

# DUNLAWTON SQUARE | RETAIL AND OUTPARCEL AVAILABLE FOR LEASE



## PROPERTY DESCRIPTION

Port Orange Retail Corridor.  
High Traffic Dunlawton Avenue & Nova Road Intersection.  
Inline Retail Space available 1,500 - 5,000 SF.  
0.90+/- Acre Outparcel available for Ground Lease.  
Covered walkway.  
Two Freestanding Signs.  
325 Parking Spaces.  
Adjacent 54,000 SF Publix plus 53,000+/- SF of Retail Shops.  
Join BEALL'S OUTLET, Peach Valley Cafe, Harbor Freight Tools, Habitat for Humanity ReStore, Phenix Salon Suites, Pet Supermarket, Hair Cuttery, GNC, Rent-A-Center, Salsas Mexican Restaurant, SunTrust Bank, Burger King, JPMorgan Chase, and others.  
Estimated CAM, Real Estate Taxes, and Insurance \$3.50 per SF.

## LOCATION DESCRIPTION

Located on the southeast corner of Nova Road and Dunlawton Avenue.

### JOHN W. TROST, CCIM

Principal | Senior Advisor  
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## OFFERING SUMMARY

<b>RETAIL AVAILABLE SF:</b>	<b>1,500 - 5,000 SF</b>
<b>RETAIL LEASE RATE:</b>	TBD
<b>OUTPARCEL:</b>	<b>0.90+/- Acres</b>
<b>GROUND LEASE RATE:</b>	\$95,000 Annually dependent on credit
<b>YEAR BUILT:</b>	1979
<b>TRAFFIC COUNTS:</b>	41,500 AADT 27,000 AADT
<b>ZONING:</b>	CC, Community Commercial

## LOCATION ADDRESS

3813 S. Nova Road  
Port Orange, FL 32127

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# SITE PLAN



## TENANT

## SUITE

## SIZE (SF)

TENANT	SUITE	SIZE (SF)
RESTAURANT LEASED	101	8,558 SF
PEACH VALLEY CAFE	102	5,000 SF
HABITAT FOR HUMANITY RESTORE	103	10,500 SF
AVAILABLE FOR LEASE	104-105	1,500 - 5,000 SF
PHENIX SALON SUITES	106	5,500 SF
HARBOR FREIGHT TOOLS	107	15,192 SF
BEALLS OUTLET	108	22,163 SF
OUTPARCEL FOR GROUND LEASE		0.90+/- Acres

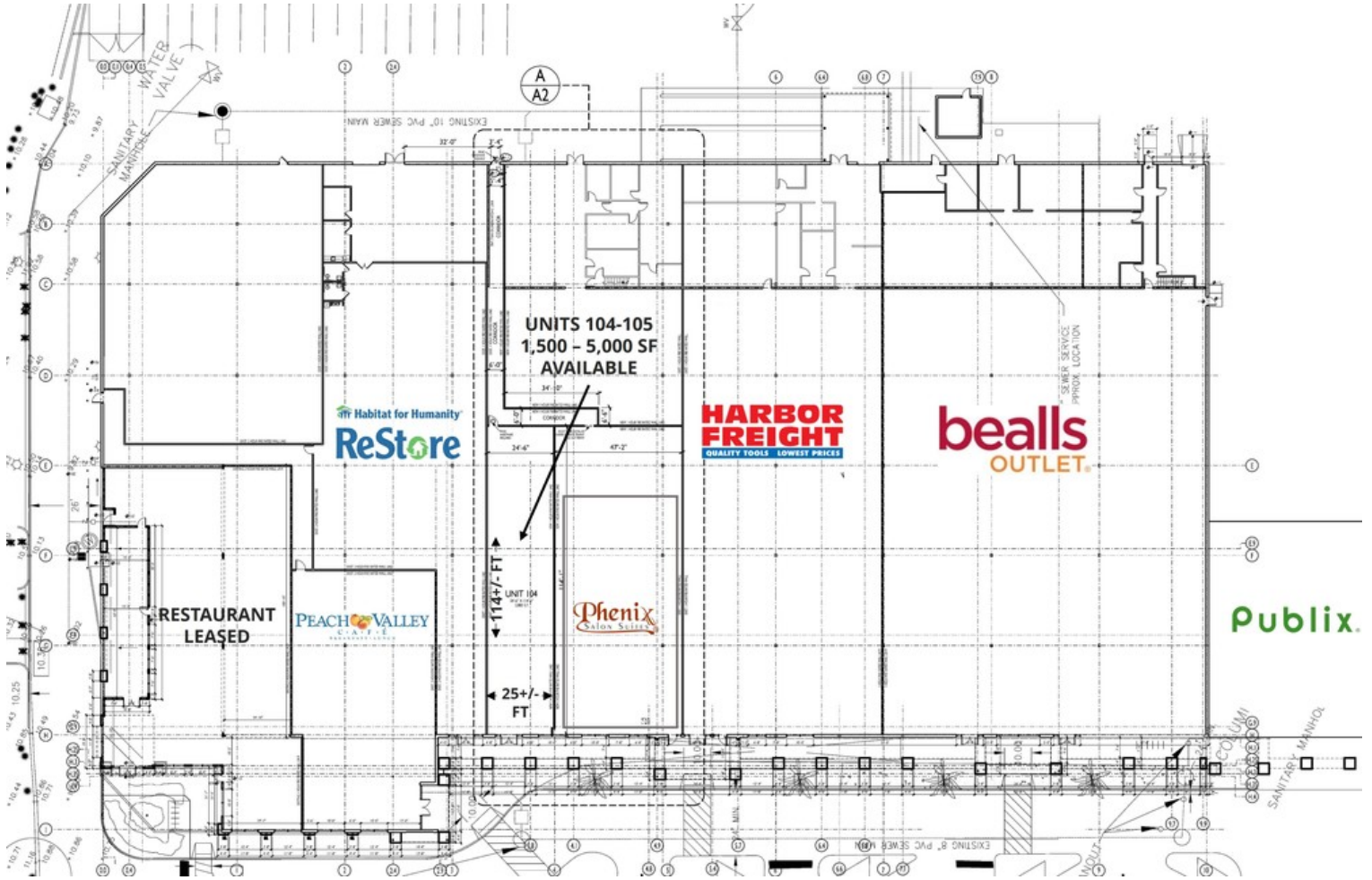
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# OVERALL FLOOR PLAN



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## ADDITIONAL PHOTOS



Exterior



Monument Sign

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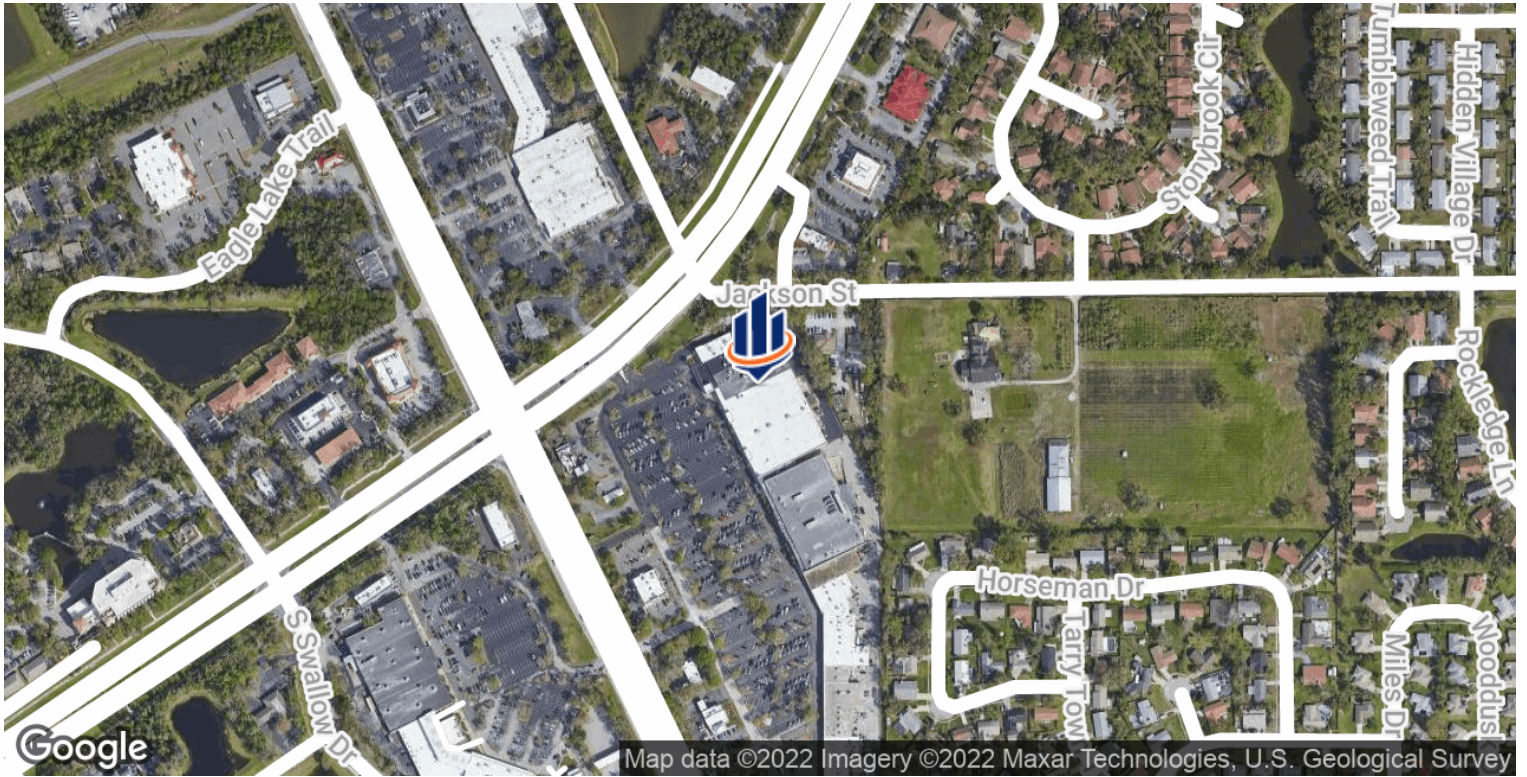
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# LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	7,144	63,844	110,124
<b>AVERAGE AGE</b>	46.5	48.0	47.0
<b>AVERAGE AGE (MALE)</b>	40.9	44.7	44.7
<b>AVERAGE AGE (FEMALE)</b>	49.6	50.1	48.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	3,448	29,149	51,203
<b># OF PERSONS PER HH</b>	2.3	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$60,349	\$69,408	\$72,274
<b>AVERAGE HOUSE VALUE</b>	\$171,300	\$242,012	\$251,627

\* Demographic data derived from 2010 US Census

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