

NOVA SHOPPES | RESTAURANT FOR LEASE



PROPERTY DESCRIPTION

Nova Shoppes is a 22,085 SF Strip Center located on Nova Road just south of Granada Boulevard.

Unit 1 & 2 - 4,848 SF, former Blau restaurant, may be divided.

Unit 1: 2,800 SF, a turnkey restaurant with indoor and outside seating area, fully equipped kitchen, and bar.

Unit 2: 2,048 SF, currently additional dining space or entertainment area with bar, storage, and two restrooms.

High traffic and dense neighborhood area with great visibility and signage.

Great tenant mix including: Firehouse Subs, Emerald Spa & Nails, Kneading Sweets, Gloss Bridal and Beauty Bar, A New U, and Koji Japanese Steakhouse and Sushi.

Estimated CAM, Real Estate Taxes, and Insurance \$6.00 per SF.

LOCATION DESCRIPTION

Located just south of Granada Boulevard on the east side of Nova Road.

Approximately 2.7 miles to Interstate 95.

LOCATION ADDRESS

175 S. Nova Road, Unit 1 and 2
Ormond Beach, FL 32174

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

OFFERING SUMMARY

LEASE RATE: \$18.50 NNN

AVAILABLE SF: Unit 1 & 2: 4,848 SF
Divisible into two units
2,800 SF & 2,048 SF

YEAR BUILT: 2006

TRAFFIC COUNT: 28,500 AADT

ZONING: PBD, Planned Business Development

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,787	24,631	48,336
TOTAL POPULATION	6,662	49,586	94,692
AVERAGE HH INCOME	\$49,832	\$59,371	\$56,134

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Outdoor Seating Area



Unit 1



Unit 1



Unit 1



Unit 1



Unit 2

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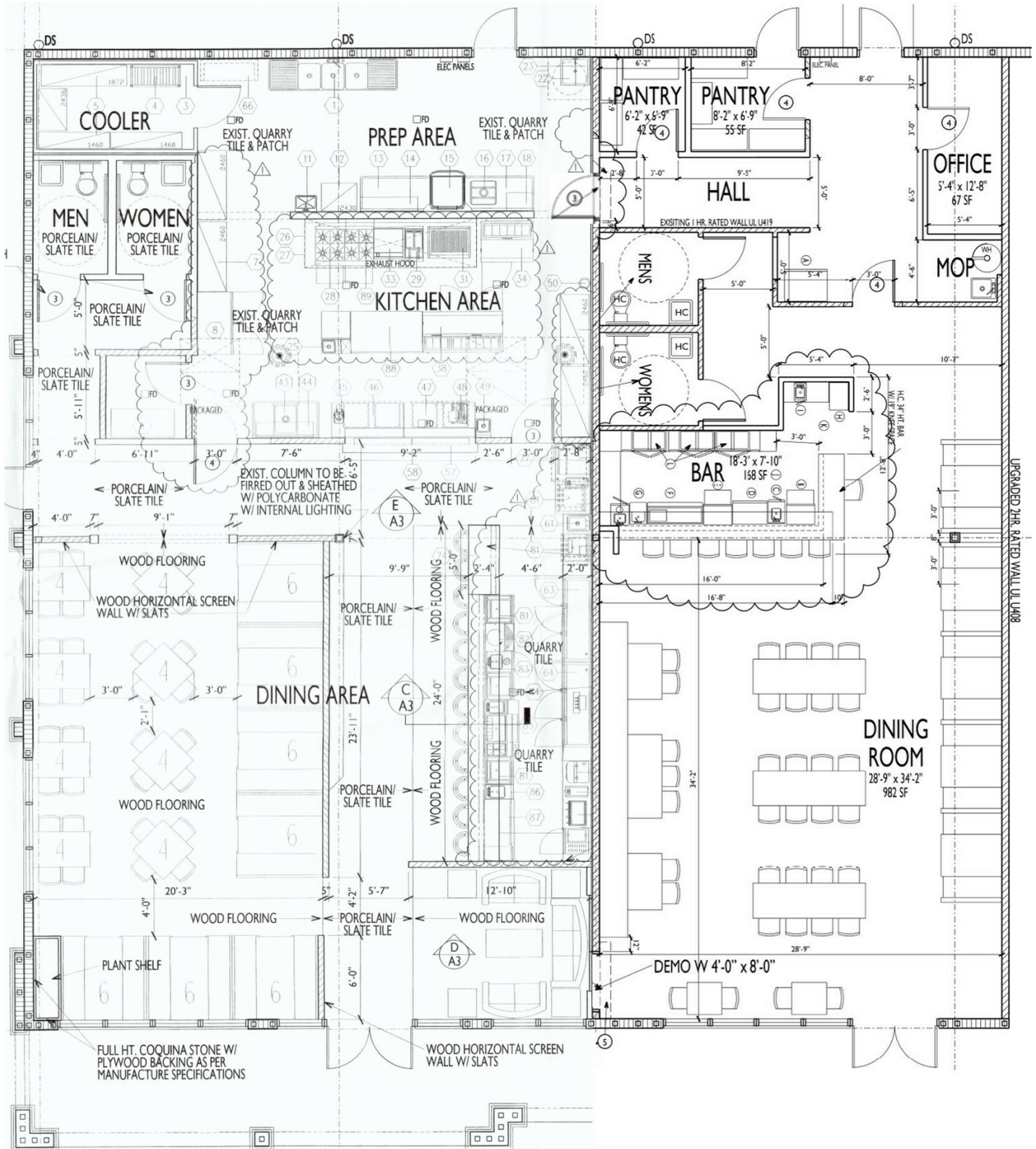
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UNIT 1 & 2 - COMBINED FLOOR PLAN



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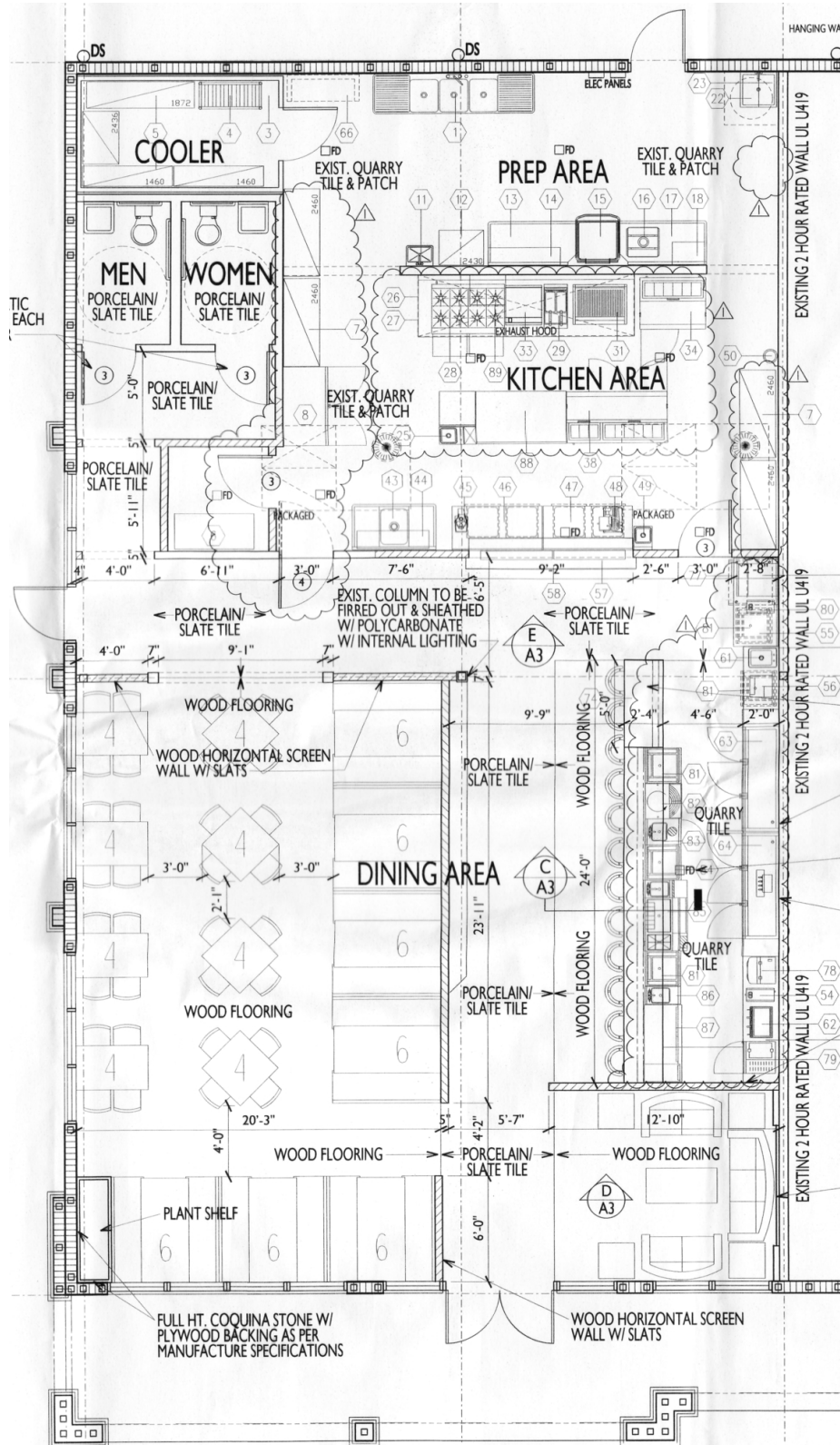
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UNIT 1 - FLOOR PLAN



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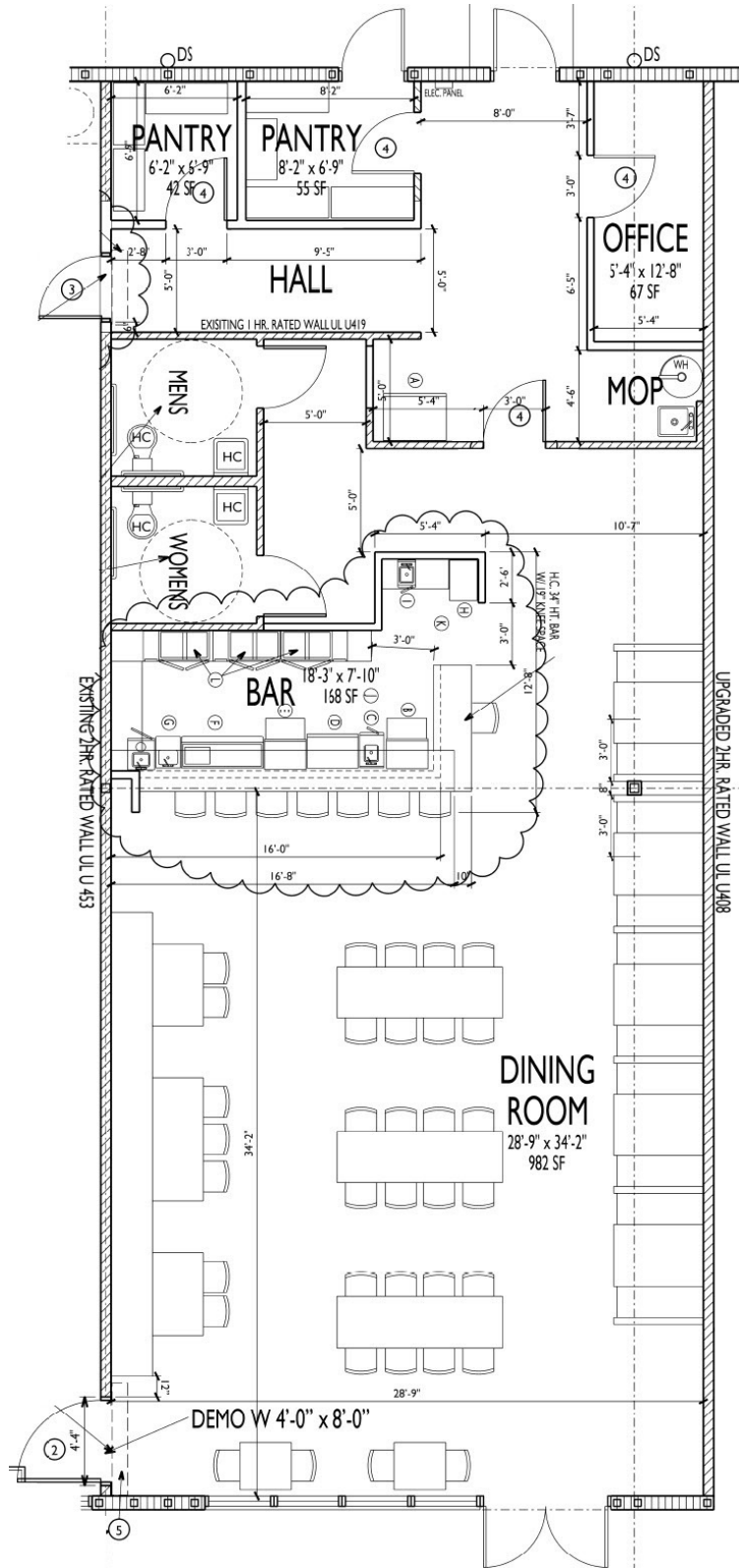
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UNIT 2 - FLOOR PLAN



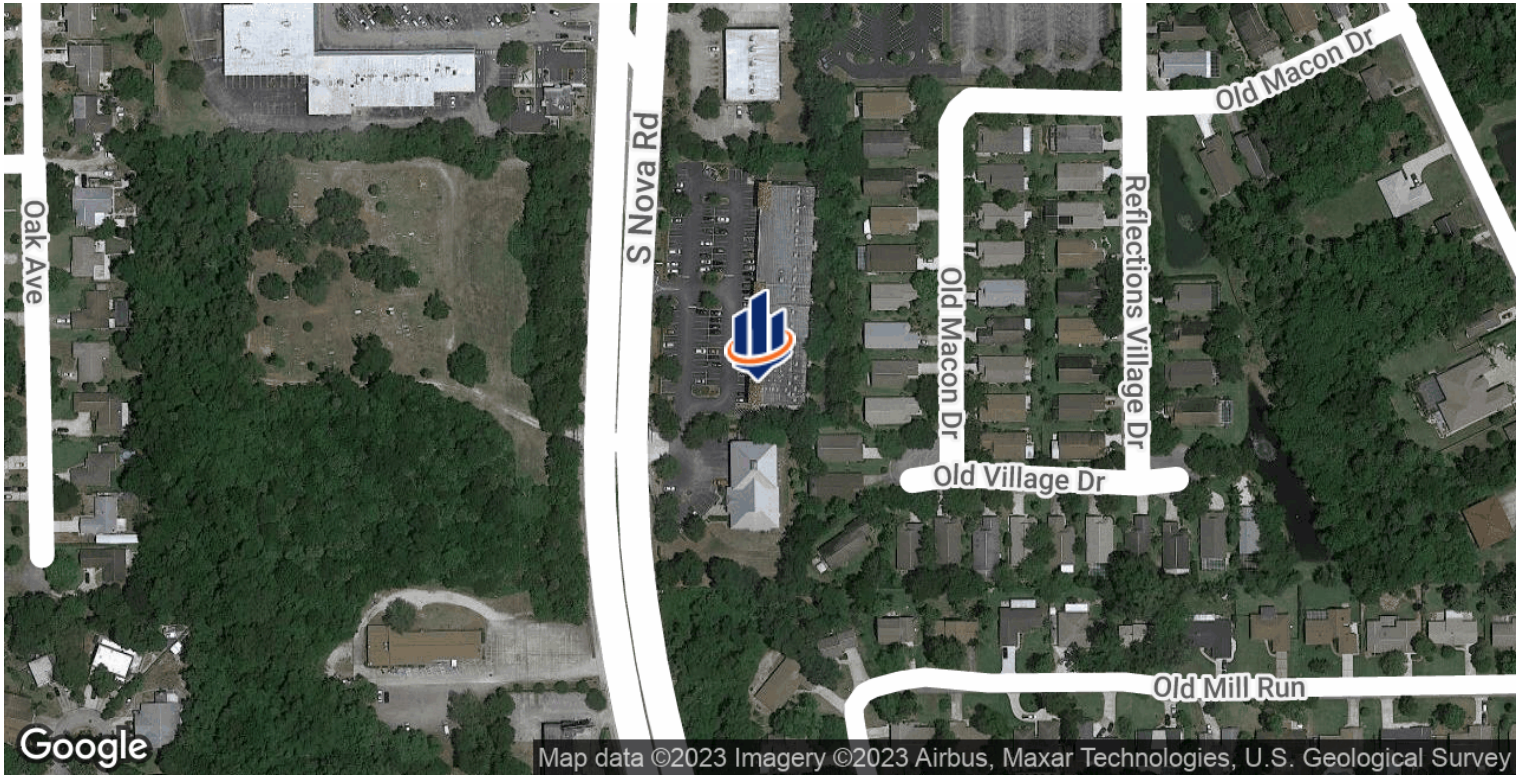
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LOCATION MAP



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