

EXECUTIVE SUMMARY

PORT ORANGE, FL 32127

3875 S Nova Rd



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	6,831 SF
Available SF:	2,500 SF
Year Built:	1975
Zoning:	PO

PROPERTY OVERVIEW

Now available for lease – a beautifully built-out 2,500 SF medical office in a prime Port Orange location. This modern medical space offers a functional and efficient layout ideal for a variety of healthcare specialties. Co-tenant is Annexus Dermatology & Aesthetics.

Property Features:

- 4 fully plumbed exam rooms
- Large procedure room
- Private physician's office
- Welcoming check-in and reception area
- Side exit for patient privacy or staff use
- Shared break room

PRESENTED BY
BRIAN GRANDSTAFF

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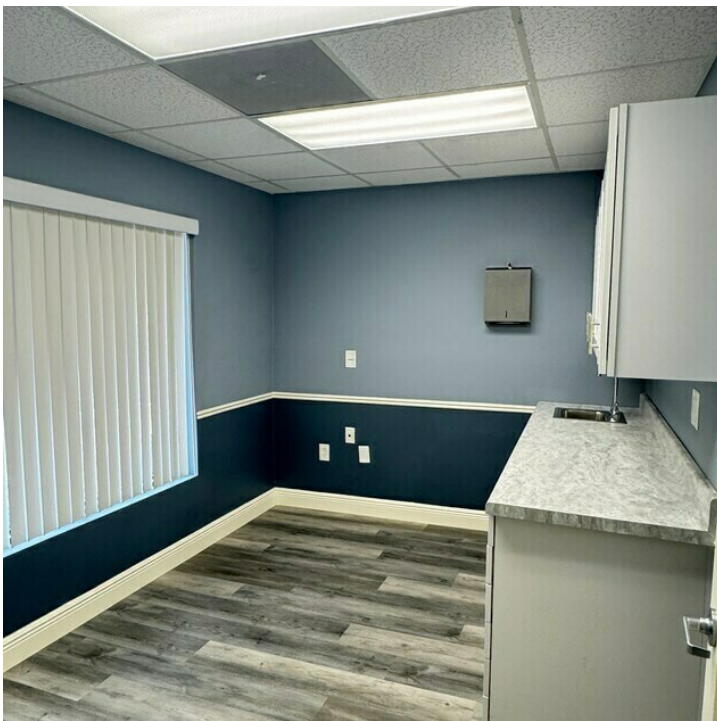
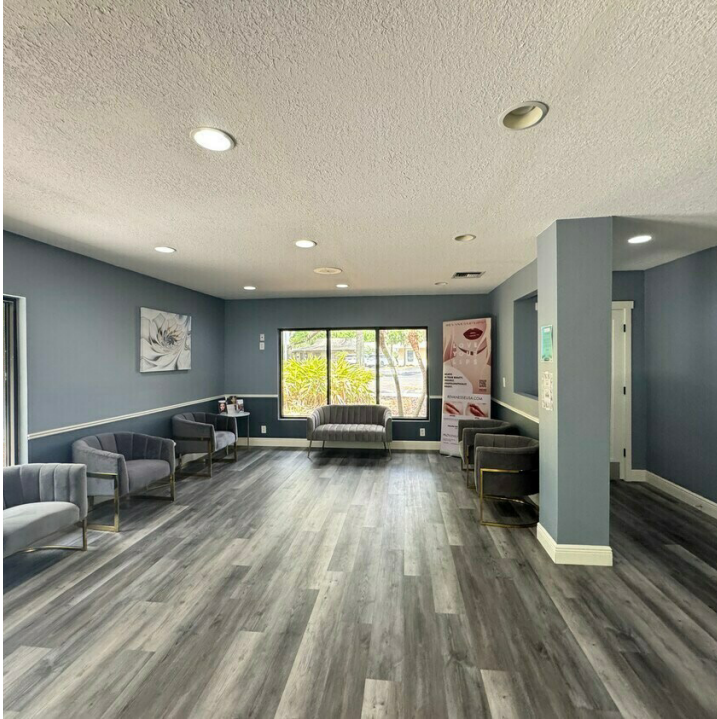
OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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FLOOR PLANS

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RETAILER MAP

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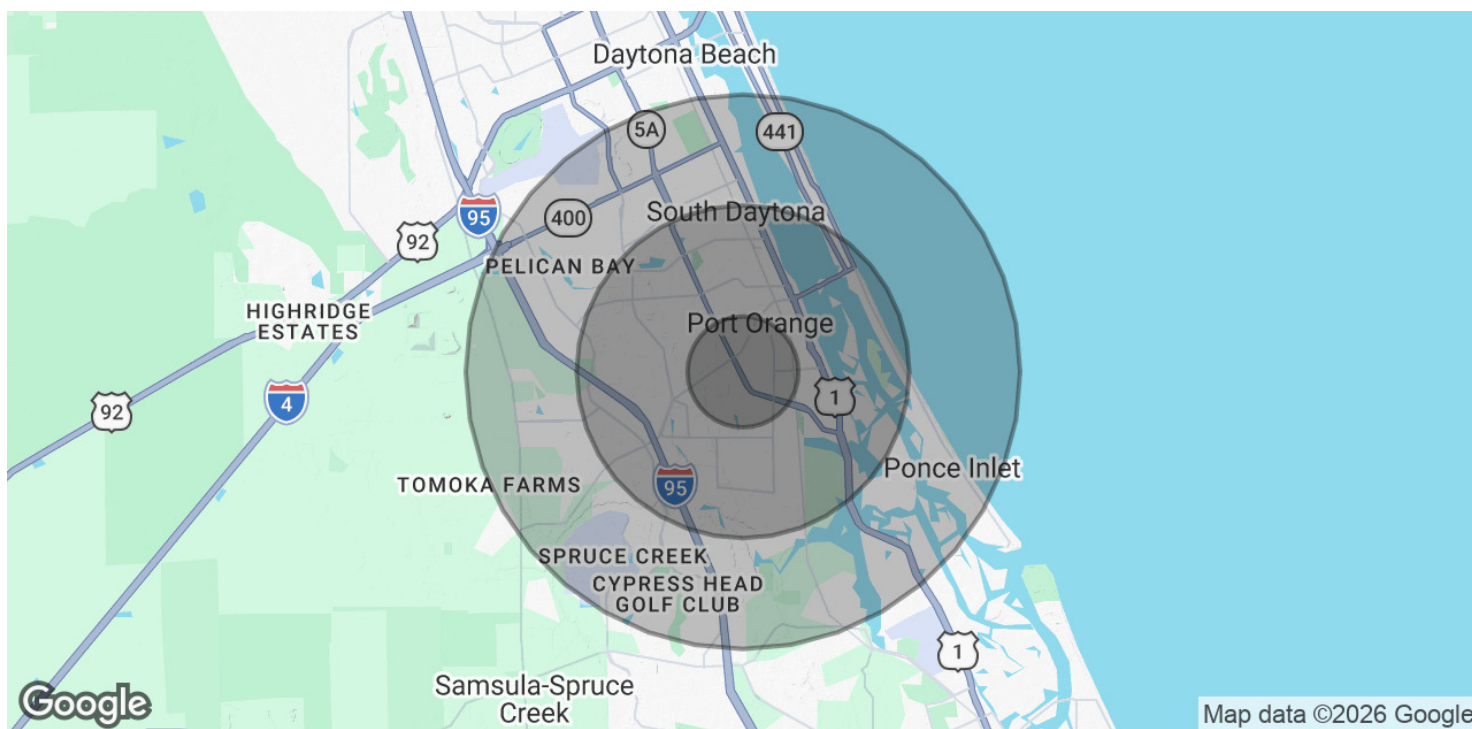
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,128	59,855	112,096
Average Age	48.4	47.4	48.1
Average Age (Male)	46.5	46.1	46.8
Average Age (Female)	51.8	48.5	49.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,811	27,148	51,695
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$71,153	\$80,225	\$81,942
Average House Value	\$252,335	\$270,258	\$306,989

2023 American Community Survey (ACS)

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