



THE DOMINANT OPEN AIRED SHOPPING CENTER IN PORT ORANGE

THE PAVILION AT PORT ORANGE

OFFICE SPACE AVAILABLE FOR LEASE



PROJECT DETAILS

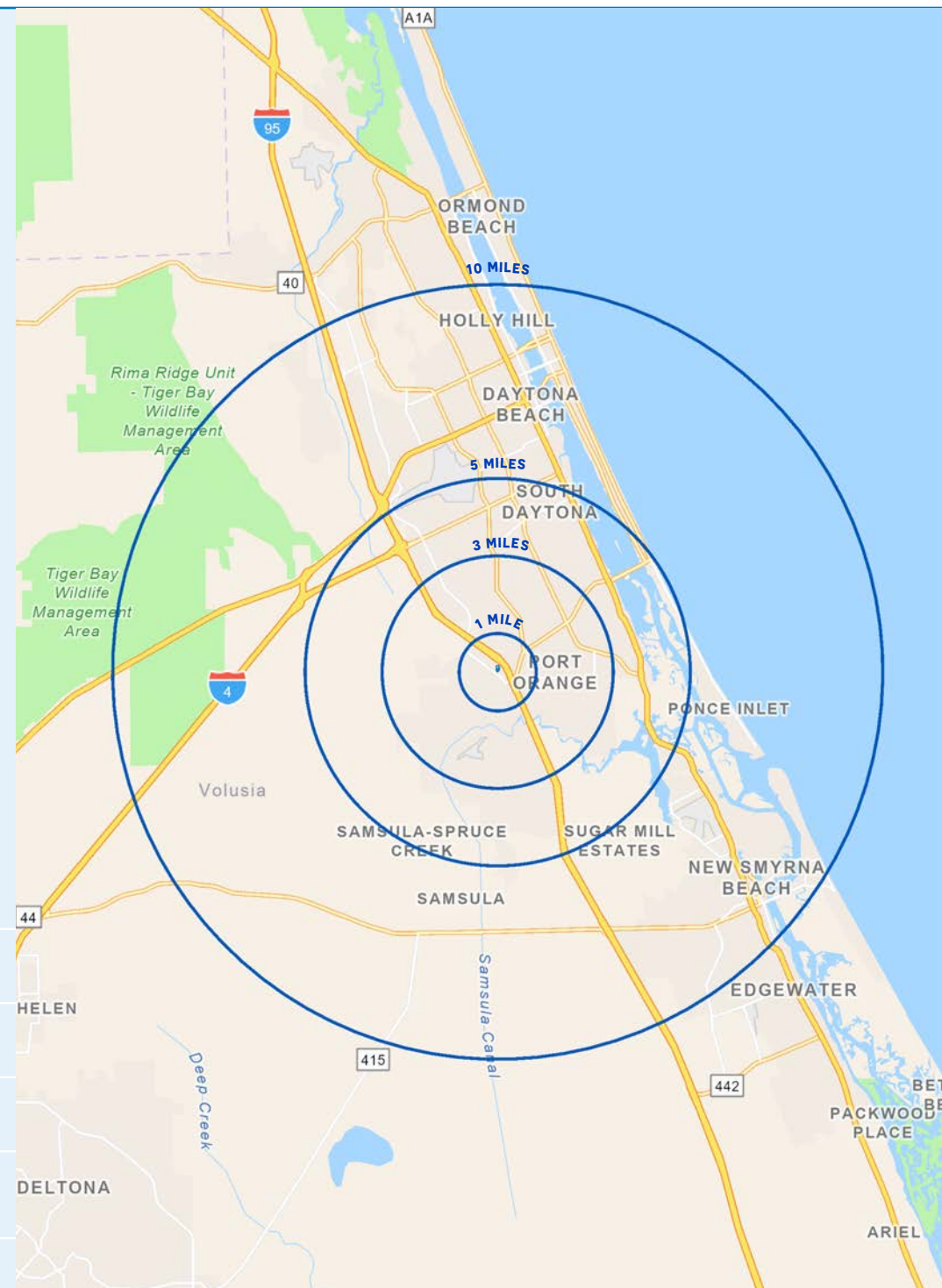
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PROPERTY HIGHLIGHTS

- Lifestyle Center: 398,030 SF
- 1,500 - 6,072 SF of Office Space Available.
- The dominant open aired shopping center in Port Orange.
- The Pavilion at Port Orange is located just 0.2 miles from the expressway.
- The property has great circulation and sits at a signalized access point.
- Co-tenants include: Belk, Regal Pavilion, HomeGoods, Michaels, Petco, Ulta Beauty, FiveBelow, DollarTree, Bath & Body Works, Maurices, Carter's, Rack Room Shoes, Visionworks, OrangeTheory Fitness, Massage Envy, Cold Stone, Another Broken Egg, Red Robin.
- Area retailers include: Home Depot, Lowe's, BJ's Wholesale Club, Target, Walmart Supercenter, Ross, Bealls, Kohl's, LA Fitness, Publix, Pet Supermarket.
- Direct exposure to ±95,500 AADT on I-95
- Access to Dunlawton Avenue with ±55,500 AADT
- Located at a dominant regional retail intersection serving the greater Port Orange market

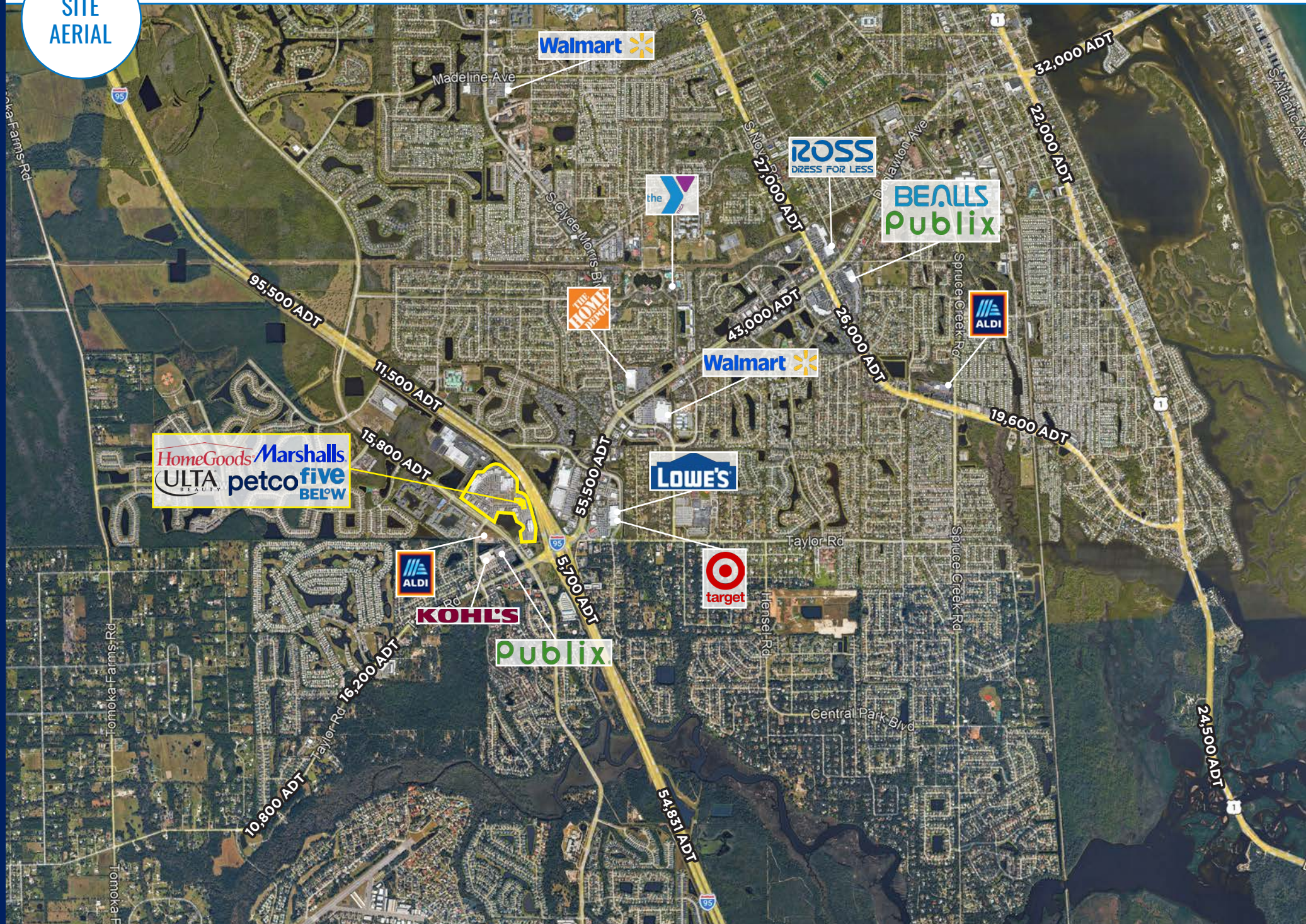
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MILE
 POPULATION	7,064	53,886	101,950	231,894
 DAYTIME POPULATION	8,101	47,942	90,807	251,345
 AVERAGE HH INCOME	\$100,464	\$90,988	\$87,177	\$89,008
 TOTAL HOUSEHOLDS	3,083	24,179	47,069	104,815



SITE
AERIAL

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SITE
AERIAL

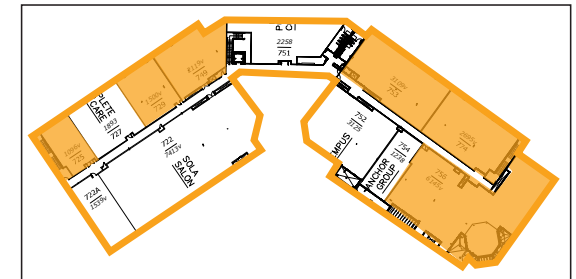
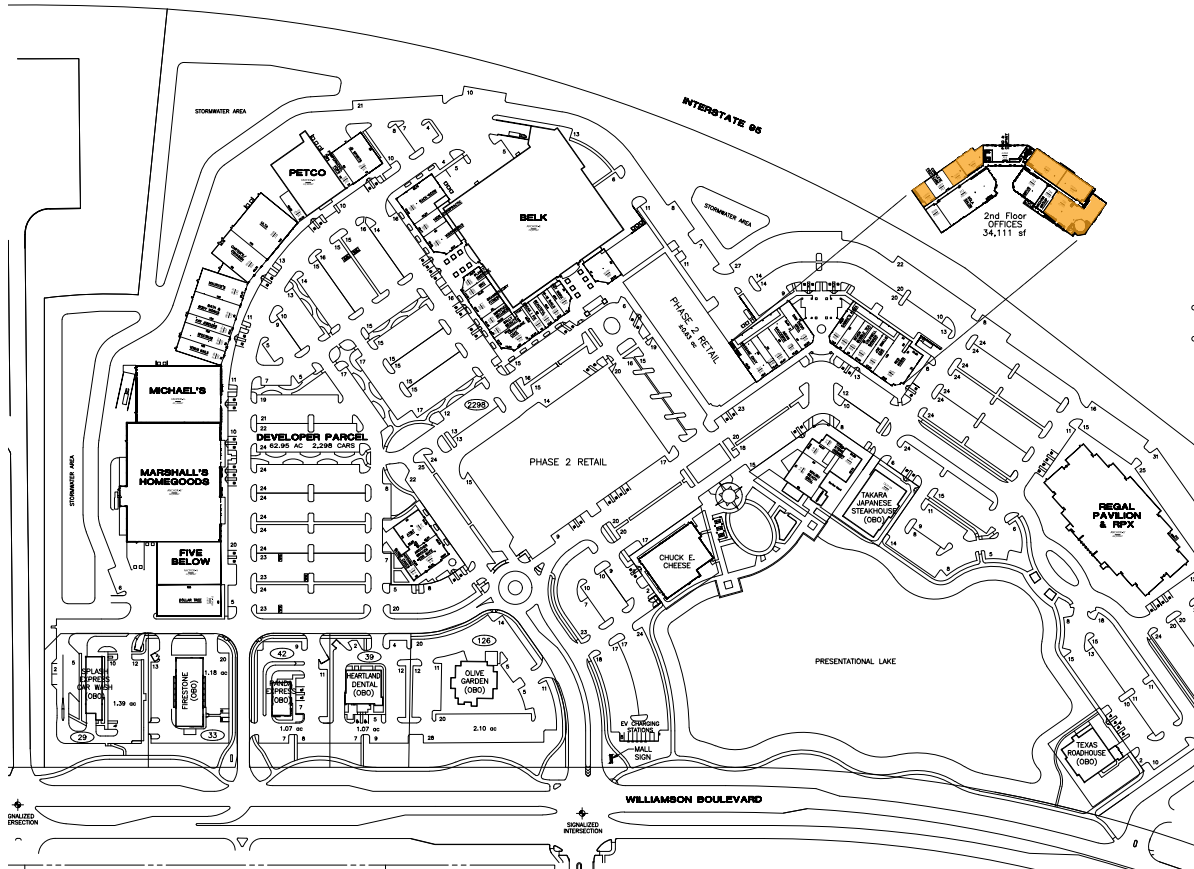
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SITE PLAN

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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
ANC - A1	Dollar Tree	8,797 SF	212	Pumpkin Pops	1,528 SF	500	Available	3,248 SF	725	Hillhurst Mortgage	1,301 SF
ANCHOR A	Five Below	11,989 SF	215	David's Bridal	5,900 SF	645	Massage Envy	3,221 SF	727	Complete Foot Care Assoc.	1,893 SF
ANCHOR B	Marshalls/HomeGoods	50,000 SF	300	Rack Room Shoes	5,600 SF	648	Available	1,280 SF	729	Available	1,500 SF
ANCHOR C	Michael's	21,300 SF	305	Available	1,984 SF	650	Available	2,269 SF	749	Available	2,119 SF
ANCHOR D	Petco	13,500 SF	310	Visionworks	3,191 SF	652	Asian Sauce Box	2,902 SF	751	Available	2,275 SF
ANCHOR E	Belk	75,473 SF	400	Planet Smoothie	1,348 SF	656	San Diego Grill	3,142 SF	752	Tumpus Hair Restoration	3,125 SF
ANCHOR G	Hollywood Theatre by Regal	46,504 SF	402	GNC	1,051 SF	660	Gabbie's Pizza	1,799 SF	753	Kula Yoga Studio	3,077 SF
100	Venus Nails	3,100 SF	405	Orange Theory Fitness	2,916 SF	662	Available	1,600 SF	754	Anchor Group	1,238 SF
105	Spectrum	3,200 SF	410	Stretch Zone	1,672 SF	665	Available	1,600 SF	756	Available	6,072 SF
107	Claire's	2,060 SF	412	Sally Beauty	1,203 SF	670	Coldwell Banker	2,213 SF	774	Available	2,729 SF
110	Bath & Body Works	4,800 SF	415	Copperline Cafe	3,979 SF	675	Smilie Dental	2,212 SF	3-A	Malibu Beach Grill	4,816 SF
115	Maurices	6,336 SF	425	UBreakiFix	1,185 SF	680	Red Robin Gourmet	6,000 SF	3-B	Available	1,685 SF
200	Kirkland's	6,336 SF	430	Beautiful Hair Color Studio	1,547 SF	700	Advent Health (available soon)	5,662 SF	3-C	Cold Stone Creamery	1,000 SF
210	Ulta	9,998 SF	435	MM Nails	1,661 SF	722	Advent Health (available soon)	2,002 SF	3-F	Clean Eatx	2,500 SF
211	Available	1,540 SF	440	Available	1,702 SF	724	Coldwell Banker	1,301 SF	6-A	Available	1,177 SF
									6-B	Another Broken Egg	4,151 SF
									6-C	AT&T	4,003 SF



**2nd FLOOR OFFICES
34,111 SF**

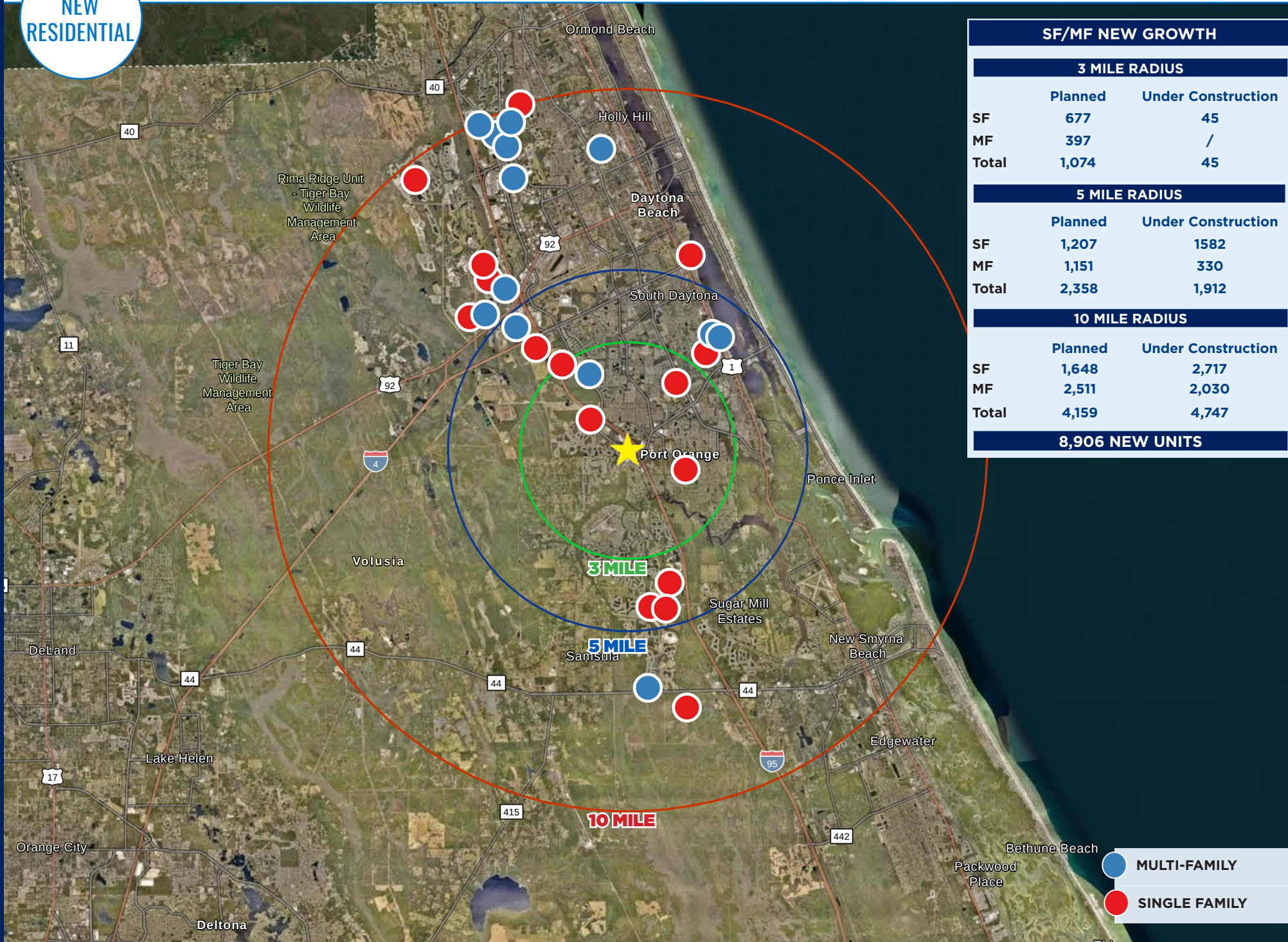
SITE
PHOTOS

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NEW RESIDENTIAL

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