



LEASE

3729 N Nova Road

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Port Orange, FL 32129

PRESENTED BY:

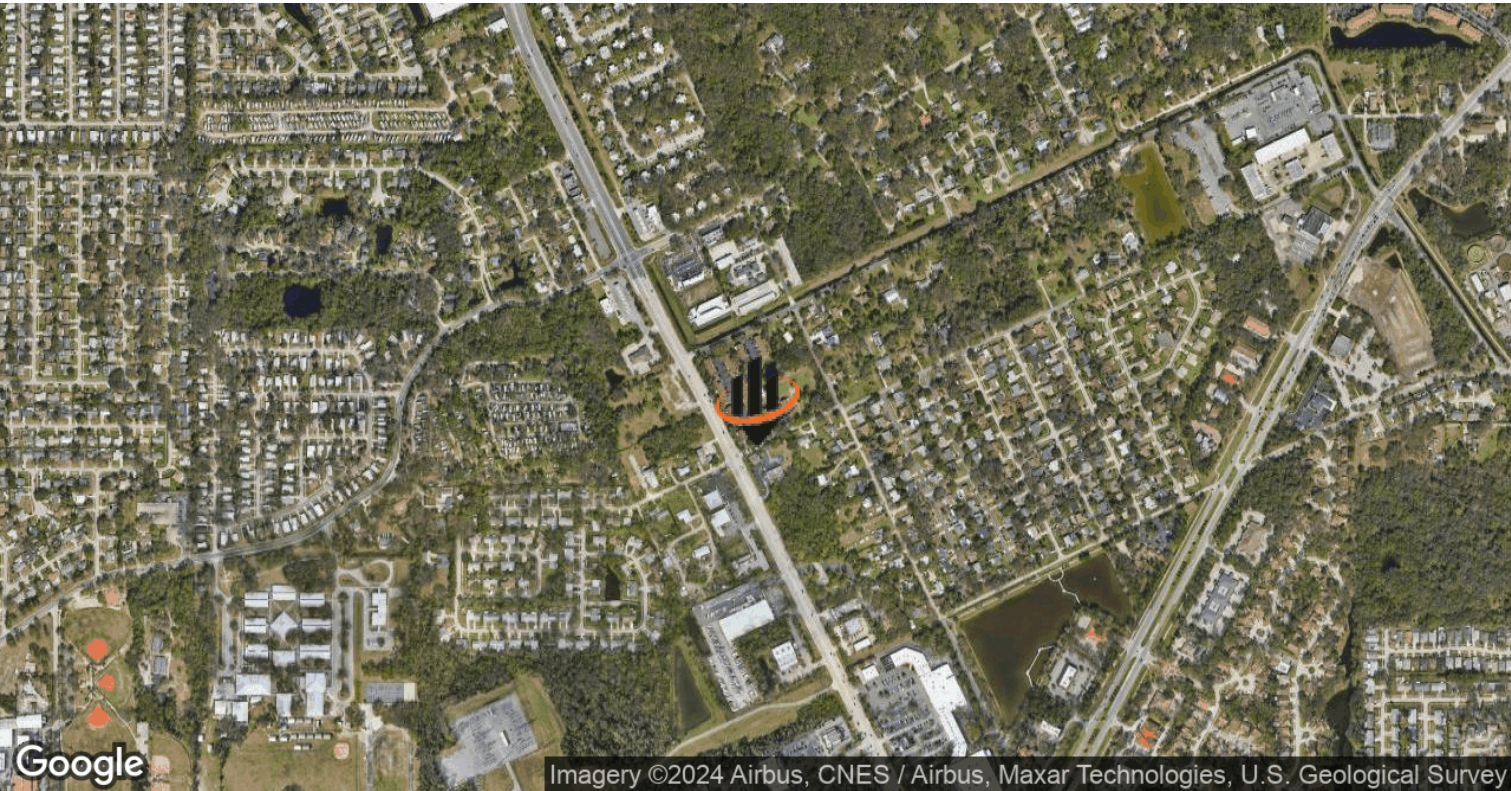
RANDY HELLE

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.50 SF/yr (NNN)
BUILDING SIZE:	1,839 SF
AVAILABLE SF:	1,839 SF
LOT SIZE:	

PROPERTY OVERVIEW

- \$16.50 NNN
- Ideal facility for Medical, Dental or Veterinary Office
- 4 Exam Rooms/Offices
- 3 Offices
- Rare opportunity for a freestanding building with outstanding exposure for smaller user
- Excellent exposure; 27,000 AADT
- Estimated pass through \$3.15

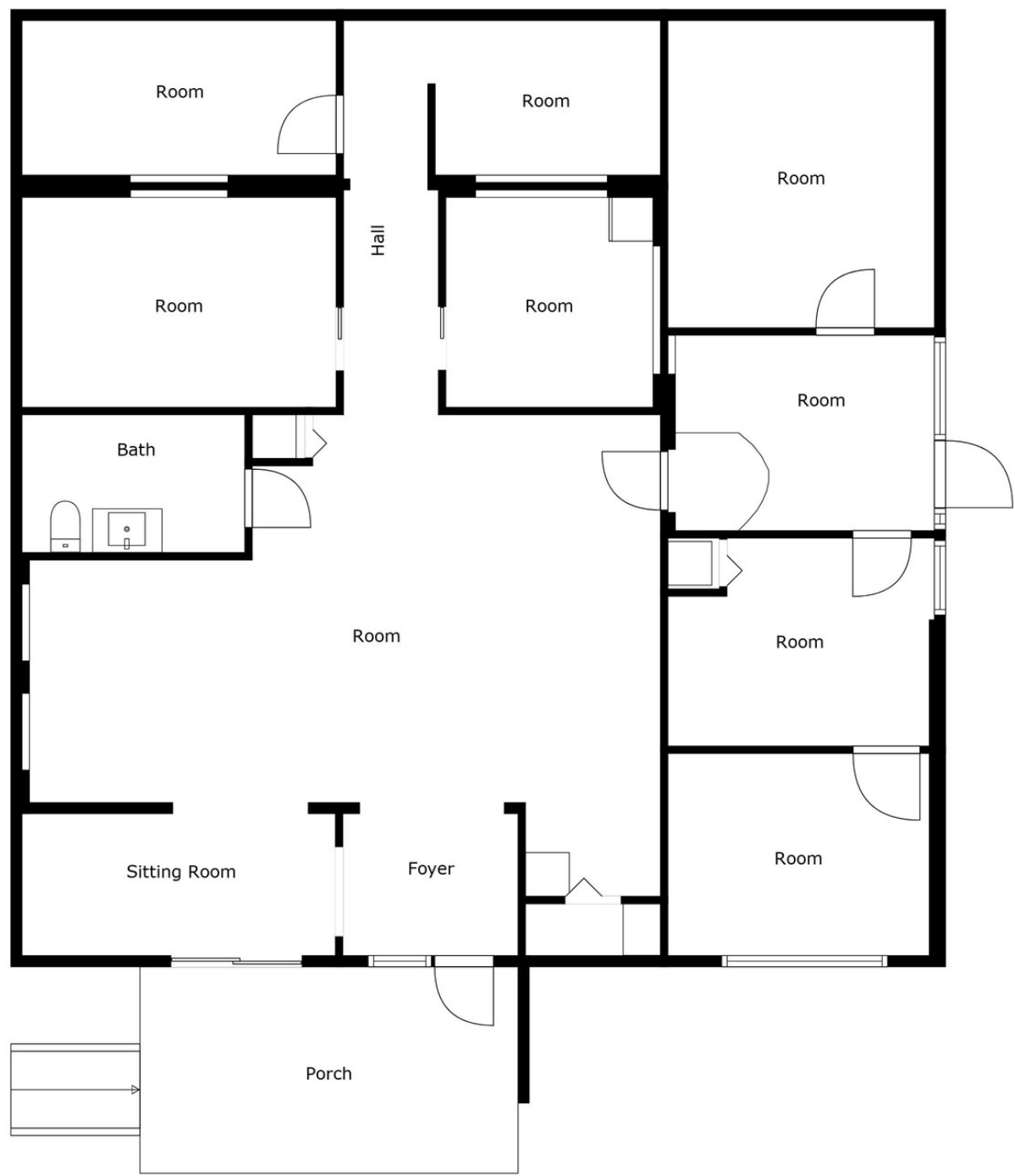
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INTERIOR PHOTOS



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FLOOR PLAN



Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

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3D FLOOR PLAN

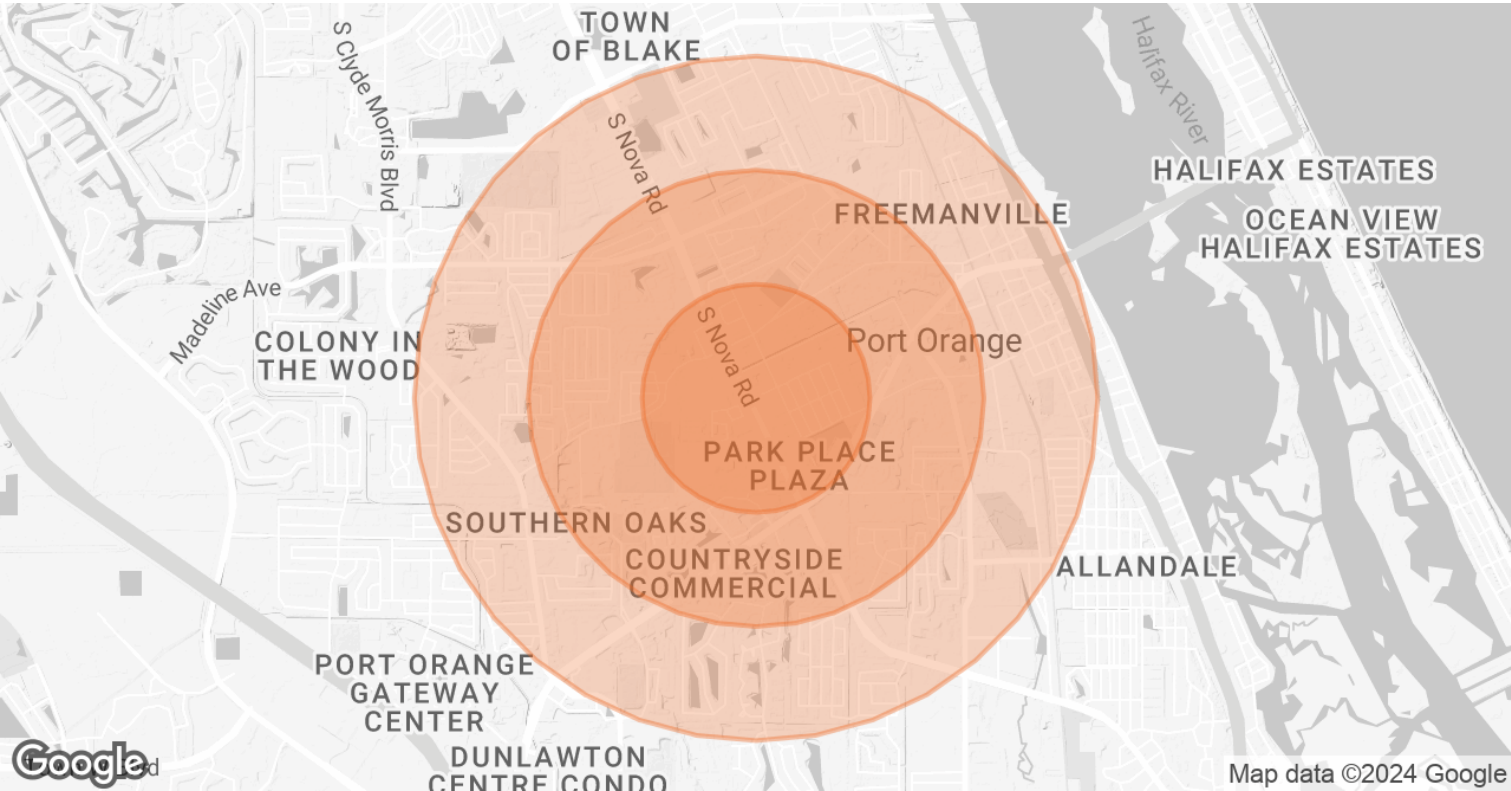


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	2,674	10,465	21,341
AVERAGE AGE	40.7	45.7	47.4
AVERAGE AGE (MALE)	40.0	45.2	46.8
AVERAGE AGE (FEMALE)	43.0	47.2	49.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,345	5,007	10,287
# OF PERSONS PER HH	2.0	2.1	2.1
AVERAGE HH INCOME	\$44,153	\$50,460	\$50,220
AVERAGE HOUSE VALUE	\$117,325	\$121,607	\$126,676

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO 1



RANDY HELLE

Senior Advisor

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PROFESSIONAL BACKGROUND

Senior Advisor at SVN Alliance. Mr. Helle has over 20 years of commercial real estate experience in the Dallas, Raleigh, New York City and Central Florida markets. Office leasing was his primary responsibility, but he also gained valuable experience in marketing and the overall development process from site selection to Certificate of Occupancy. Mr. Helle secured multiple leases with National Credit Tenants totaling over 85 million dollars. He currently specializes in Retail leasing, Office leasing and the Self-Storage industry where he discovers off-market acquisition and development opportunities for his clients.

EDUCATION

B.S. from University of Missouri

SVN | Alliance Commercial Real Estate Advisors

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