

OAK PLACE INDUSTRIAL PARK

600-640 Oak Place, Port Orange, FL 32127



Prepared By:

NOVA PROPERTY MANAGEMENT

745 S NOVA ROAD

ORMOND BEACH, FL 32174

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PROPERTY OVERVIEW



Description

Oak Place Industrial Park is a four acre park with a total of 57,750 SF of warehouse space, and plenty of common parking.

The subject property is centrally located within close proximity to I-95, I-4, US Hwy 1, Dunlawton Ave, the beaches eastbound, and just south of Daytona Beach (and International Speedway Blvd).

Highlights

- ◆ 14' Eave Height
- ◆ Park Features Two (2) Access Points
- ◆ Plenty of Common Parking
- ◆ Easy Access to I-95, US Hwy 1, and the I-4 Corridor

Rent: \$8.00/SF

CAM: \$.50/SF

Sales Tax: 6%

PHOTOS



PARK LAYOUT

BLDG 610 – 8,750 SF	
7,500 SF	BCDEFG
NPM Storage 1,250 SF	A

R	QP	ONM	LKJ	BLDG 630 – 18,000 SF
1,000 SF	4,000 SF	6,000 SF	6,000 SF	
1,000 SF				
A	BC	DEF	GHI	

BLDG 600 – 10,000 SF	
1,250 SF	C
8,750 SF	B
	AD

BLDG 620 – 15,000 SF			
G	1,250 SF	2,500 SF	F
I H	3,750 SF		E
J	1,250 SF	1,250 SF	C
L K	2,500 SF	2,500 SF	AB

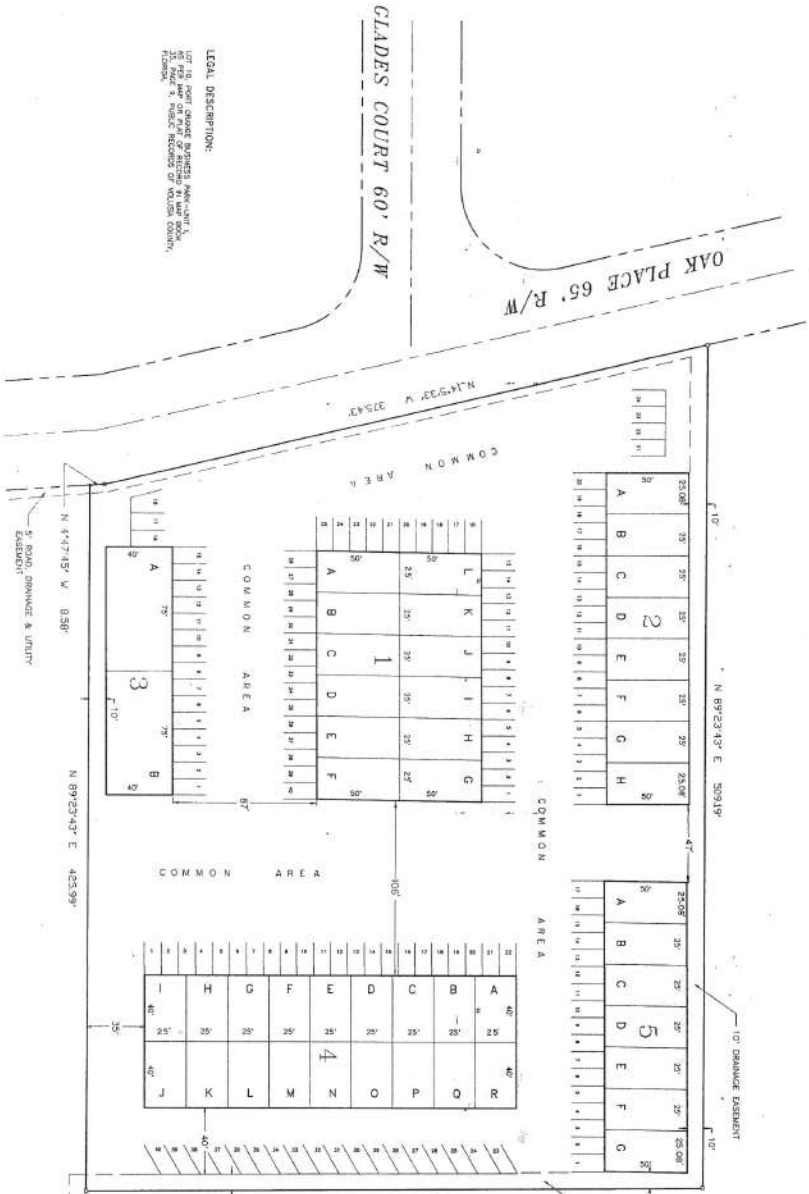
BLDG 640 – 6,000 SF	
AB	6,000 SF

Entrance

OAK PLACE INDUSTRIAL PARK 600 – 640 Oak Place - 57,750 SF

SURVEY

OAK PLACE INDUSTRIAL CONDOMINIUMS



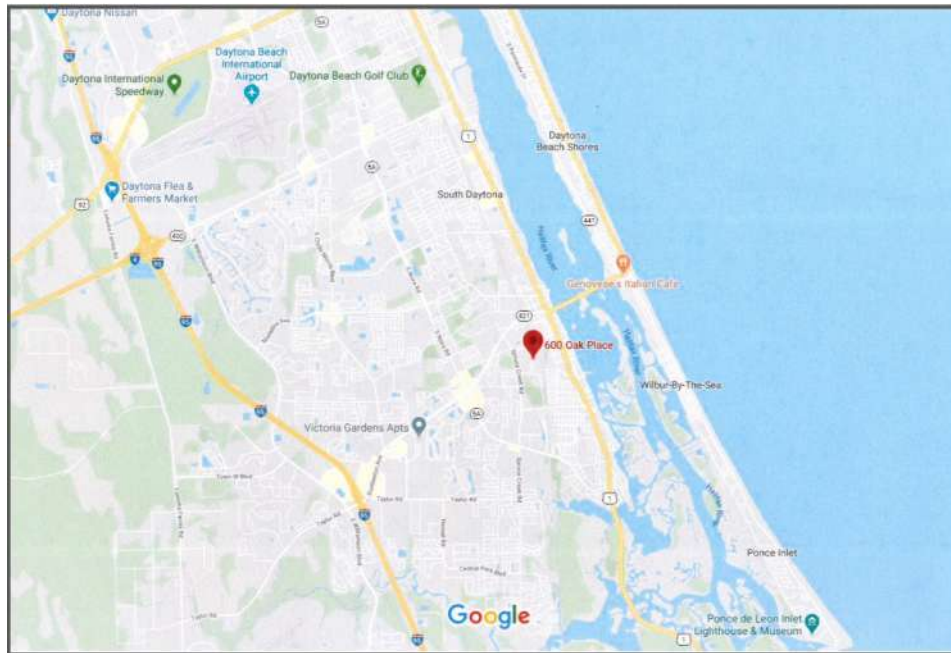
LEGAL DESCRIPTION:
 LOT 100 OF THE OAK PLACE INDUSTRIAL CONDOMINIUMS, AS SHOWN ON THE PLAT OF THE OAK PLACE INDUSTRIAL CONDOMINIUMS, PLAT NO. 18,020 S.F., IN THE PUBLIC RECORDS OF VOLusia COUNTY, FLORIDA.

BUILDING LEGEND

BUILDING 1	15,000 S.F.
BUILDING 2	10,000 S.F.
BUILDING 3	18,000 S.F.
BUILDING 4	8,750 S.F.
BUILDING 5	8,750 S.F.

PHILLIPS SURVEYING, INC.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 4410 CANTON LANE
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LOCATION MAP



TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Spruce Creek Rd	Selin Cir	8,891	2018	0.23 mi
Oak St	Virginia Ave	3,706	2018	0.24 mi
Oak St	Virginia Ave	3,963	2015	0.24 mi
Oak St	Spruce Creek Rd	3,853	2018	0.27 mi
Spruce Creek Rd	Jackson St	7,356	2018	0.35 mi
Spruce Creek Rd	Jackson St	6,201	2016	0.35 mi
Spruce Creek Rd	Oak St	8,713	2018	0.37 mi
Oak St	S Ridgewood Ave	2,041	2018	0.46 mi
Spruce Creek Rd	Dunlawton Ave	8,027	2018	0.48 mi
Spruce Creek Rd	Dunlawton Ave	7,856	2016	0.48 mi

DEMOGRAPHICS

<u>CENSUS 2011 SUMMARY</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>	<u>FLORIDA</u>	<u>USA</u>
Population	6,863	52,806	97,205	18,801,310	308,745,538
Households	3,271	24,793	45,671	7,420,802	116,716,292
Families	1,802	14,184	25,980	4,835,475	77,538,296
Average HH Size	2.10	2.12	2.10	2.48	2.58
Owner Occupied Housing Units	2,212	17,835	31,229	4,998,979	75,986,074
Renter Occupied Housing Units	1,059	6,958	14,442	2,421,823	40,730,218
Median Age	48.7	48.9	48.2	40.8	37.1

<u>2019 SUMMARY</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>	<u>FLORIDA</u>	<u>USA</u>
Population	7,079	56,179	106,991	20,108,440	323,580,626
Households	3,346	26,144	49,791	7,858,449	121,786,233
Families	1,816	14,725	28,004	5,083,223	80,307,260
Average Household Size	2.11	2.14	2.13	2.5	2.59
Owner Occupied Housing Units	2,022	17,055	30,627	4,936,146	76,427,142
Renter Occupied Housing Units	1,324	9,088	19,165	2,922,303	45,359,091
Median Age	52.7	52.0	51.5	41.9	38.0
Median Household Income	39,461	47,715	45,564	48,377	54,149
Average Household Income	53,283	62,899	65,632	69,330	77,008

<u>2024 SUMMARY</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>	<u>FLORIDA</u>	<u>USA</u>
Population	7,217	58,126	112,139	21,436,087	337,326,118
Households	3,399	26,967	52,017	8,344,165	126,694,268
Families	1,835	15,111	29,150	5,377,530	83,243,260
Average HH Size	2.12	2.14	2.13	2.52	2.60
Owner Occupied Housing Units	2,093	17,819	32,483	5,210,167	79,275,904
Renter Occupied Housing Units	1,306	9,147	19,534	3,133,998	47,418,364
Median Age	53.9	52.9	52.5	42.5	38.7
Median Household Income	44,087	51,939	51,537	54,799	59,476
Average Household Income	62,042	72,234	74,455	76,369	84,021