

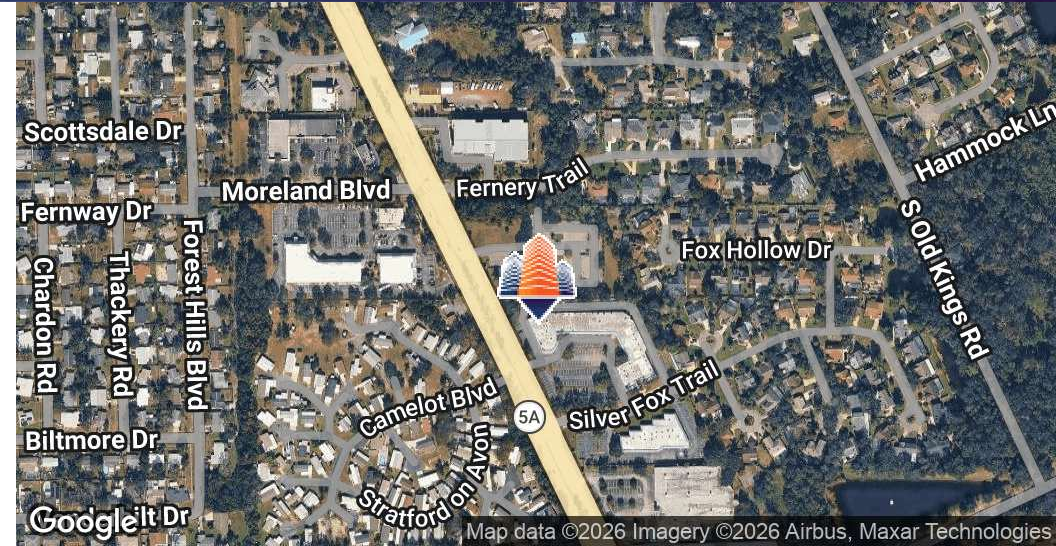
Renaissance Plaza

431 S Nova Rd, Ormond Beach, FL 32174



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 2,914 SF second generation fitness space for lease
- Ask about OP / Ground Lease Opportunities!
- Prominent frontage & visibility to S Nova Rd
- Diverse mix of medical, service, and neighborhood retail users
- Multiple ingress/egress points from S Nova Rd/Silver Fox Trl
- Surrounded by large national retailers including: Publix, Winn-Dixie, Walgreens, Walmart, CVS, and more!
- Substantial on-site parking supporting tenant operations and customer convenience
- Monument signage available
- Traffic Counts +/- 29,500 VPD

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,914 SF
Lot Size:	5.93 Acres
Building Size:	58,494 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,868	25,501	53,638
Total Population	10,816	56,930	121,192
Average HH Income	\$61,917	\$79,109	\$80,762

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PROPERTY PHOTOS



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AERIALS



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,914 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 103-104	Modern Minds	3,338 SF	NNN	Negotiable
Suite 101 A&B	Jackson Reef	1,532 SF	NNN	Negotiable
Suite 1113	Premier Physical Therapy & Sports Medicine Inc.	6,132 SF	NNN	Negotiable
Suite 107	Secured Logistics	2,070 SF	NNN	Negotiable
Suite 111	BASS Partners LLC	4,810 SF	NNN	Negotiable
Suite 433	Cavellas Guns	1,324 SF	NNN	Negotiable
Suite 445	Harmony First Homecare	869 SF	NNN	Negotiable
Suite 431	JIE Bodywork LLC	1,392 SF	NNN	Negotiable
Suite 443	Available	2,914 SF	NNN	Negotiable
Suite 453	Dales Shoes	1,446 SF	NNN	Negotiable
Suite 447	Century 21	1,247 SF	NNN	Negotiable
Suite 461-483	FL Healthcare Plan Inc.	21,354 SF	NNN	Negotiable
Suite 485	Kingdom Acai	979 SF	NNN	Negotiable
Suite 487	Manny's Pizza	2,312 SF	NNN	Negotiable
Suite 431-495	Peggy's Whole Foods	5,329 SF	NNN	Negotiable
Suite 455	Dale's Shoes & Pedorthics	1,446 SF	NNN	Negotiable

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RETAILER MAP



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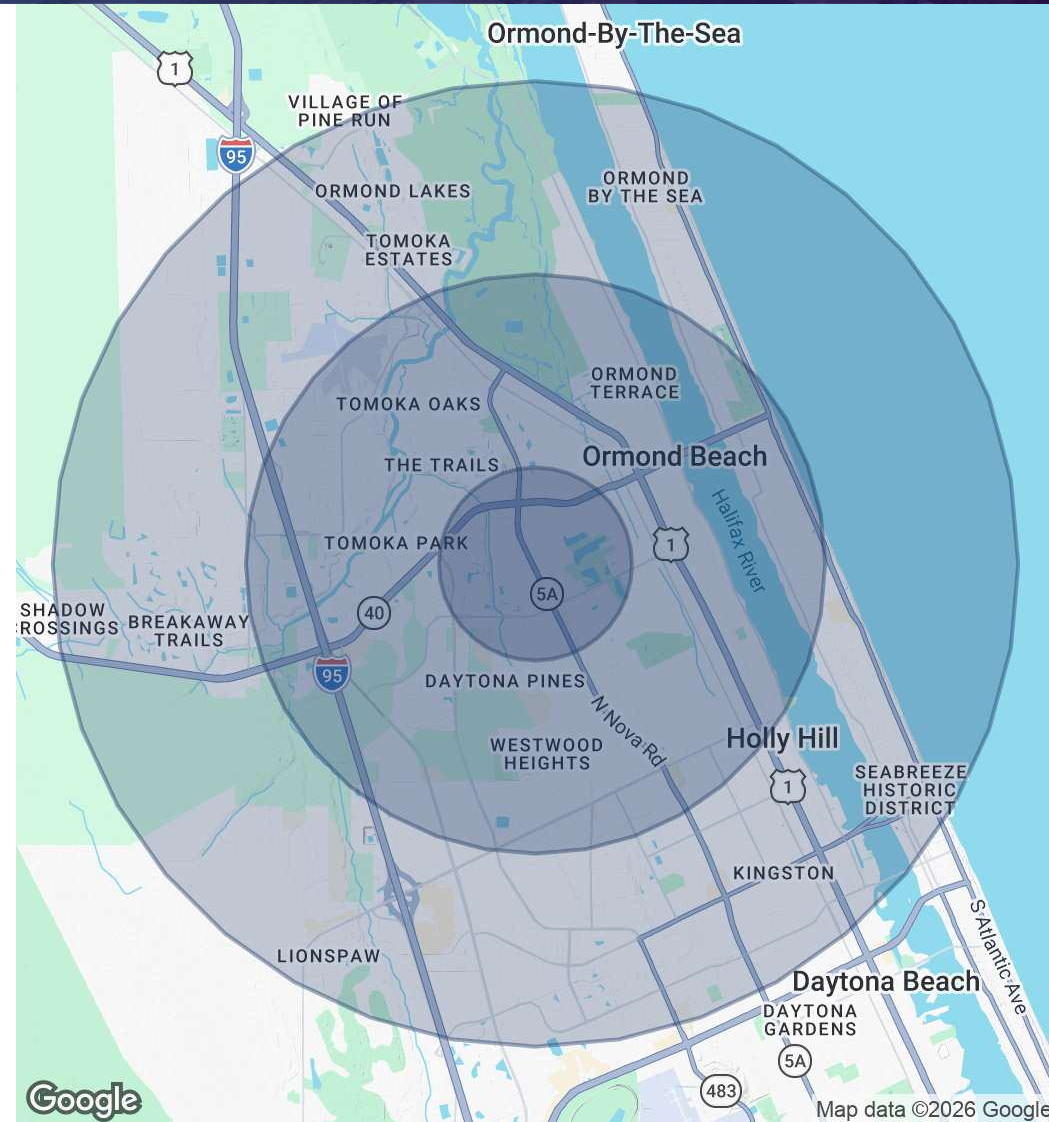
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,816	56,930	121,192
Average Age	56.5	55.1	52.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,868	25,501	53,638
# of Persons per HH	1.7	1.8	2.1
Average HH Income	\$61,917	\$79,109	\$80,762
Average House Value	\$167,455	\$157,671	\$194,069

AGE	1 MILE	3 MILES	5 MILES
0 - 4	27	119	391
5 - 9	14	92	356
10 - 14	2	45	329
15 - 17	4	45	299
18 - 20	0	0	34
21 - 24	39	130	451
25 - 34	22	122	669
35 - 44	112	381	927
45 - 54	10	52	662
55 - 64	113	384	1,294
65 - 74	132	529	1,595
75 - 84	73	292	928
85+	47	181	522



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