

TOMOKA PLAZA



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

STEVEN I UNATIN

OFFICE: (386)677-9246 - FAX: (386)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 \$10.00 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

OFFICE: (386)677-9246 - FAX: (386)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 Restaurant, Past Times Restaurant & Sports Bar, Sunrise Café, Wash-Up Laundromat, VyStar ATM, 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, Alive Nutrition West, 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: \$10/sf rent, minimum 1 year, TI allowance negotiable on longer leases.

OCCUPANCY: Currently 1 vacant unit with many long term (10 yrs.+) tenants

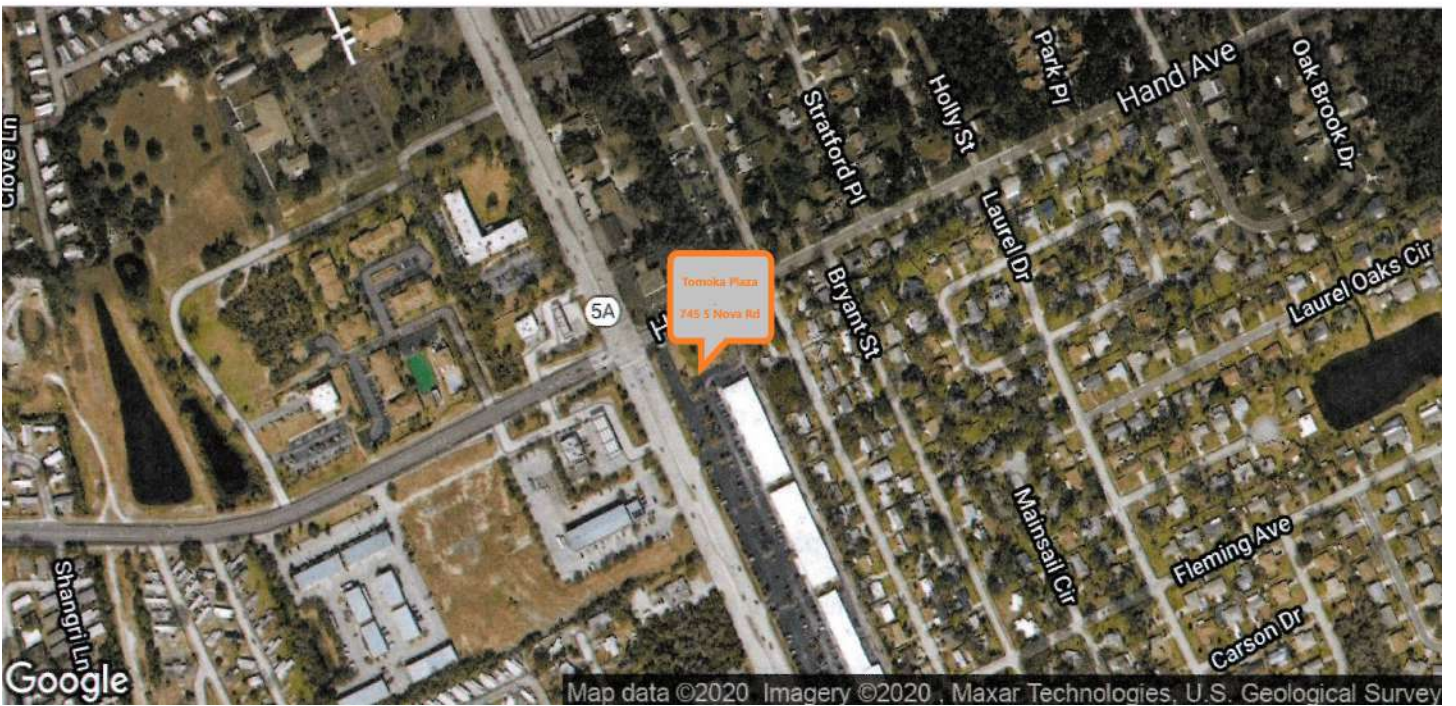
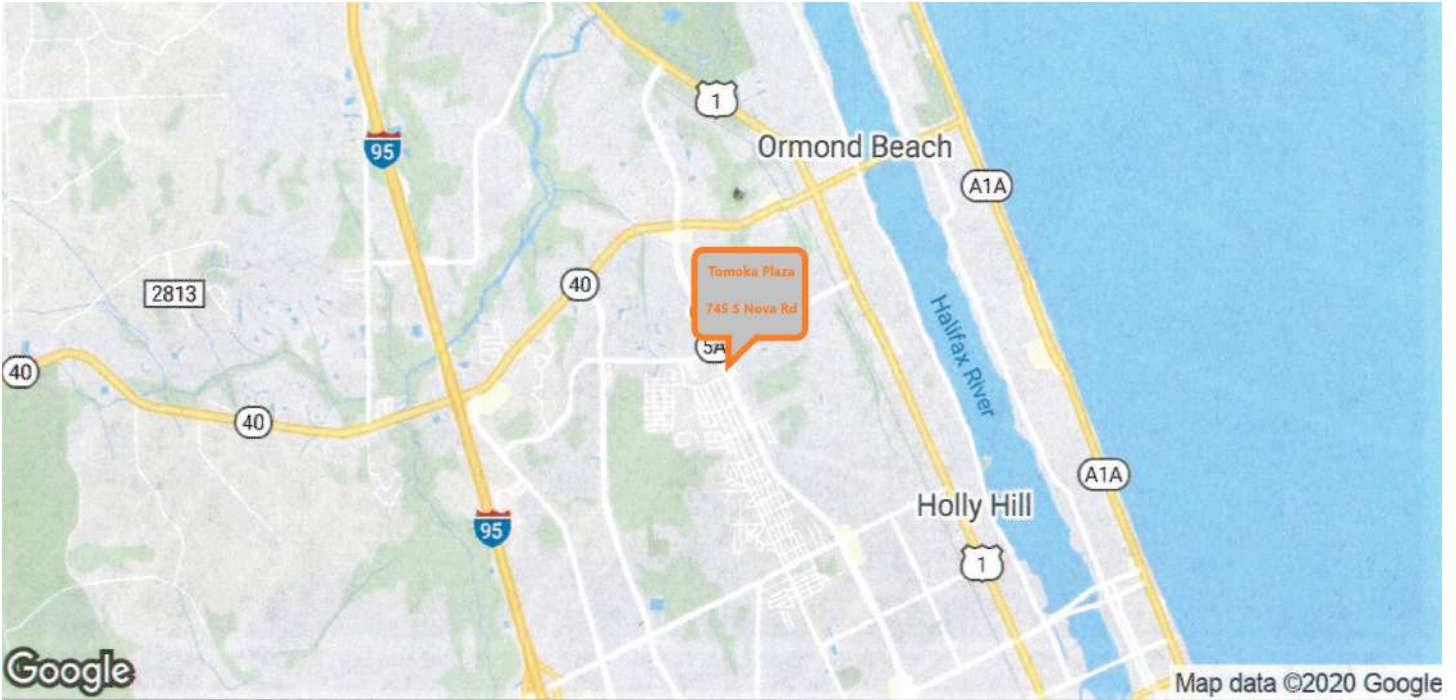
UTILITIES: City of Ormond Beach, Florida Power & Light

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



BOUNDARY SURVEY

DESCRIPTION: PARCEL A

This part of Lot 13, Block 4, N. HANCOY'S PURCHASE OF THE TOWNSHIP FROM GRANT, as per map recorded in Recordation Book 3726, Page 148, is a portion of the land owned by the State of Florida, Department of Transportation, as shown on the Florida Department of Transportation Map of Volusia County by Order of Taking received October 17, 1984 in Official Record Book 3816, Page 148.

AND LESS AND EXCEPT that portion conveyed to Volusia County by Order of Taking received July 21, 1983 in Official Record Book 3726, Page 148.

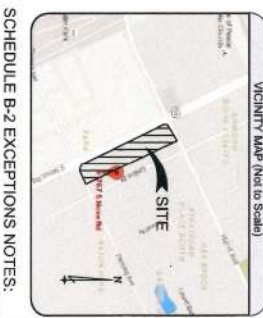
AND LESS AND EXCEPT that portion conveyed to the State of Florida, Department of Transportation by Order of Taking received October 17, 1984 in Official Record Book 3816, Page 148.

DESCRIPTION: PARCEL B

This part of Lot 13, Block 4, N. HANCOY'S PURCHASE OF THE TOWNSHIP FROM GRANT, as per map recorded in Recordation Book 3726, Page 148, is a portion of the land owned by the State of Florida, Department of Transportation, as shown on the Florida Department of Transportation Map of Volusia County by Order of Taking received October 17, 1984 in Official Record Book 3816, Page 148.

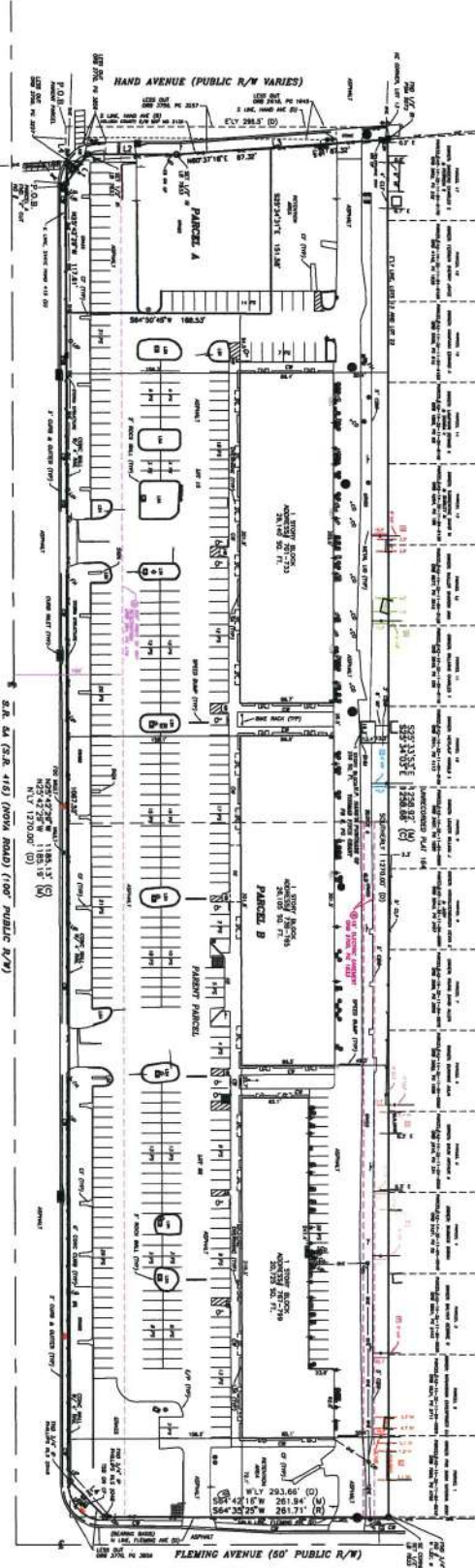
AND LESS AND EXCEPT that portion conveyed to Volusia County by Order of Taking received July 21, 1983 in Official Record Book 3726, Page 148.

AND LESS AND EXCEPT that portion conveyed to the State of Florida, Department of Transportation by Order of Taking received October 17, 1984 in Official Record Book 3816, Page 148.



SCHEDULE B-2 EXCEPTIONS NOTES:

1. State Road 415 and State Road 301, as shown on the Florida Department of Transportation Map of Volusia County by Order of Taking received October 17, 1984 in Official Record Book 3816, Page 148.
2. State Road 415 and State Road 301, as shown on the Florida Department of Transportation Map of Volusia County by Order of Taking received October 17, 1984 in Official Record Book 3816, Page 148.
3. State Road 415 and State Road 301, as shown on the Florida Department of Transportation Map of Volusia County by Order of Taking received October 17, 1984 in Official Record Book 3816, Page 148.
4. Easement in favor of Florida Power & Light Company recorded July 18, 1984 in Official Record Book 3702, Page 1833.
5. Easement in favor of Florida Power & Light Company recorded July 18, 1984 in Official Record Book 3702, Page 1833.



GENERAL SURVEY NOTES:

1. The survey was made on the ground, the underground utilities shown have been located from field survey information and existing drawings. The surveyor is not responsible for the location of any underground utilities not shown on the drawings.
2. The survey was made on the ground, the underground utilities shown have been located from field survey information and existing drawings. The surveyor is not responsible for the location of any underground utilities not shown on the drawings.
3. The survey was made on the ground, the underground utilities shown have been located from field survey information and existing drawings. The surveyor is not responsible for the location of any underground utilities not shown on the drawings.
4. The survey was made on the ground, the underground utilities shown have been located from field survey information and existing drawings. The surveyor is not responsible for the location of any underground utilities not shown on the drawings.

LAND AREA:

PARCEL A	0.8285 ACRES
PARCEL B	0.7168 ACRES

LIST OF POSSIBLE ENCROACHMENTS:

1. WOOD FENCE AND CONCRETE PAD ENCROACHES ONTO SUBJECT PROPERTY ALONG THE EAST BOUNDARY LINE, AS SHOWN HEREON.
2. WOOD FENCE ENCROACHES ONTO SUBJECT PROPERTY ALONG THE EAST BOUNDARY LINE, AS SHOWN HEREON.
3. WOOD FENCE ENCROACHES ONTO SUBJECT PROPERTY ALONG THE EAST BOUNDARY LINE, AS SHOWN HEREON.
4. WOOD FENCE ENCROACHES ONTO SUBJECT PROPERTY ALONG THE EAST BOUNDARY LINE, AS SHOWN HEREON.
5. A 3" CHAIN LINK FENCE AND BUILDING ENCROACHES ONTO SUBJECT PROPERTY ALONG THE EAST BOUNDARY LINE, AS SHOWN HEREON.
6. A 3" CHAIN LINK FENCE AND BUILDING ENCROACHES ONTO SUBJECT PROPERTY ALONG THE EAST BOUNDARY LINE, AS SHOWN HEREON.
7. WOOD FENCE, SHED AND BUILDING WITH OVERHANGING ENCROACHES ONTO SUBJECT PROPERTY ALONG THE EAST BOUNDARY LINE, AS SHOWN HEREON.

LINE	BEARING	DISTANCE
1	N 10° 00' 00" E	118.15' (0)
2	S 89° 59' 59" W	118.15' (0)
3	N 10° 00' 00" E	118.15' (0)
4	S 89° 59' 59" W	118.15' (0)
5	N 10° 00' 00" E	118.15' (0)
6	S 89° 59' 59" W	118.15' (0)
7	N 10° 00' 00" E	118.15' (0)
8	S 89° 59' 59" W	118.15' (0)
9	N 10° 00' 00" E	118.15' (0)
10	S 89° 59' 59" W	118.15' (0)



Prepared for:
Smith, Stout, Bigman & Brock, P.A.



Altman Surveying
910 Commercial Blvd., Suite 140
Orlando, Florida 32810
Tel: 407-255-1100
www.altmansurveying.com

Surveyed: 10/15/2024
Booked: C-20240001-0001-0001

SHEET 1 OF 1

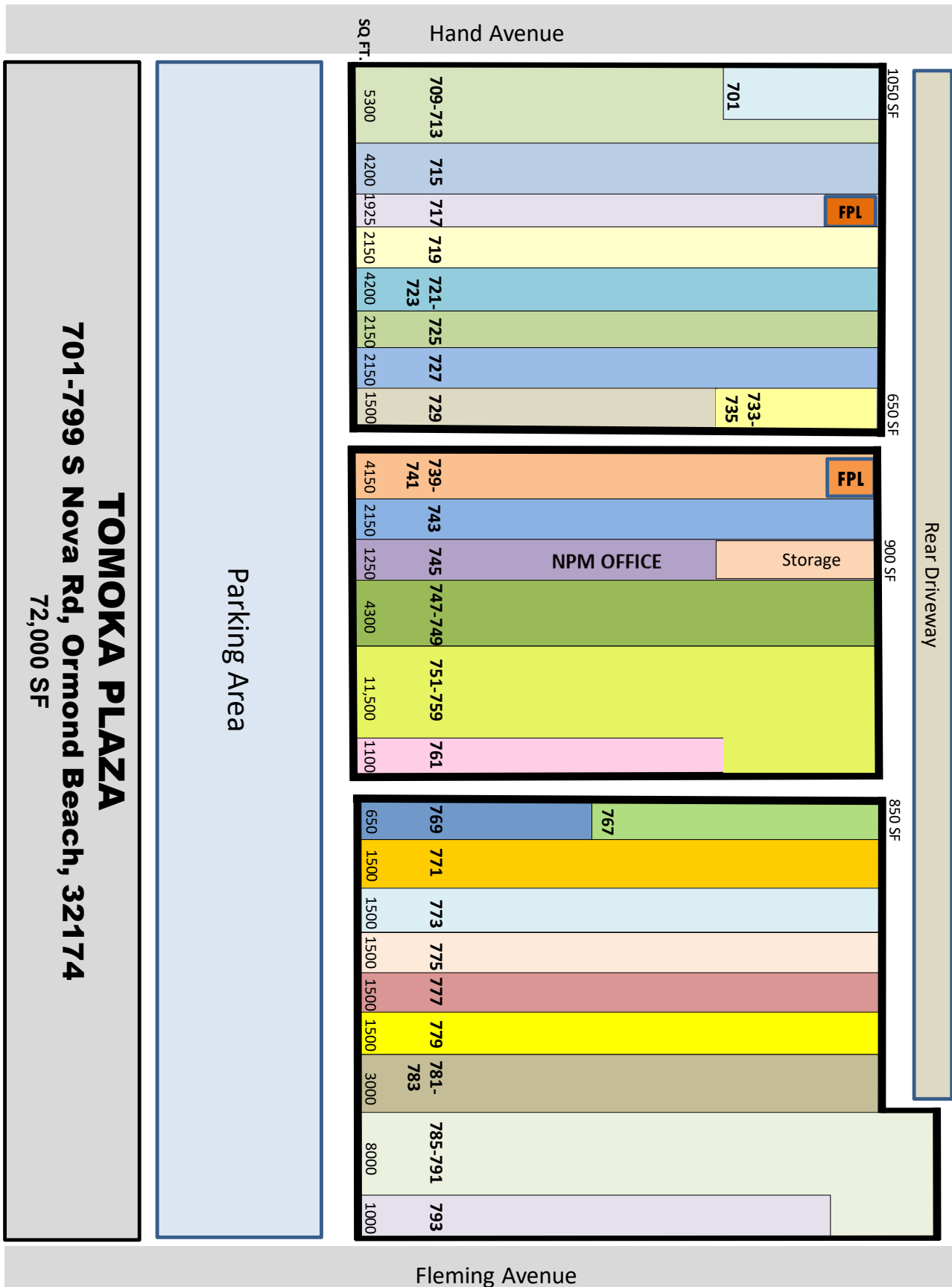
ADDRESS:
407 S New Road
Orlando, Florida 32817

Job Information
JOB NO.: 2024-001
SCALE: 1" = 50 FT.
DRAWN BY: P.T.

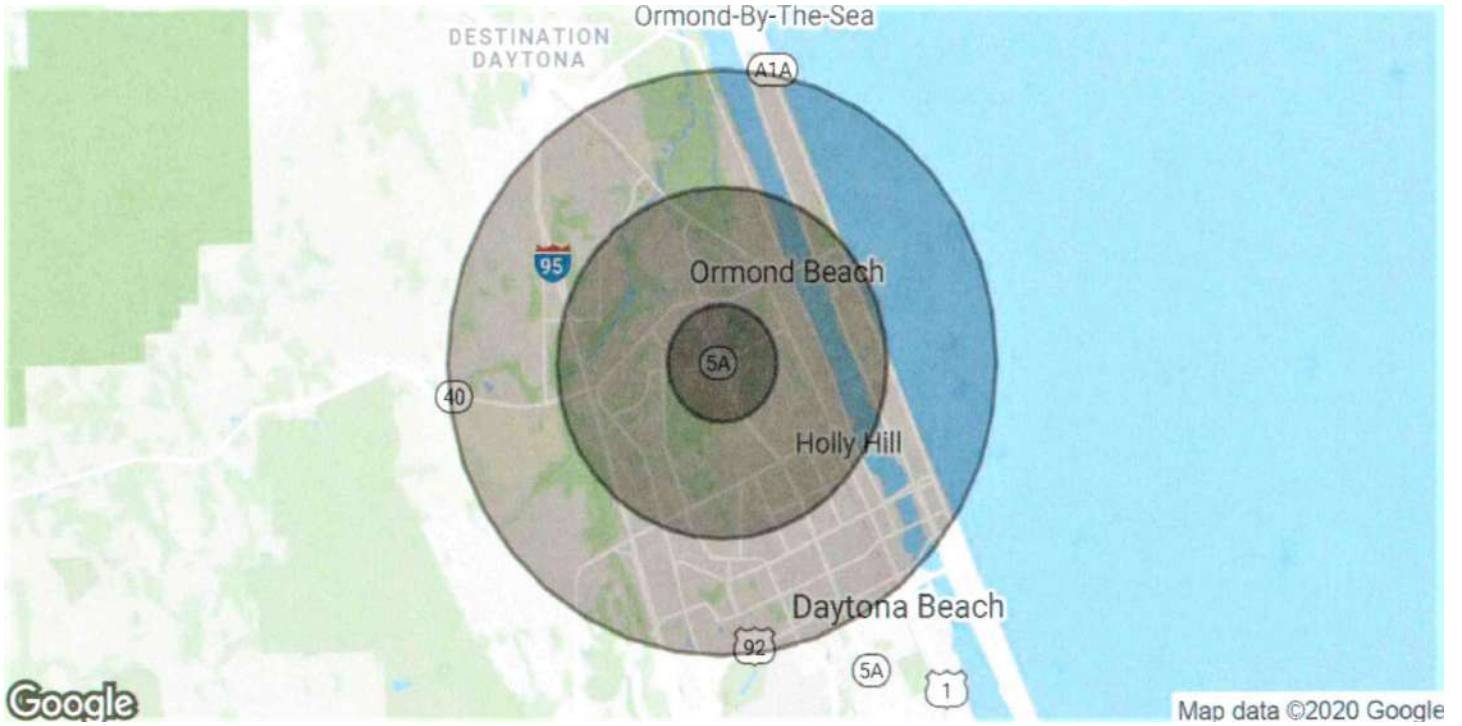
Revisions
Date: Description: By:

LEGEND
1. BOUNDARY LINE
2. EASEMENT
3. ENCROACHMENT
4. CONCRETE PAD
5. WOOD FENCE
6. CHAIN LINK FENCE
7. SHED
8. BUILDING
9. OVERHANGING
10. PUBLIC RIGHT OF WAY

PLAZA LAYOUT



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

NOVA PROPERTY MANAGEMENT
745 S Nova Road
Ormond Beach, FL 32174
Office: (386)677-9246 - Fax: (386)672-2674
Email: novapropmgmt@gmail.com
Website: www.novapropertymgmt.com

BUSINESSES NEAR TOMOKA PLAZA

7-ELEVEN

ALOHA MARINA

AUTO ZONE

BB&T BANK

BANK OF AMERICA

BIG LOTS

CVS PHARMACY

D.B. PICKLES RESTAURANT

DAYTONA INSTITUTE

DOLLAR GENERAL

DUNKIN DONUTS

EINSTEIN'S BAGELS

FAMILY DOLLAR

FIREHOUSE SUBS

FLORIDA GUN EXCHANGE

FOX MATTRESS

LIFE VILLAGE MOBILE HOME PARK

MANNY'S PIZZA

MCDONALD'S

NEWMAN VETERINARY

PEGGY'S WHOLE FOODS

PET PARADISE

PRINCE OF PEACE CHURCH

PRINCE OF PEACE ASSISTED LIVING

ROCKIN' RANCH BAR

SPEEDWAY GAS & FOOD MART

TIRE CITY

TOMOKA PINES VETERINARY

TUESDAY MORNING

WALGREENS

WALMART

VARIOUS DOCTORS, RESTAURANTS, INSURANCE AGENCIES & USED CAR LOTS

RETAILER MAP

