

SUMMER TREES PLAZA | RETAIL/OFFICE SPACE FOR LEASE



PROPERTY DESCRIPTION

Summer Trees Plaza Retail/Office Building with frontage on Taylor Road.
1,456 SF endcap unit available; former frozen yogurt shop.
Located in the fast growing gateway to the city of Port Orange.
PCD Approved Uses Include: Retail, Offices, Restaurant, Commercial, etc.
Across from Publix Center and 1/2 mile west of I-95.
Pylon Signage available.
58 Parking Spaces.
Join Tenants: T-Mobile, Florida Health Care Plans, and Good Vibes Hair Salon.
Estimated CAM, Real Estate Taxes and Insurance \$6.81 per SF.

LOCATION DESCRIPTION

Located west of Interstate 95 on Taylor Road.

LOCATION ADDRESS

1657 Taylor Road, Unit 106
Port Orange, FL 32128

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

OFFERING SUMMARY

LEASE RATE:	\$28.00 NNN
AVAILABLE SF:	Unit 106: 1,456 SF
YEAR BUILT:	2009
TRAFFIC COUNT:	53,500 AADT 14,000 AADT
ZONING:	PCD, Planned Commercial Development

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,590	22,310	43,194
TOTAL POPULATION	7,646	51,286	95,298
AVERAGE HH INCOME	\$90,235	\$82,833	\$74,973

SUMMER TREES PLAZA 1657 Taylor Road Port Orange, FL 32128



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



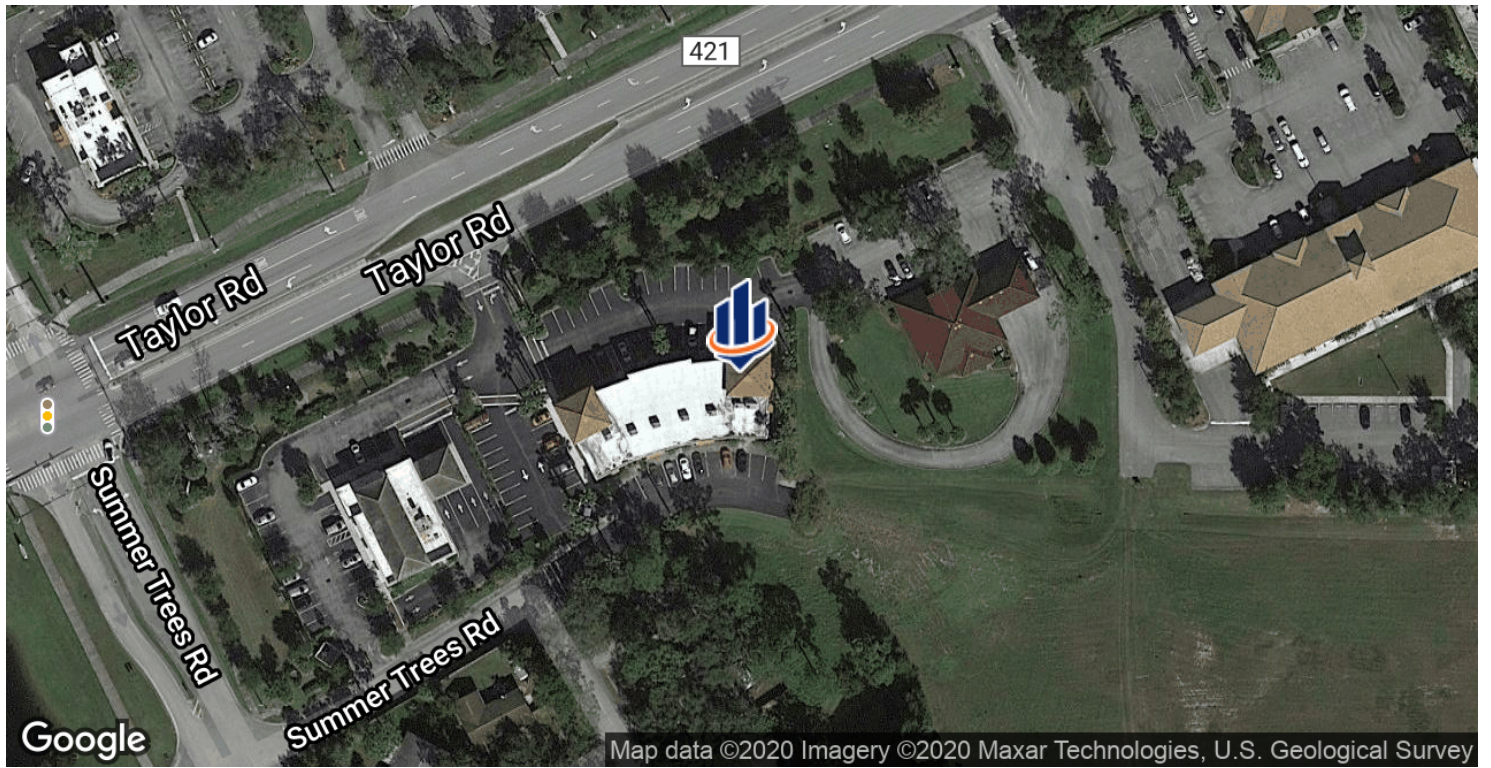
JOHN W. TROST, CCIM
Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

SUMMER TREES PLAZA 1657 Taylor Road Port Orange, FL 32128

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 MAPS



JOHN W. TROST, CCIM
 Principal | Senior Advisor
 O: 386.301.4581 | C: 386.295.5723
 john.trost@svn.com

SUMMER TREES PLAZA 1657 Taylor Road Port Orange, FL 32128



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.