



Portofino Square

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Property Description

Prime Retail Opportunity in Portofino Square! This immaculate 1,150 SF storefront is currently operating as a smoke shop and comes equipped with a built-out walk-in humidor room, making it an excellent turnkey opportunity for a tobacco or cigar retailer. The versatile layout can also be easily adapted for a boutique, salon, office, wellness, or other retail concept. Built in 2007, the space features expansive storefront windows, an open sales floor, modern finishes, outstanding signage visibility, and ample customer parking. Located in the well-maintained Portofino Square shopping center, this high-visibility location offers the perfect blend of convenience, curb appeal, and flexibility for your growing business. Bring your vision and make this exceptional space your own!

Property Highlights

- 1,150 square feet of adaptable retail frontage
- Constructed in 2007 with modern retail finishes
- Situated within the well-maintained Portofino Square center
- Premium visibility along the high-traffic S Nova Road corridor
- Dedicated parking field directly in front of the storefront

Offering Summary

Sale Price:	\$229,000
Number of Units:	26
Lot Size:	1,056 SF
Building Size:	1,150 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	316	1,270	5,235
Total Population	637	2,502	10,736
Average HH Income	\$61,974	\$61,717	\$60,405



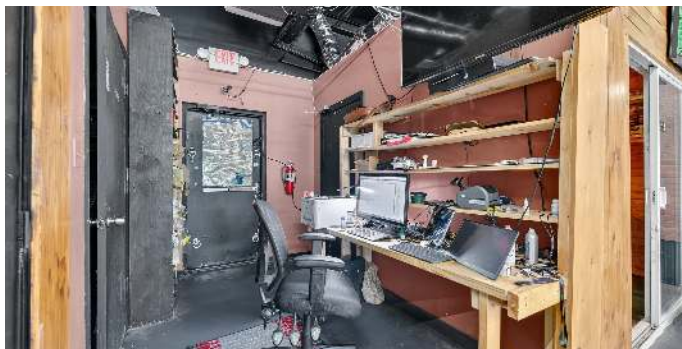
Property Highlights

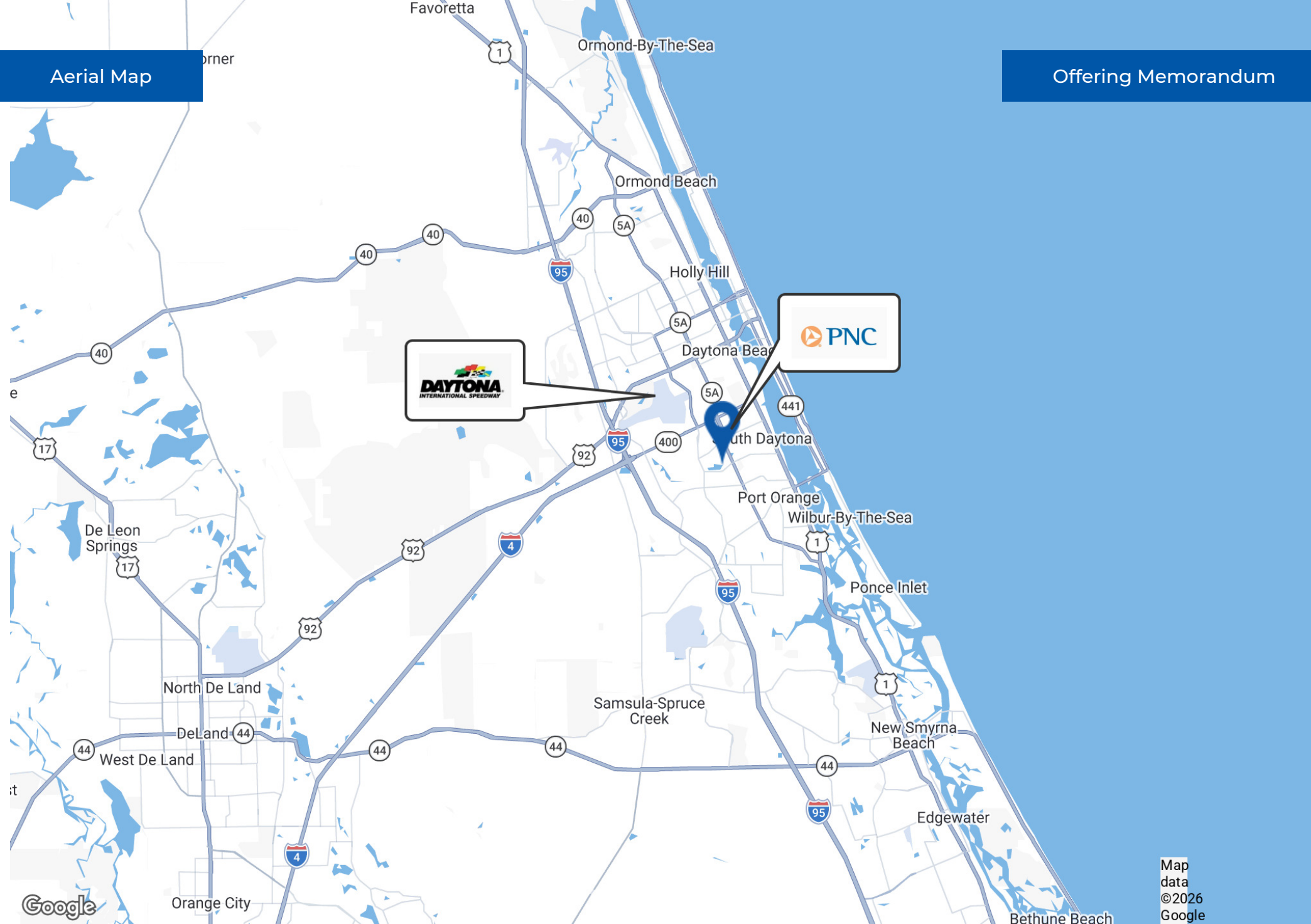
- 1,150 square feet of adaptable retail frontage
- Constructed in 2007 with modern retail finishes
- Situated within the well-maintained Portofino Square center
- Premium visibility along the high-traffic S Nova Road corridor
- Dedicated parking field directly in front of the storefront
- Expansive glazing for merchandising and natural light
- Flexible interior layout supports retail or service operations
- Ready for immediate occupancy with minimal tenant build-out
- Signage opportunities facing the busy 27,000 car per day route
- Professional landscaping and exterior maintenance in place
- Convenient ingress and egress for customers and deliveries

Additional Photos



Offering Memorandum







FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

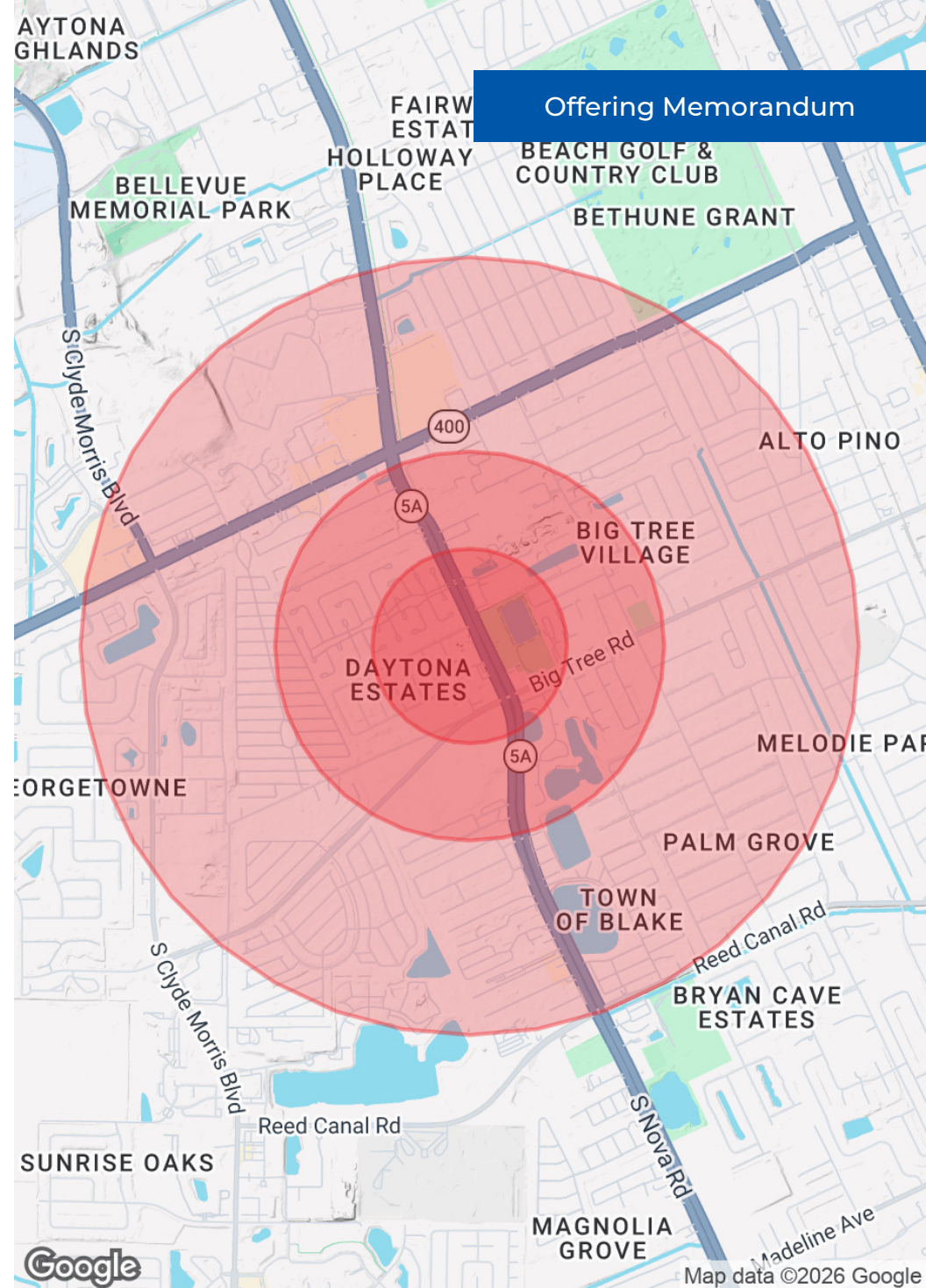
Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	637	2,502	10,736
Average Age	57.7	56.8	47.3
Average Age (Male)	54.7	52.2	41.7
Average Age (Female)	59.0	58.9	51.6

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	316	1,270	5,235
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$61,974	\$61,717	\$60,405
Average House Value	\$54,652	\$71,073	\$142,306

2023 American Community Survey (ACS)

Offering Memorandum



**Kayla Williams**

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Professional Background

Kayla Williams is a top-performing commercial real estate professional in Florida, known for her high-level execution, strategic insight, and consistent production. A LoopNet Power Broker Award winner, Top Gun Award recipient, and Executive Pro Club member, she has closed over \$50 million in career sales volume. Her results-driven approach has earned the trust of landlords, tenants, and investors in complex, high-value transactions.

Based in Volusia County and active throughout Central Florida, Kayla also operates in key markets including Orlando, Jacksonville, Miami, and Sarasota. She specializes in commercial leasing, acquisition sales, asset investments, and land development. With a strong understanding of market trends, asset positioning, and demographics, she consistently maximizes value for her clients.

Kayla partners with Ron Frederick to deliver a comprehensive, full-service approach. Ron brings over 25 years of development experience, with a focus on warehouse and industrial flex projects. This partnership combines brokerage expertise with deep development knowledge, giving clients a competitive edge.

While Kayla leads marketing, negotiations, and transaction strategy, Ron provides insight into site planning, zoning and land use, municipal approvals, and construction feasibility. Together, they offer a complete perspective across retail, office, industrial flex, and land assets.

Whether representing tenants, owners, or investors, Kayla delivers the market expertise, strategic positioning, and execution needed to succeed.

Specialties: Landlord and Tenant Representation, Acquisition Sales, Asset Investments, Land Sales and Development

Asset Classes: Retail, Office, Industrial Flex, Commercial Land

Markets: Volusia County, Central Florida, and statewide (Orlando, Jacksonville, Miami, Sarasota)

Credentials: LoopNet Power Broker, Top Gun Award, Executive Pro Club, \$50M+ Closed

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