

# Tuscan Village Shoppes

3510 S. Nova Road

Port Orange, FL 32129



## OFFERING SUMMARY

**AVAILABLE SF:**

- Unit 104: 1,240 SF
- Unit 106: 2,480 SF
- Unit 108: 1,500 SF
- Unit 119-120: 2,592 SF

**LEASE RATE:**

- Unit 104: \$2,000/Month
- Unit 106, Unit 108, & Unit 119-120: \$16 NNN

**YEAR BUILT:** 2008

**TRAFFIC COUNT:** 27,500 AADT

**ZONING:** CC 'Community Commercial'

## PROPERTY OVERVIEW

Mediterranean Style Retail Center in the heart of Port Orange.  
Unit 104 - 1,240 SF, former nail salon.  
Unit 106 - 2,480 SF, may be divided.  
Unit 108 - 1,500 SF, office space.  
Unit 119-120 - 2,592 SF, former restaurant with hood and patio seating.  
High traffic Nova Road location just north of Dunlawton Avenue.  
Join Tenants: Agave Fresh Mex and Cantina, Waterstone Mortgage, LabCorp, Keller Williams Real Estate, Legacy Dance Studio, Salon Lotus, and Maxim Healthcare Services.  
Ready for immediate occupancy!  
Estimated CAM, Real Estate Taxes, and Insurance \$5.75 per SF.

## LOCATION OVERVIEW

Direct frontage on Nova Road between Beville Road and Dunlawton Avenue and just minutes from I-95 and beaches.

## DEMOGRAPHICS

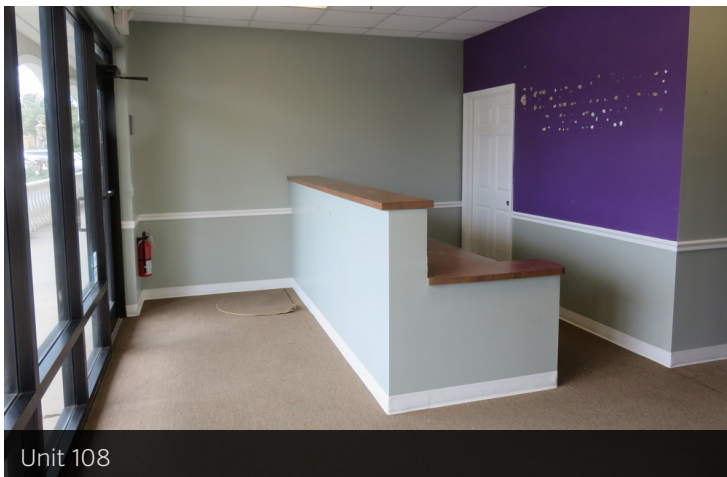
	1 MILE	3 MILES	5 MILES
Total Households	3,752	29,401	48,323
Total Population	9,000	70,139	110,600
Average HH Income	\$53,236	\$53,397	\$57,231

**John W. Trost, CCIM**  
Principal | Senior Advisor  
386.301.4581  
john.trost@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Additional Photos



**John W. Trost, CCIM**  
Principal | Senior Advisor  
386.301.4581  
[john.trost@svn.com](mailto:john.trost@svn.com)



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# Tuscan Village Shoppes



Unit 119-120 Endcap



Unit 119-120 Patio



Unit 119-120



Unit 119-120



Unit 119-120



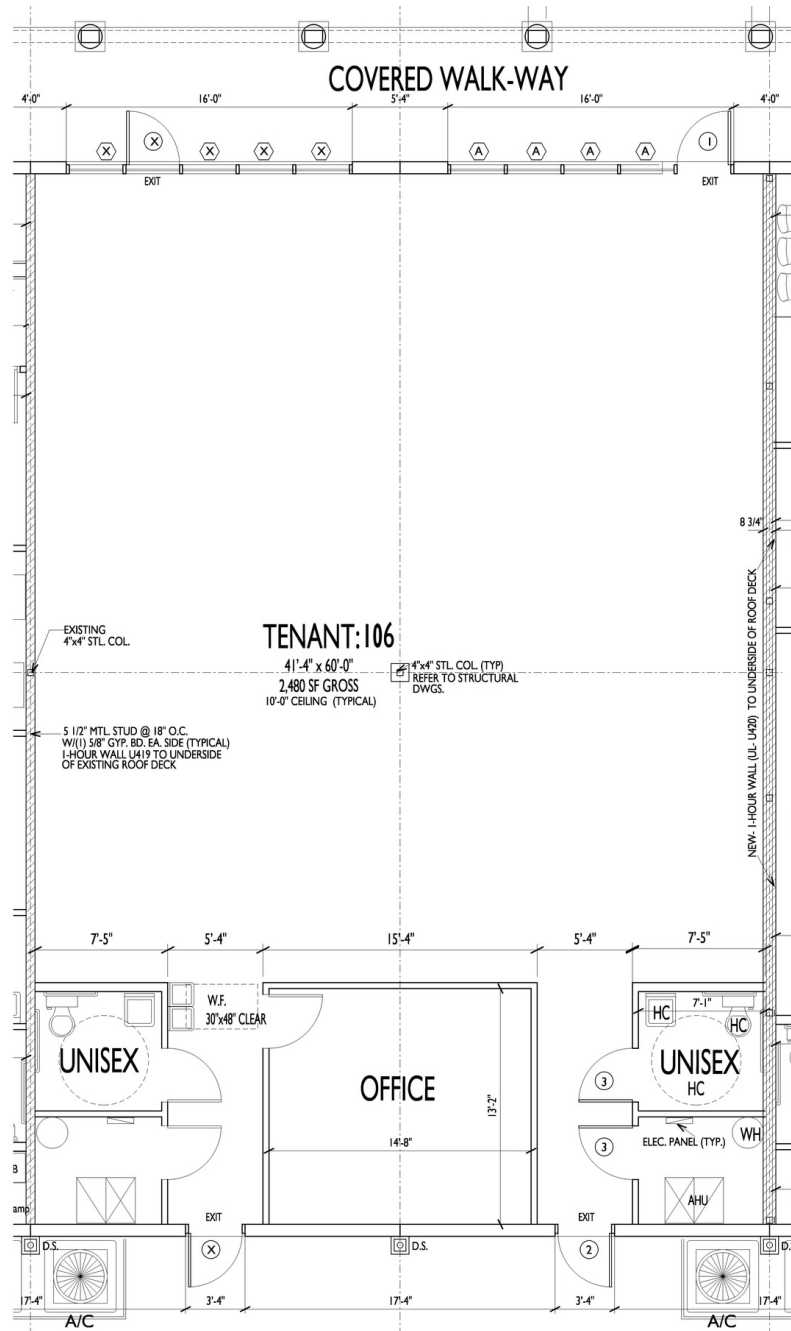
Monument Sign

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# Floor Plan - Unit 106

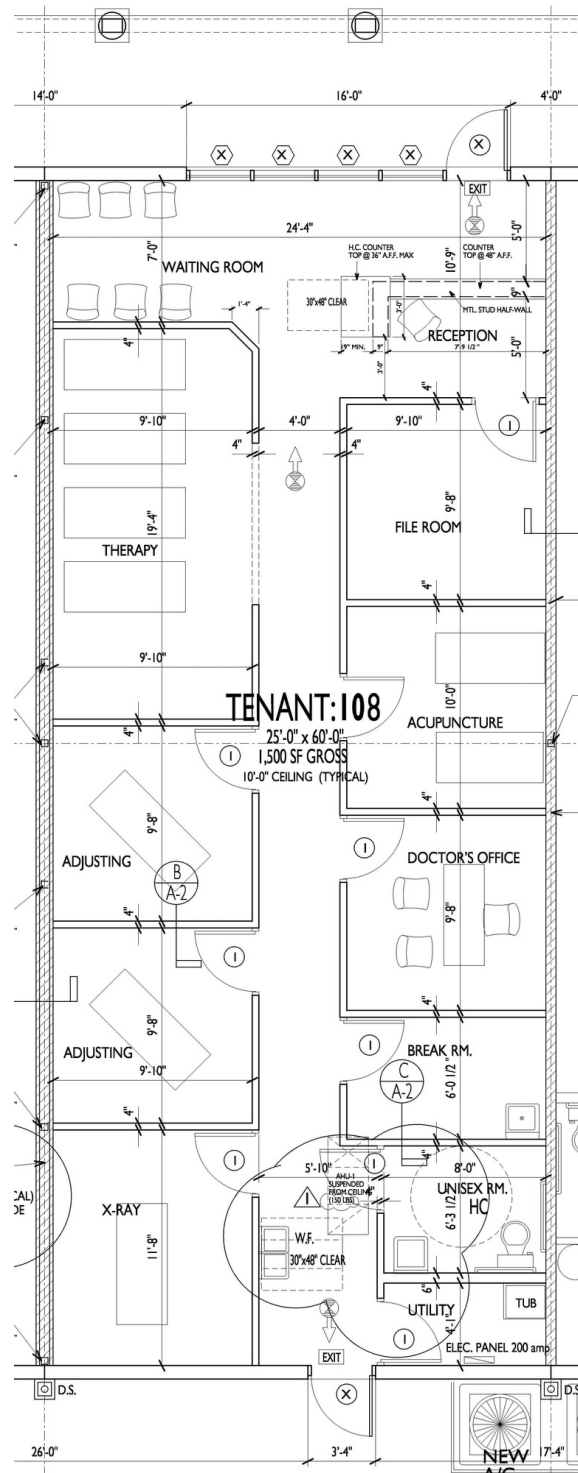


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# Floor Plan - Unit 108

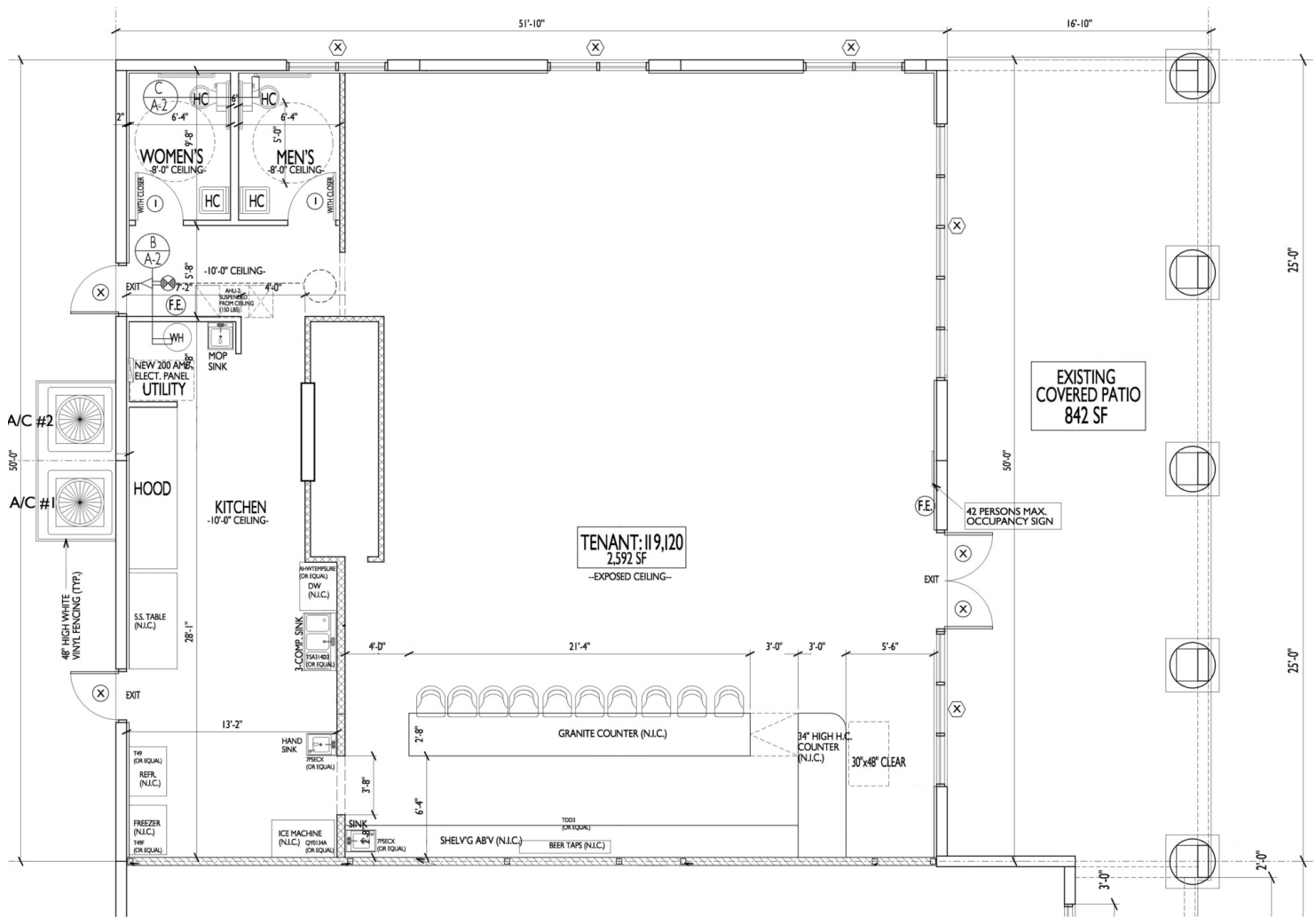


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# Floor Plan - Unit 119-120



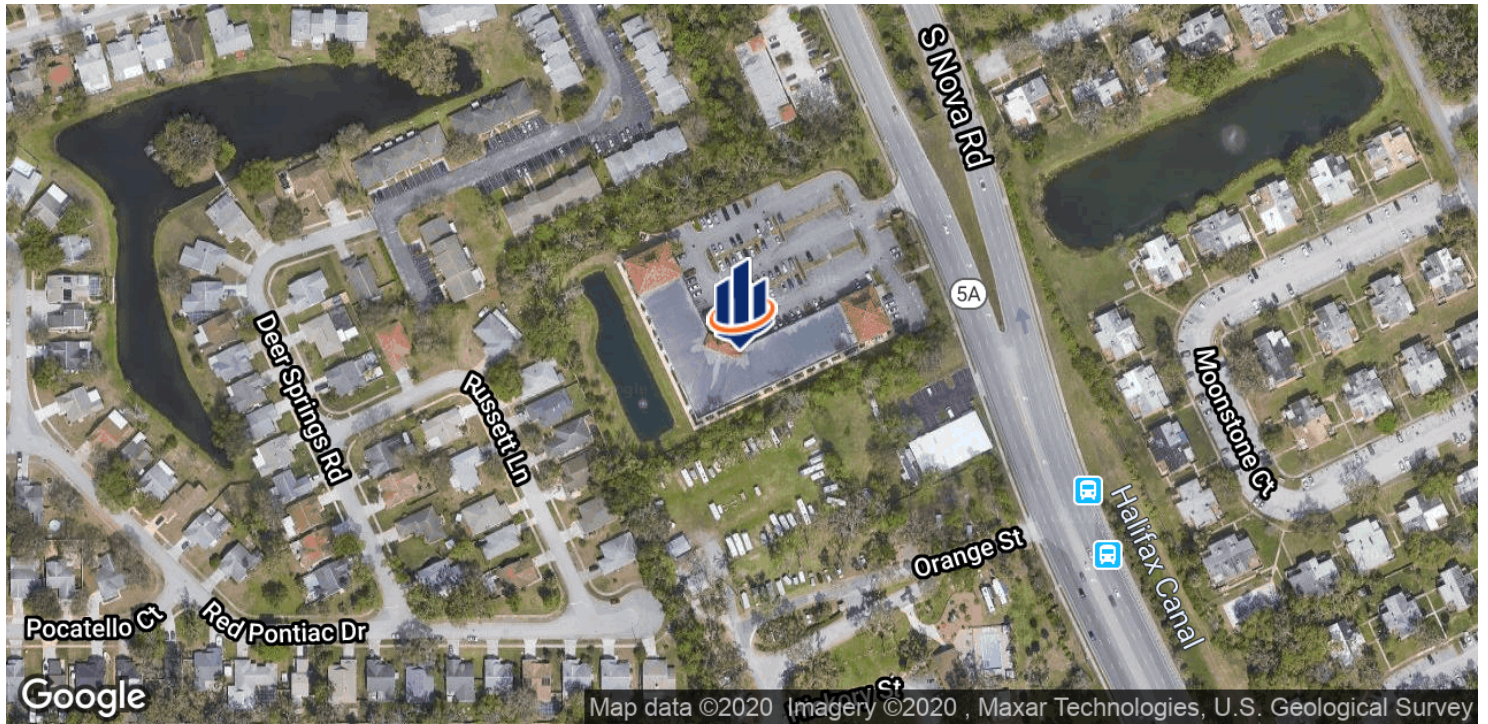
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# Location Maps



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