



OFFERING SUMMARY

LEASE RATE:	\$22.00 NNN
AVAILABLE SF:	Unit 7: 2,718 SF
YEAR BUILT:	2008
TRAFFIC COUNT:	24,000 AADT
ZONING:	PCD, Planned Commercial Development

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,413	28,102	55,983
TOTAL POPULATION	9,137	61,394	124,561
AVERAGE HH INCOME	\$75,383	\$74,944	\$74,827

PROPERTY DESCRIPTION

Shoppes at Southwinds - Upscale Retail/Office Center in Port Orange.

2,718 SF endcap space available for lease.

Former dental office featuring a waiting room, reception, 5 offices, lab, imaging room, break room with washer/dryer hookup, 2 restrooms, sterilization center, open area with 5 dental treatment areas, and 2 treatment rooms.

Excellent signage and visibility.

Join Subway, Trustco Bank, Rice Bistro, and neighboring Walmart Neighborhood Market, McDonald's, Dairy Queen, Perrine's Produce, Cumberland Farms, and others.

Over 1,500 apartments and 110 townhomes are located within a few blocks.

Estimated CAM, real estate taxes, and insurance \$6.50 per SF.

LOCATION DESCRIPTION

Located at the northeast corner of Clyde Morris Boulevard and Madeline Avenue.

Approximately 2 miles from Dunlawton Avenue and 3.7 miles to Interstate 4 and Interstate 95.

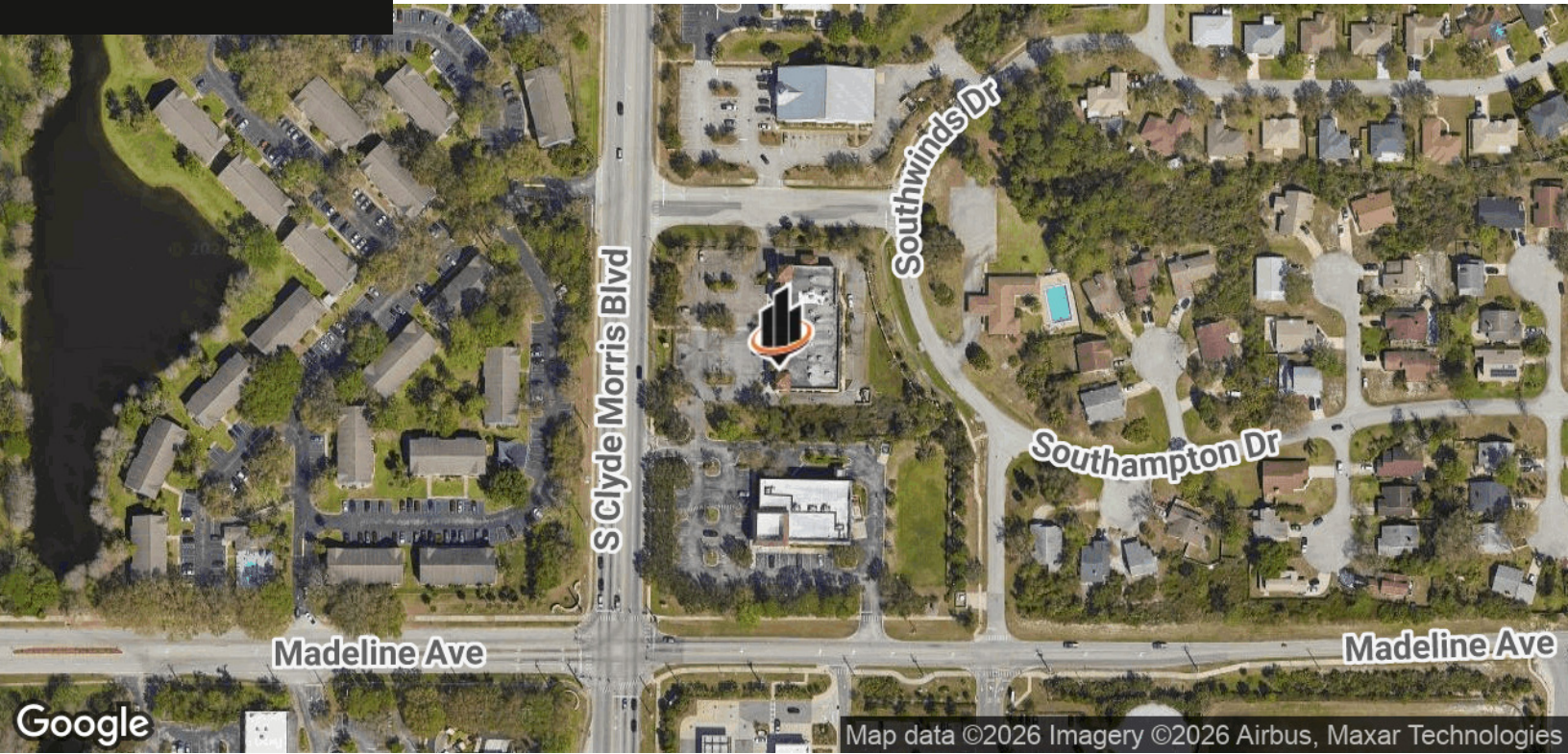
Additional Photos

Shoppes at Southwinds | Space For Lease

3751 Clyde Morris Boulevard, Port Orange, FL 32129



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