

Retail For Lease At High Traffic Signalized Corner

1603 N. Nova Road
Holly Hill, FL 32117



OFFERING SUMMARY

AVAILABLE SF: Unit 102: 14,367 SF
Unit 103: 2,404 SF

LEASE RATE: Unit 102: \$10.00 NNN
Unit 103: \$15.00 NNN

YEAR BUILT: 1983

TRAFFIC COUNTS: LPGA Boulevard
18,900 AADT
Nova Road
34,000 AADT

ZONING: B-4, Highway Business
District

PROPERTY OVERVIEW

Retail Space For Lease adjacent to busy Save-A-Lot grocery. 2,404 SF to 16,771 SF contiguous. Signalized corner site with easy access from LPGA Boulevard and Nova Road. Just minutes to planned 6,900 home Latitude Margaritaville active adult community at LPGA Boulevard and Interstate 95. Plenty of parking. Great signage. Estimated CAM, Real Estate Taxes, and Insurance \$1.62 per SF.

LOCATION OVERVIEW

Located at the northeast corner of Nova Road and LPGA Boulevard. Approximately 3.7 miles to Interstate 95 and 3.1 miles to Granada Boulevard.

John W. Trost, CCIM
Principal | Senior Advisor
386.301.4581
john.trost@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos

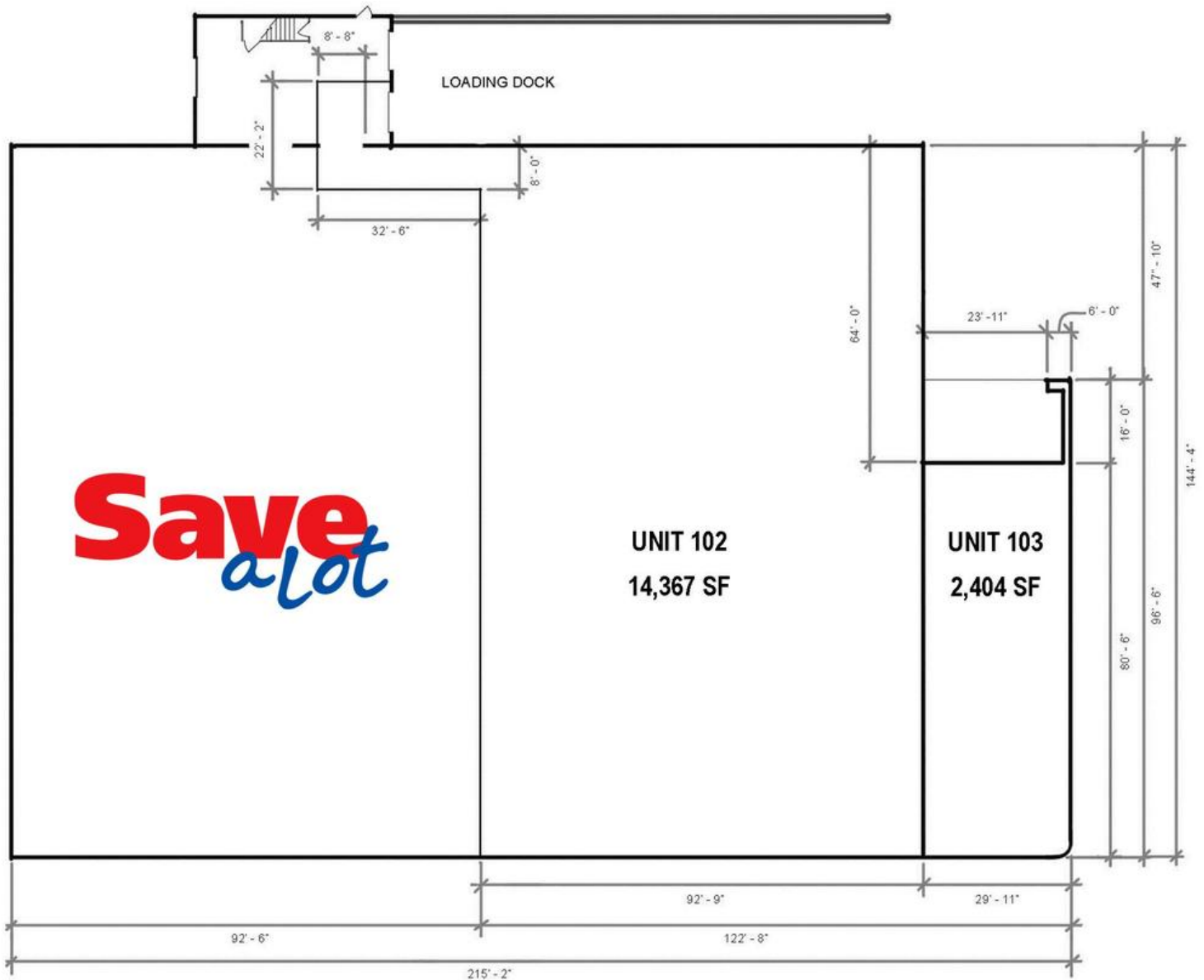


John W. Trost, CCIM
Principal | Senior Advisor
386.301.4581
john.trost@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Floor Plan

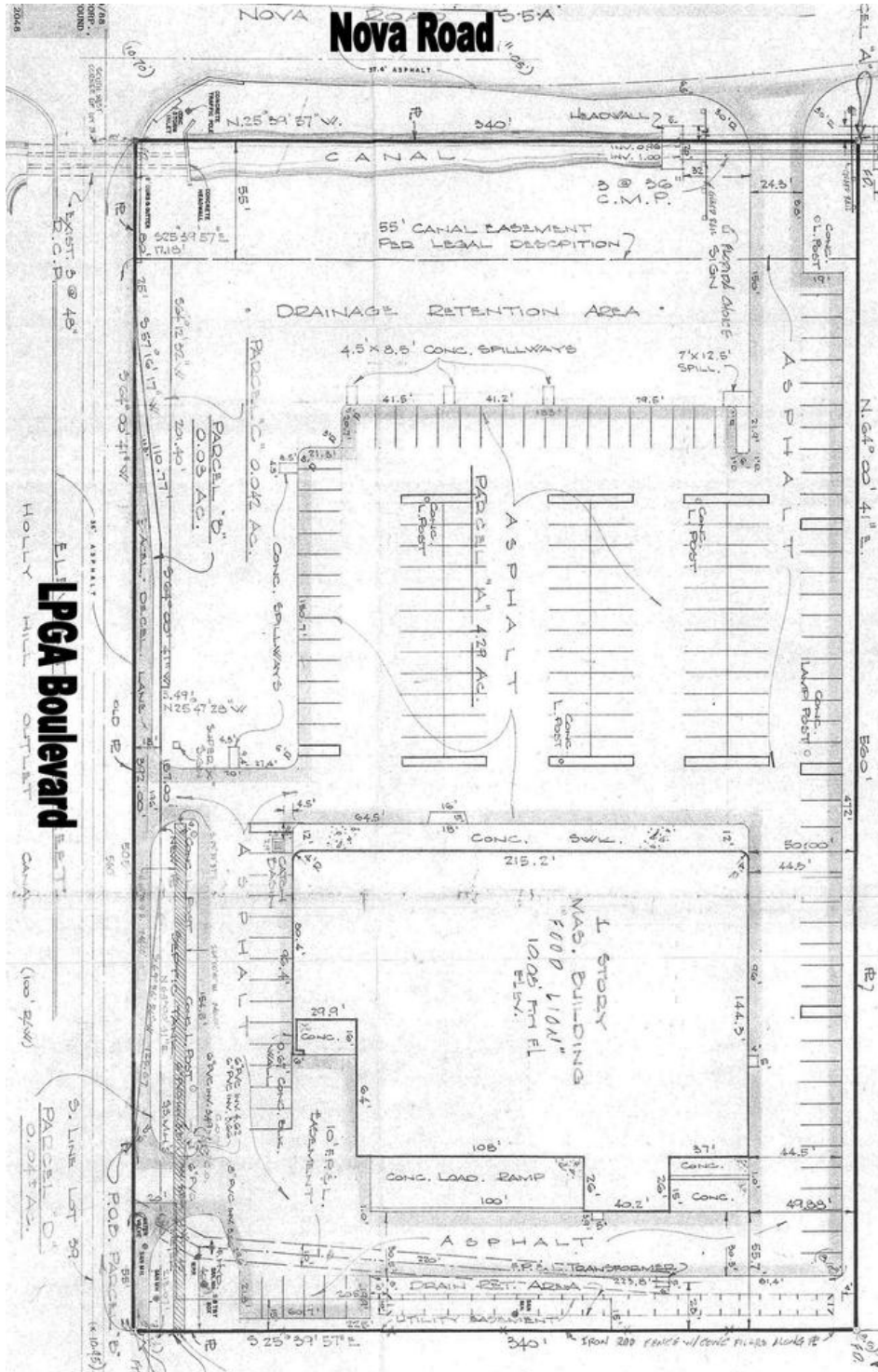


John W. Trost, CCIM
Principal | Senior Advisor
386.301.4581
john.trost@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Survey

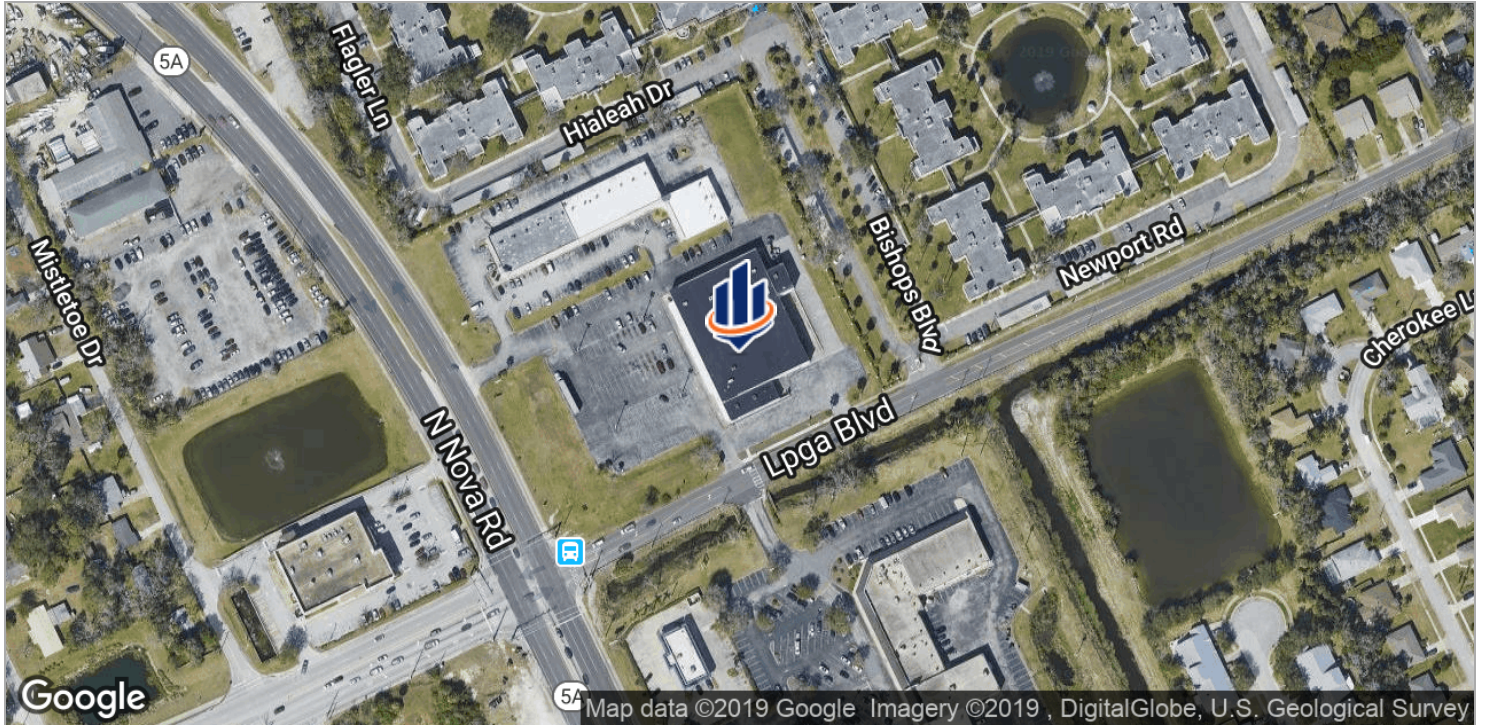


John W. Trost, CCIM
 Principal | Senior Advisor
 386.301.4581
 john.trost@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Maps

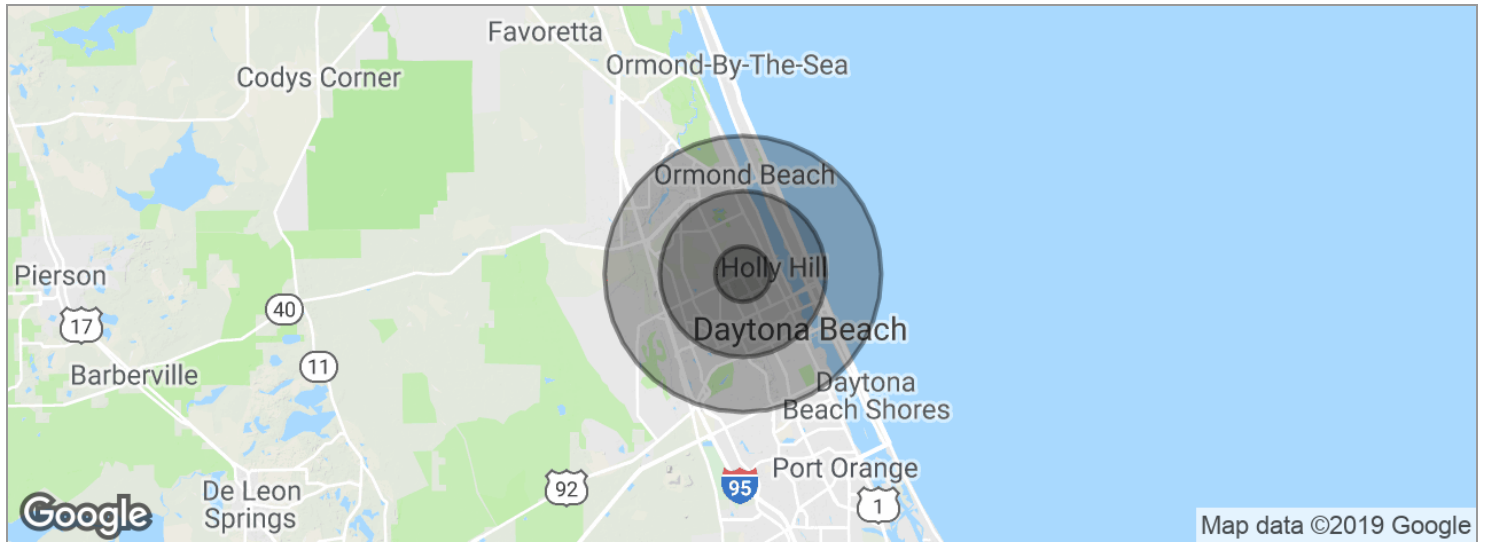


John W. Trost, CCIM
Principal | Senior Advisor
386.301.4581
john.trost@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,747	65,581	111,617
Median age	40.9	41.0	40.3
Median age (Male)	37.0	39.2	38.9
Median age (Female)	44.3	42.4	42.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,684	26,541	45,117
# of persons per HH	2.5	2.4	2.4
Average HH income	\$44,965	\$46,181	\$53,097
Average house value	\$121,259	\$166,969	\$191,467

* Demographic data derived from 2010 US Census

John W. Trost, CCIM
 Principal | Senior Advisor
 386.301.4581
 john.trost@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.