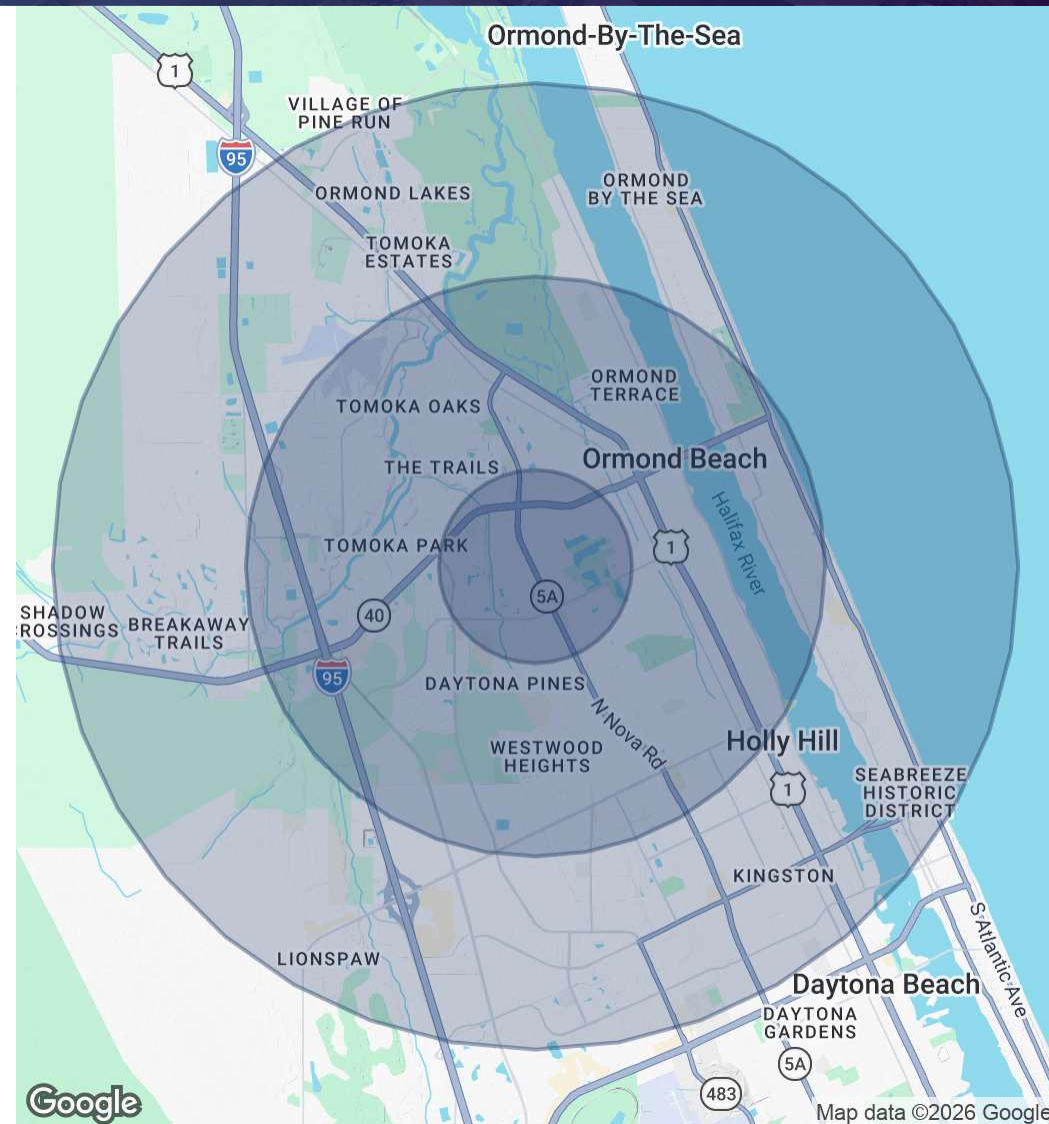
EQUITY  
INVESTMENT  
SERVICES

## DEMOGRAPHICS MAP & REPORT

| POPULATION       | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Population | 10,816 | 56,930  | 121,192 |
| Average Age      | 56.5   | 55.1    | 52.9    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,868     | 25,501    | 53,638    |
| # of Persons per HH | 1.7       | 1.8       | 2.1       |
| Average HH Income   | \$61,917  | \$79,109  | \$80,762  |
| Average House Value | \$167,455 | \$157,671 | \$194,069 |

| AGE     | 1 MILE | 3 MILES | 5 MILES |
|---------|--------|---------|---------|
| 0 - 4   | 27     | 119     | 391     |
| 5 - 9   | 14     | 92      | 356     |
| 10 - 14 | 2      | 45      | 329     |
| 15 - 17 | 4      | 45      | 299     |
| 18 - 20 | 0      | 0       | 34      |
| 21 - 24 | 39     | 130     | 451     |
| 25 - 34 | 22     | 122     | 669     |
| 35 - 44 | 112    | 381     | 927     |
| 45 - 54 | 10     | 52      | 662     |
| 55 - 64 | 113    | 384     | 1,294   |
| 65 - 74 | 132    | 529     | 1,595   |
| 75 - 84 | 73     | 292     | 928     |
| 85+     | 47     | 181     | 522     |



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