

LEASE

Retail / Professional Services - Port Orange

1,240-2,480 SF

3510 S NOVA RD

Port Orange, FL 32129

PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

Phone: 386.566.3726

carl.lentz@svn.com

FL #BK3068067



PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-------------------------|------------------|
| LEASE RATE: | \$20 SF/yr (NNN) |
| NUMBER OF UNITS: | 1 |
| AVAILABLE SF: | 1,240 - 2,480 SF |
| BUILDING SIZE: | 35,043 SF |

PROPERTY DESCRIPTION

Tuscan Village Shoppes - Port Orange, FL
Units 106-107 - 2,480 SF - May Be Split to 1,240 SF
Busy Neighborhood Center - Retail or Professional Services
Open Space With Two Restrooms, Office, 2 X Utility Closets
Recently Vacant - TI Will Be Considered
NNNs at +/- \$7.25

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UNIT LOCATION AND LAYOUT

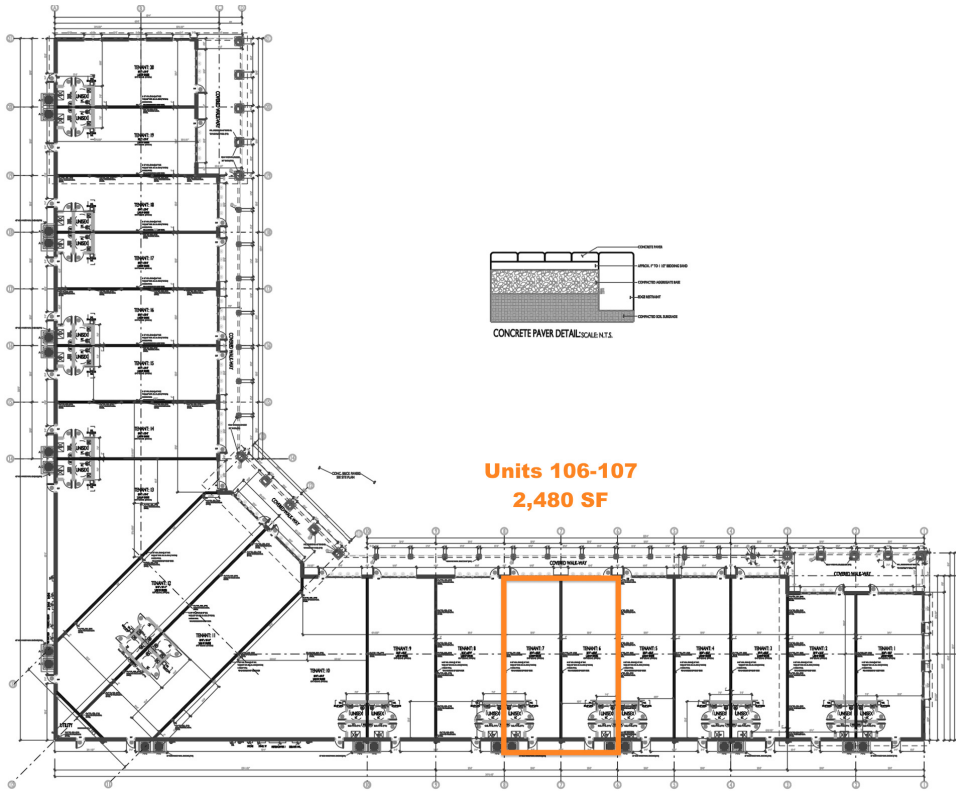
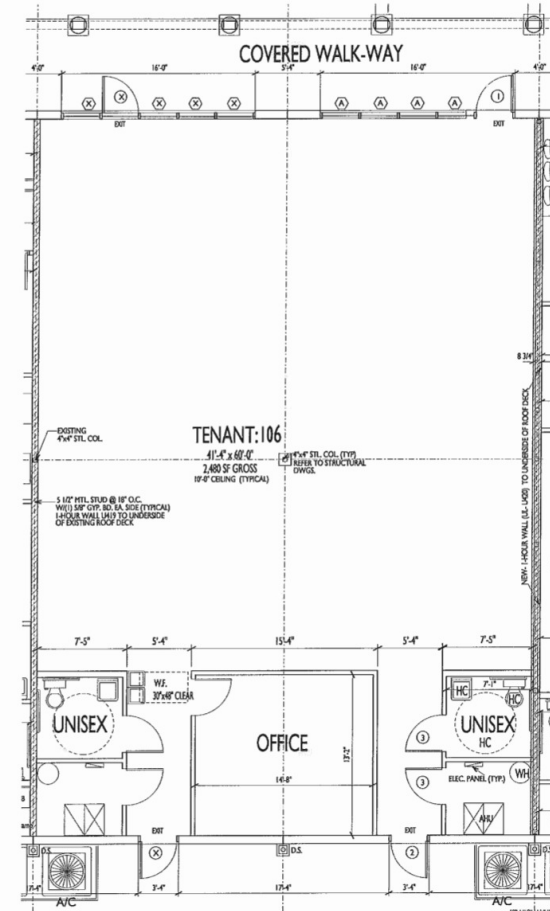


EXHIBIT D-1
EXISTING "AS IS" UNIT LAYOUT



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ADDITIONAL PHOTOS



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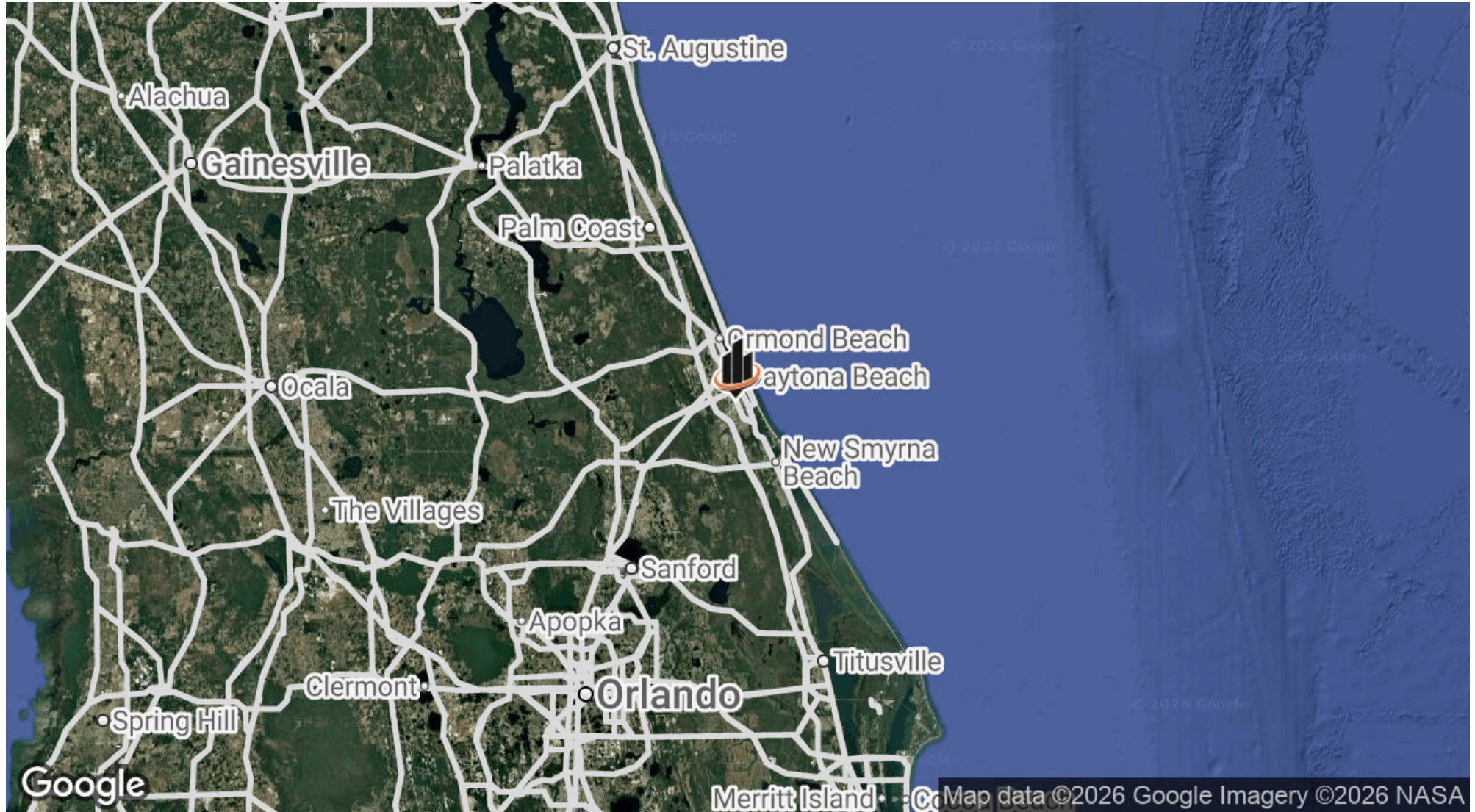
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LOCATION MAP



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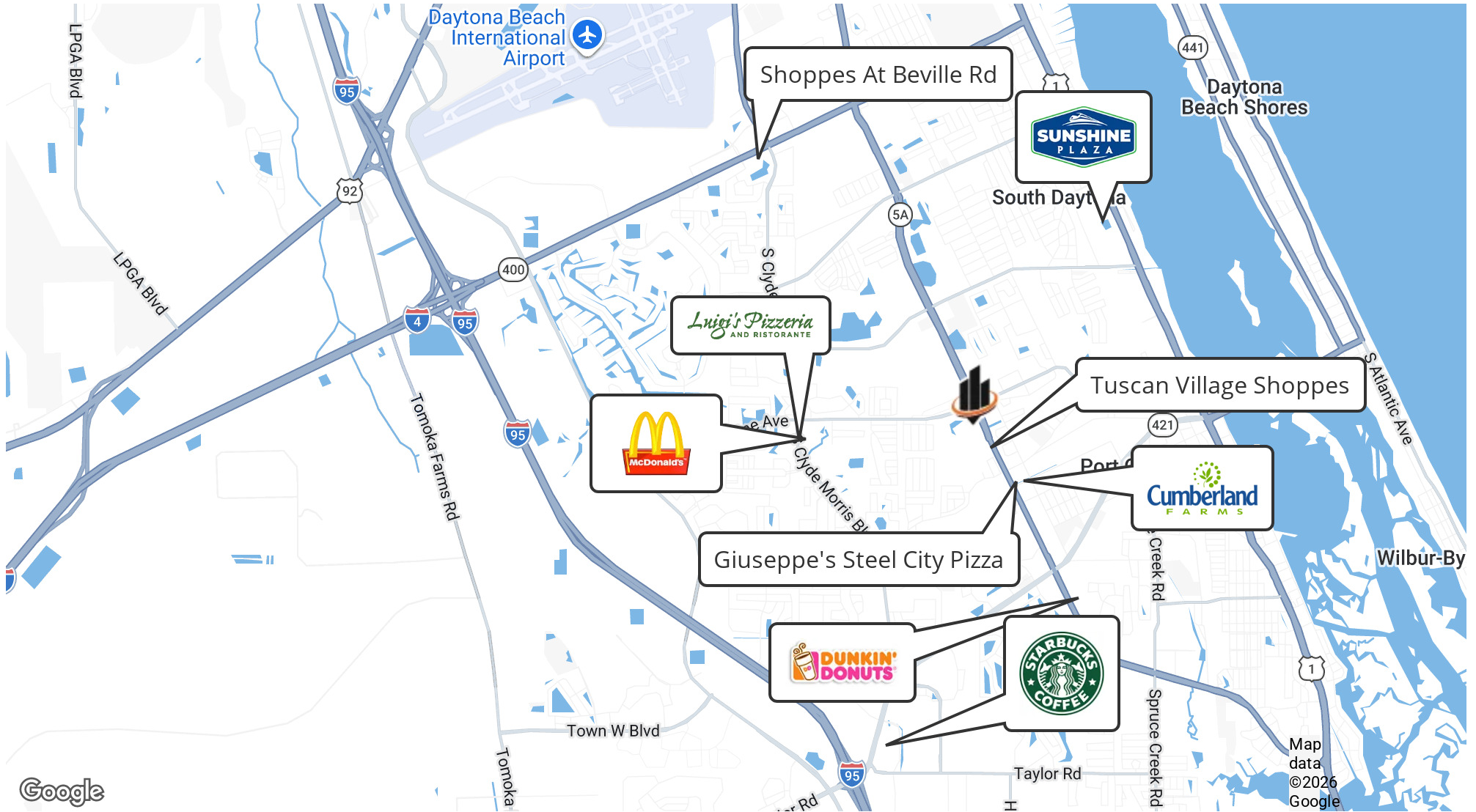
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RETAILER MAP



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CITY INFORMATION



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LOCATION DESCRIPTION

Located on Nova Road in Port Orange, Directly North of the Nova and Dunlawton Intersection.

LOCATION DETAILS

| | |
|----------------------------|-----------------------------|
| MARKET | Daytona Beach |
| SUB MARKET | Port Orange |
| COUNTY | Volusia |
| STREET PARKING | No |
| SIGNAL INTERSECTION | No |
| ROAD TYPE | Paved |
| MARKET TYPE | Medium |
| NEAREST HIGHWAY | I-95 & I-4 |
| NEAREST AIRPORT | Daytona Beach International |

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