



THE DOMINANT OPEN AIRED SHOPPING CENTER IN PORT ORANGE

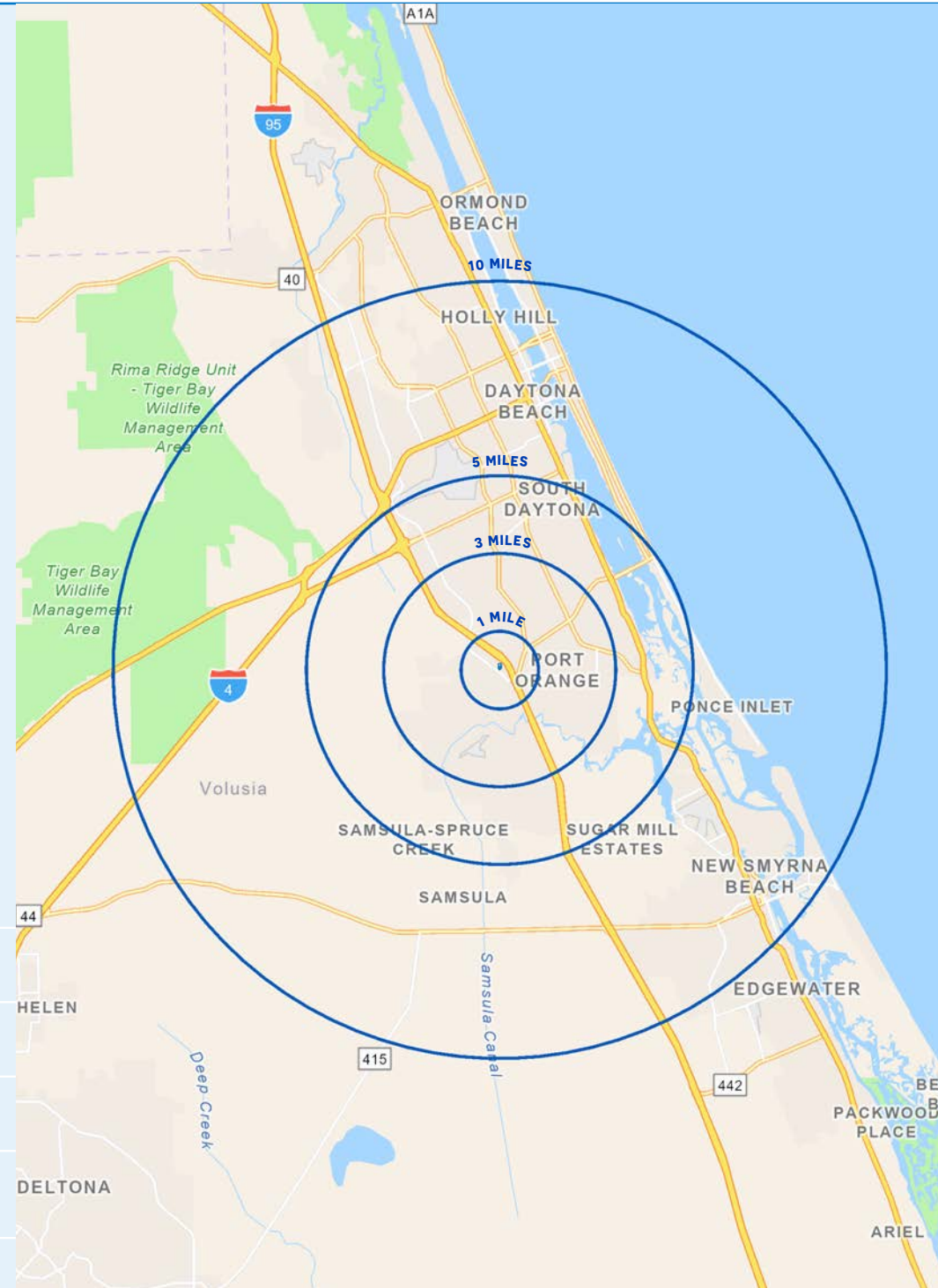
# THE PAVILION AT PORT ORANGE

OFFICE SPACE AVAILABLE FOR LEASE



## PROPERTY HIGHLIGHTS

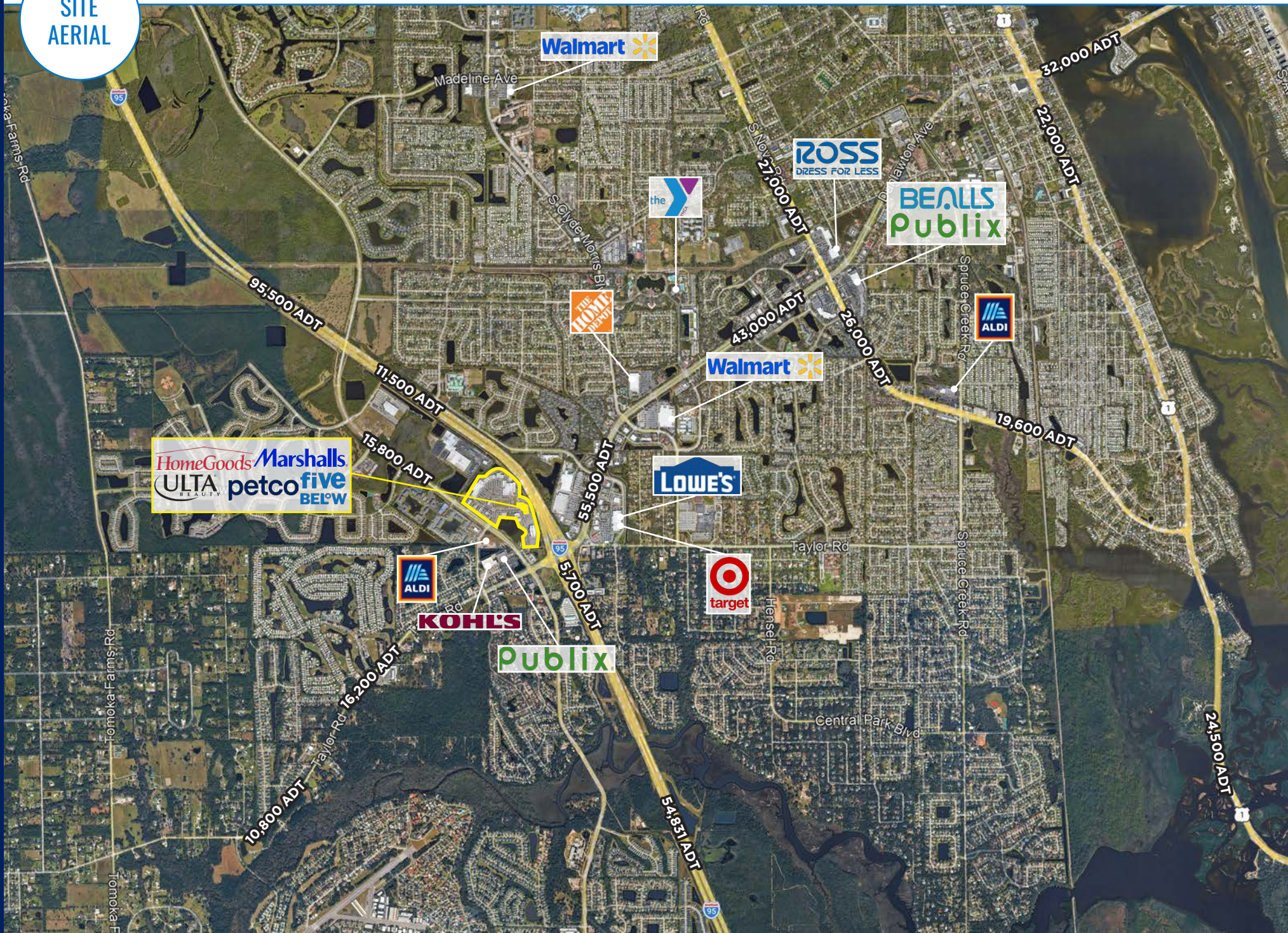
- Lifestyle Center: 398,030 SF
- 1,500 - 6,072 SF of Office Space Available.
- The dominant open aired shopping center in Port Orange.
- The Pavilion at Port Orange is located just 0.2 miles from the expressway.
- The property has great circulation and sits at a signalized access point.
- Co-tenants 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

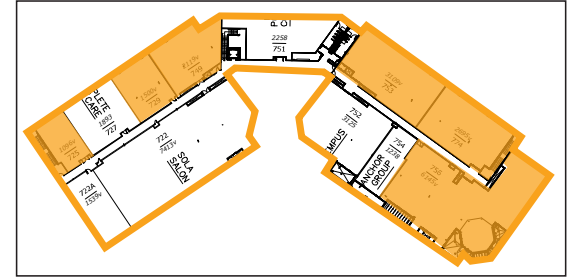
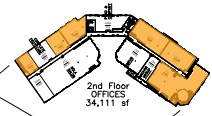
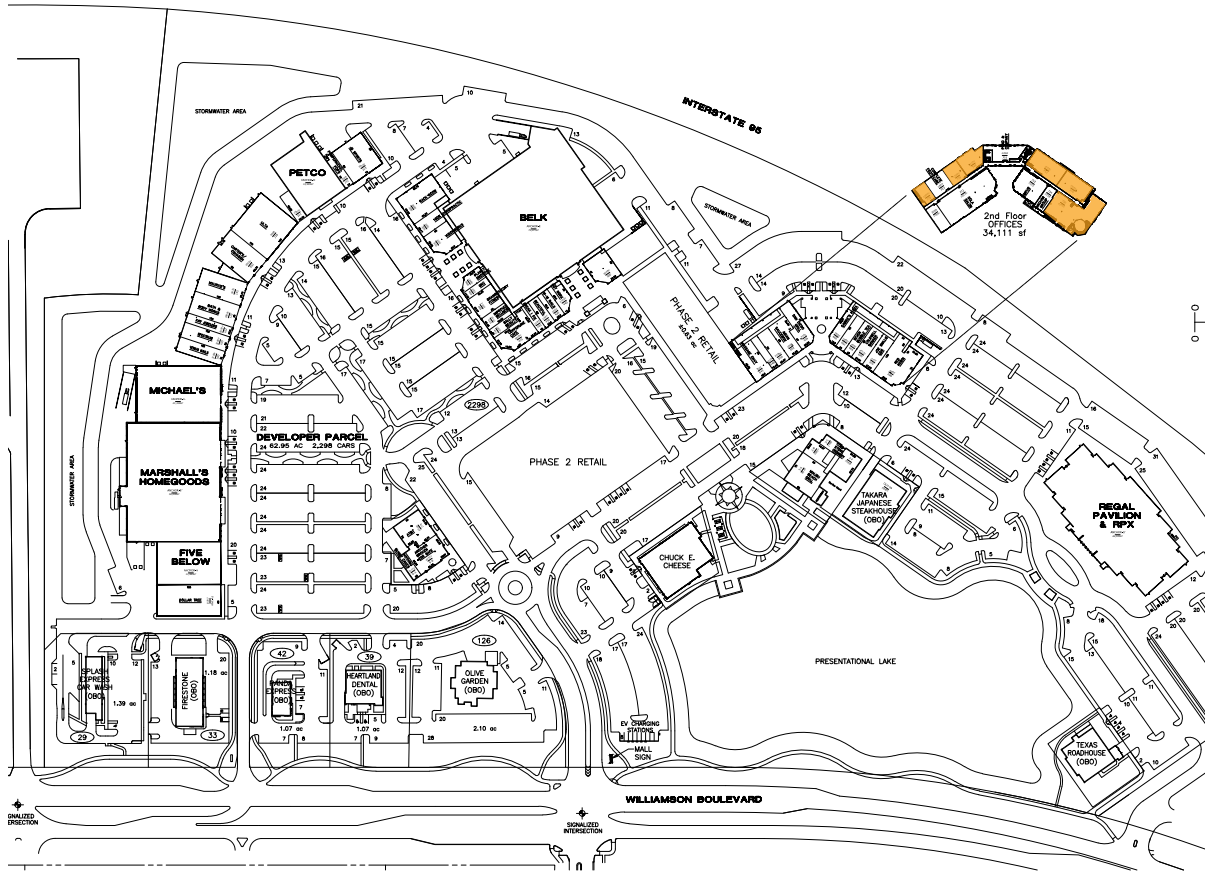


SITE AERIAL



# SITE PLAN

| 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   | Pumpnickle 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 Eatz                | 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

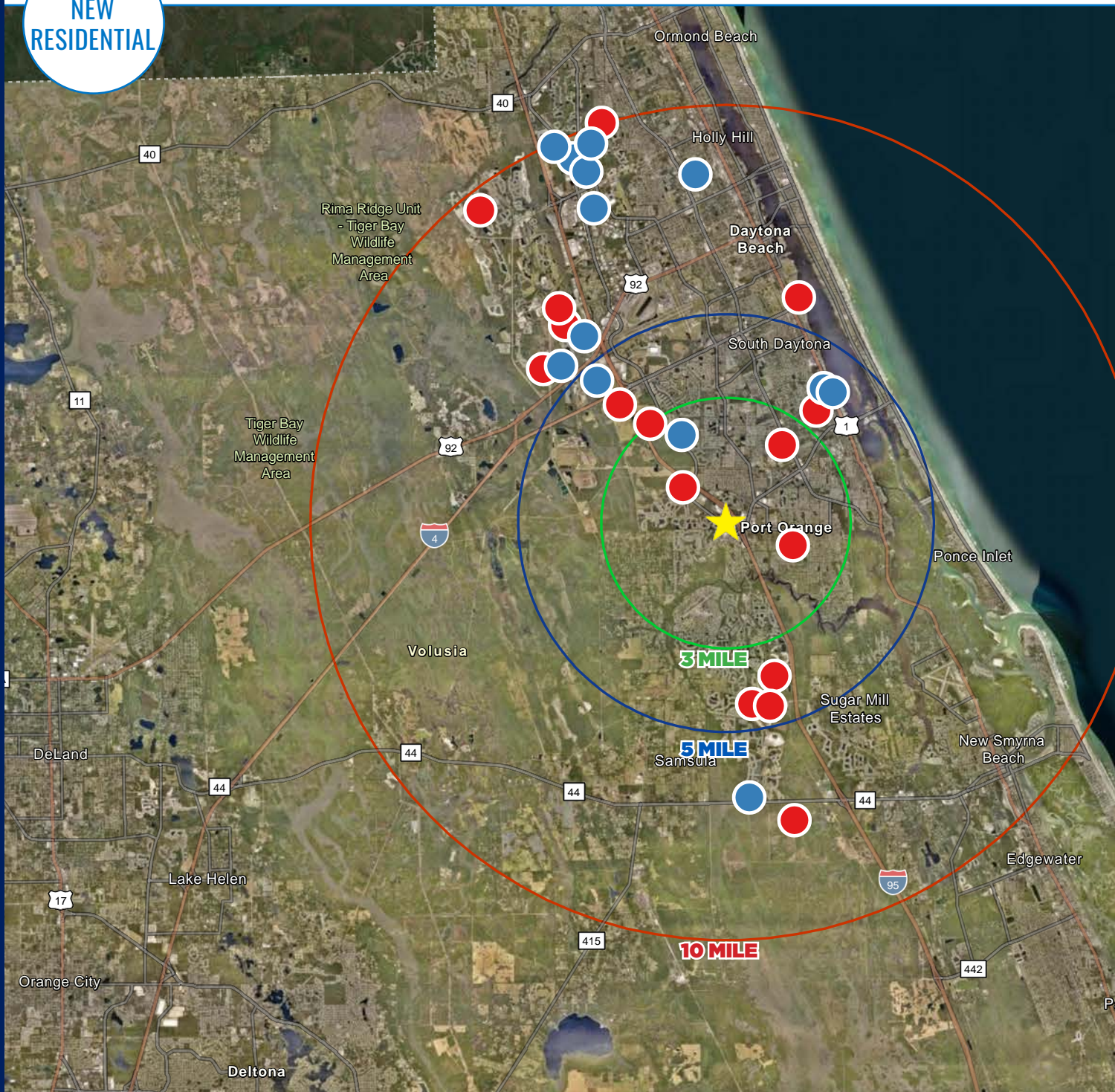
SITE  
PHOTOS

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**NEW  
RESIDENTIAL**

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| SF/MF NEW GROWTH       |              |                    |
|------------------------|--------------|--------------------|
| 3 MILE RADIUS          |              |                    |
|                        | Planned      | Under Construction |
| SF                     | 677          | 45                 |
| MF                     | 397          | /                  |
| <b>Total</b>           | <b>1,074</b> | <b>45</b>          |
| 5 MILE RADIUS          |              |                    |
|                        | Planned      | Under Construction |
| SF                     | 1,207        | 1582               |
| MF                     | 1,151        | 330                |
| <b>Total</b>           | <b>2,358</b> | <b>1,912</b>       |
| 10 MILE RADIUS         |              |                    |
|                        | Planned      | Under Construction |
| SF                     | 1,648        | 2,717              |
| MF                     | 2,511        | 2,030              |
| <b>Total</b>           | <b>4,159</b> | <b>4,747</b>       |
| <b>8,906 NEW UNITS</b> |              |                    |

● MULTI-FAMILY  
● SINGLE FAMILY

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# THE PAVILION AT PORT ORANGE

**OFFICE SPACE AVAILABLE FOR LEASE**

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