

TOMOKA PLAZA



**NOVA PROPERTY MANAGEMENT
745 S NOVA ROAD
ORMOND BEACH, FL 32174**

STEVEN I UNATIN

(386) 677-9246 (FAX) 672-2674

Email: novapropmgmt@gmail.com

Website: www.novapropertymgmt.com



TOMOKA PLAZA

745 S. Nova Road
Ormond Beach, Florida 32174

1 mile South of Granada Blvd (State Road 40)
Less than 2 miles from Interstate 95
Easy access to Interstate 4

High visibility location with multiple ingress-egress,
plenty of lighted parking and signage exposure.

Lease Price \$14.00 sf

Cam Charge \$2.00 sf

Sales tax 6.0%

Presented by Steven Unatin

NOVA PROPERTY MANAGEMENT

745 S. Nova Road
Ormond Beach, FL 32174
(386) 677-9246
(Fax) 672-2674

Email: novapropmgmt@gmail.com
Website: www.novapropertymgmt.com

LOCATION: Highly visible location at the intersection of Nova Road and Hand and Fleming Avenue (out-parcel available 34,000 sf with parking easement).

PROPERTY

DESCRIPTION: Easy multiple entrances and exceptional signage exposure.
Combination of mixed commercial and residential communities.
Existing tenants include Space Coast Credit Union ATM, Dollar Floor, Check on Hold, Pak-N-Post, Tomoka Medical Lab, Fenrich Jewelers,
Bamboo Garden (Oriental Restaurant), Ormond Beach Sports Corner (restaurant and lounge), Sunrise Café, Wash-Up Laundromat, Tomoka Medical Lab, Blue Dragon Video Game store, Cloak & Dagger Comics/Card store, Nail Salon, Steeler Store, Flo Rehab, Dental and Medical Supplies, Daytona Salsa (dance studio), Aqua Journey Swim School, V-Discount Beverage, A Second Blessing Thrift Store, Ormond Beach Nutrition, and more.

ACCESS: 6 Entrances – 2 from Nova Rd, 2 from Hand Ave, 2 from Fleming Ave.

PARCEL ID: 4242-03-04-0130

ZONING: Commercial (B-8) Retail, Professional, etc.

LEASE TERMS: \$14/sf rent, minimum 1 year, TI allowance negotiable on longer leases.

OCCUPANCY: Currently 0 vacant units with many long term (10 yrs.+) tenants

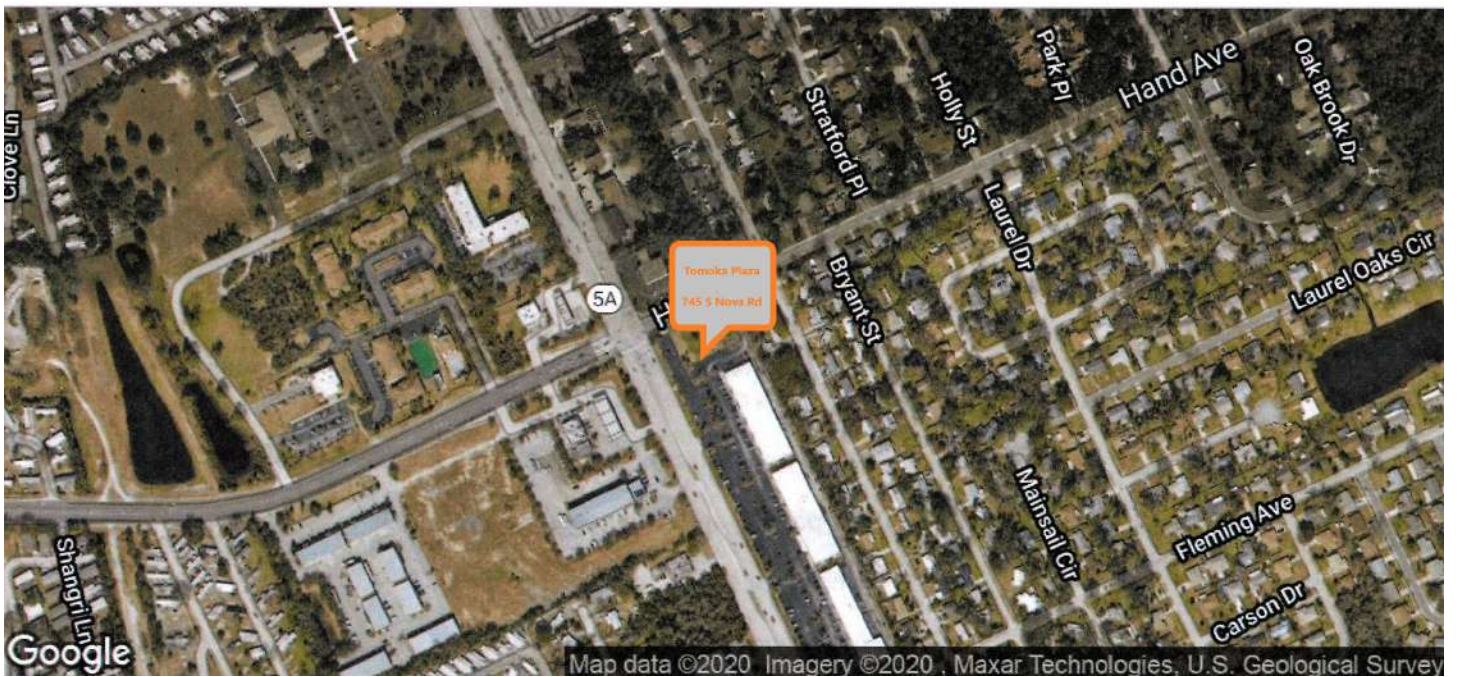
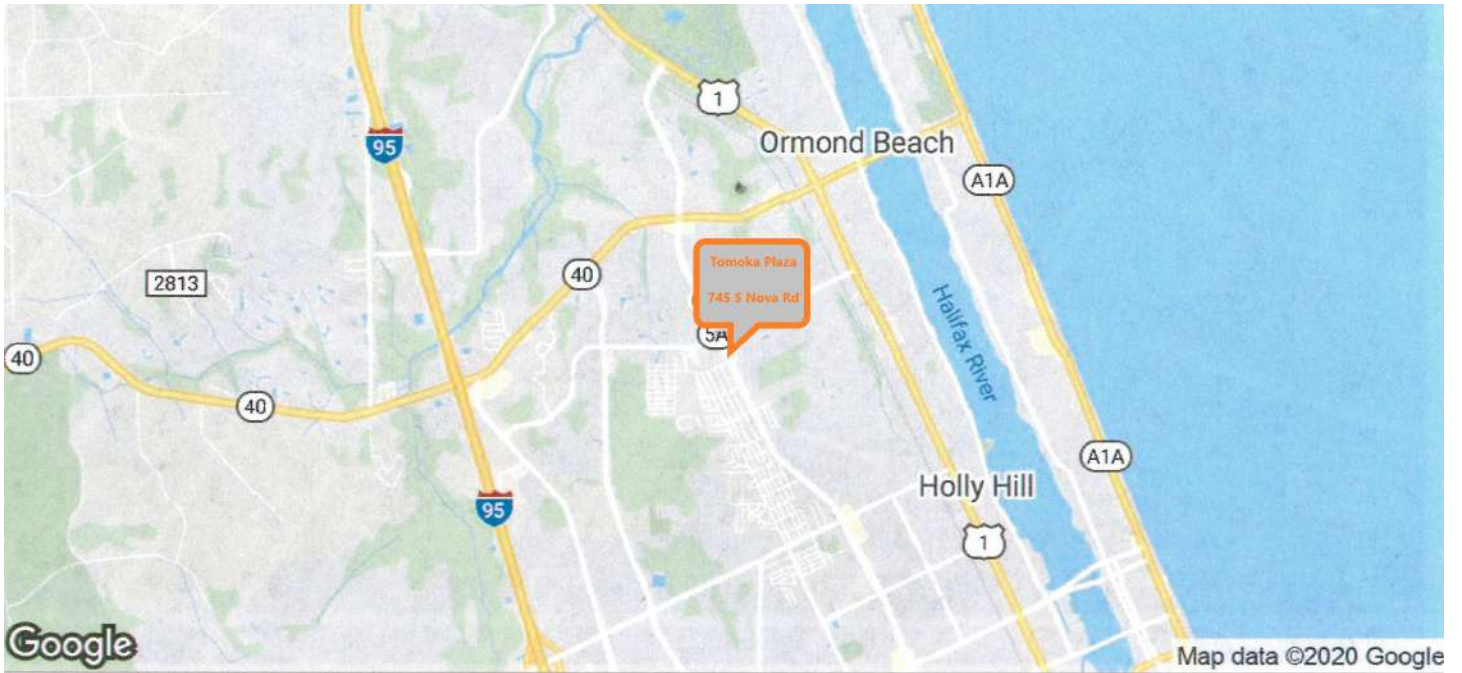
UTILITIES: City of Ormond Beach, Florida Power & Light

CONSTRUCTION: Concrete block & stucco

SPECIAL

FEATURES: Plenty of lighted parking. Rear entrance for deliveries with selective units having rear overhead doors. On-site rental office and maintenance.

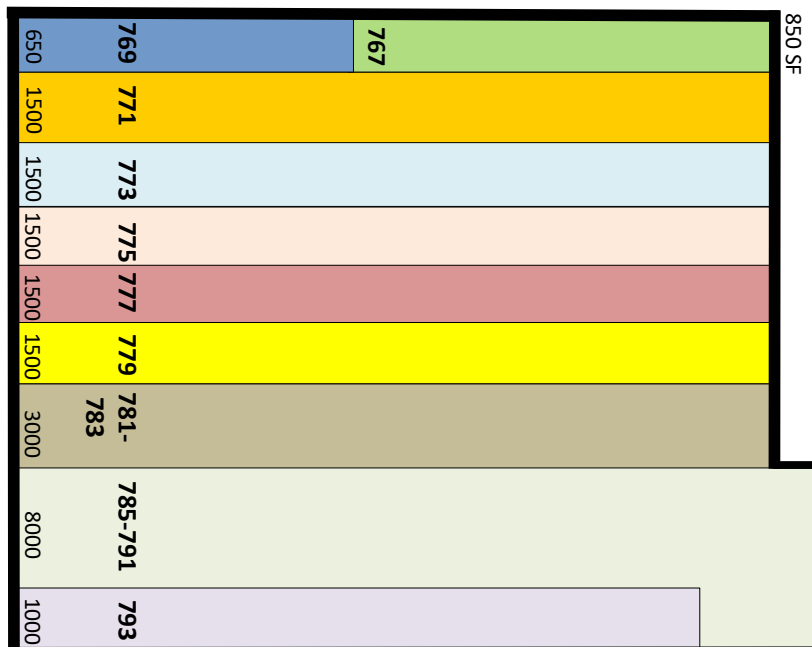
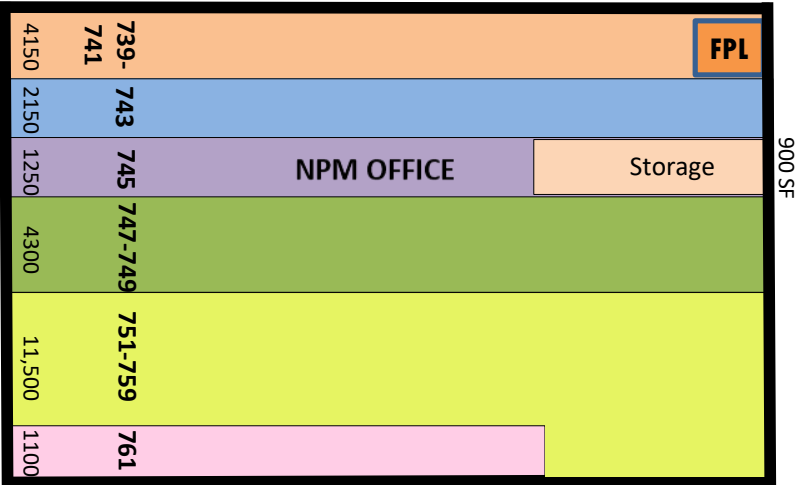
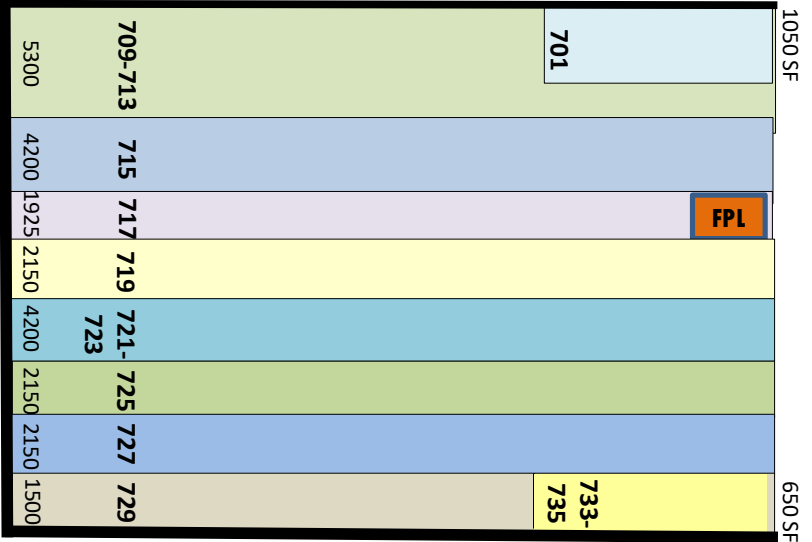
LOCATION MAPS



Rear Driveway

Hand Avenue

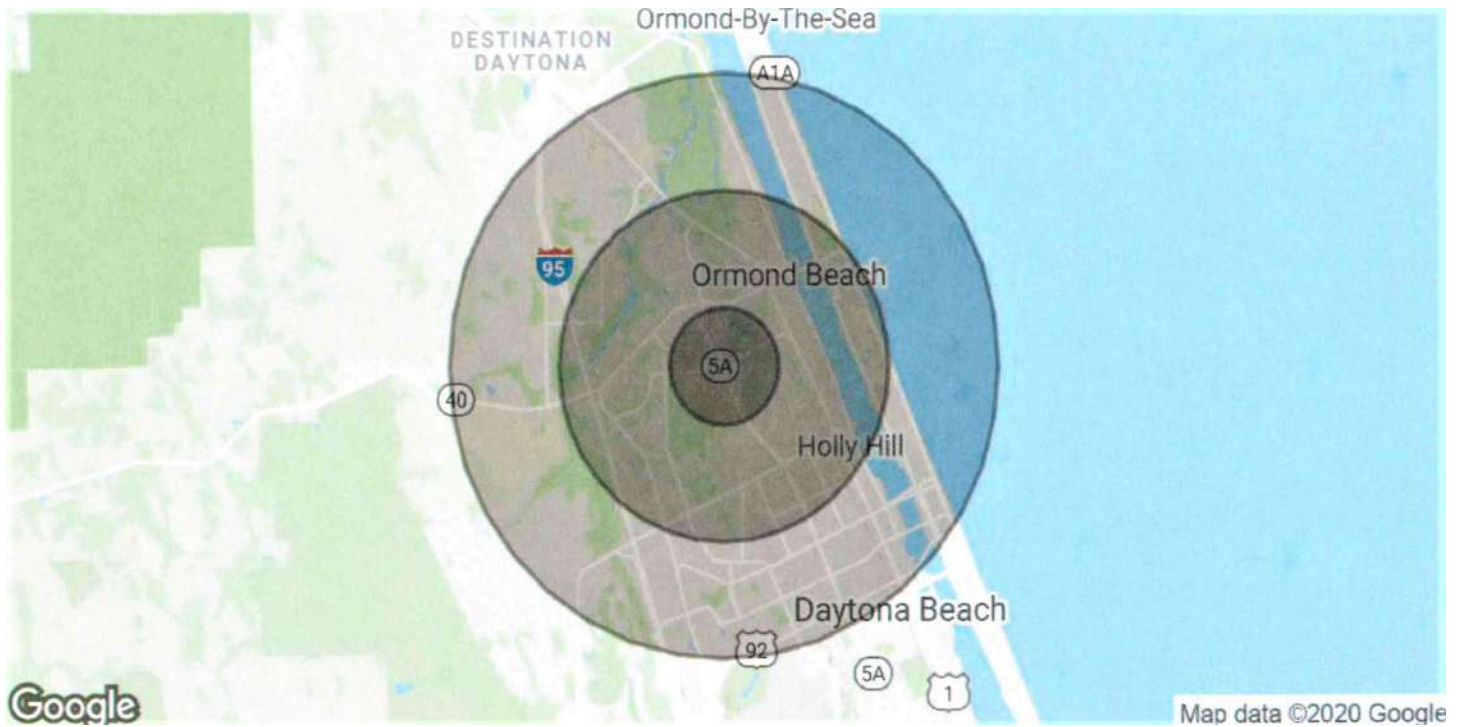
Fleming Avenue



Parking Area

TOMOKA PLAZA
701-799 S Nova Rd, Ormond Beach, 32174
72,000 SF

DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,078	50,113	93,305
MEDIAN AGE	45.5	46.3	43.3
MEDIAN AGE [MALE]	44.3	43.8	41.7
MEDIAN AGE [FEMALE]	46.5	47.8	44.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,331	21,925	40,007
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$47,234	\$51,259	\$52,014
AVERAGE HOUSE VALUE	\$184,596	\$188,578	\$194,475

RETAILER MAP

