



FOR LEASE | RETAIL

NEW PORT RETAIL FOR LEASE

3665 S. Clyde Morris Boulevard, Unit 102, Port Orange, FL 32129



LEASE OVERVIEW

AVAILABLE SF: Unit 102 - 1,755 SF

LEASE RATE: \$24.00 NNN

YEAR BUILT: 2016

TRAFFIC COUNT 24,500 AADT

ZONING: CC 'Community Commercial'

PROPERTY DESCRIPTION

1,755 SF unit available For Lease in "SHELL" condition. Ready for Tenant Improvements. Great for Fast Food, Insurance, Personal Service, etc. Proposed signage on Clyde Morris Boulevard and building. High traffic location adjacent to 7-Eleven, busy Dunkin' Donuts, and Jimmy John's Gourmet Sandwiches. Just north of the Walmart Neighborhood Market and McDonald's. Access to a signalized corner. Located in front of proposed 240 Apartment Units and nearby Atlantic High School, Premier Eye Clinic, Reunion Bank, MetCare of Port Orange, and Surgery Center of Volusia. Estimated CAM, Real Estate Taxes, and Insurance TBD.

LOCATION OVERVIEW

Located on the east side of Clyde Morris Boulevard between Reed Canal Road and Richel Drive.



JOHN W. TROST, CCIM
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FL #BK-0160420

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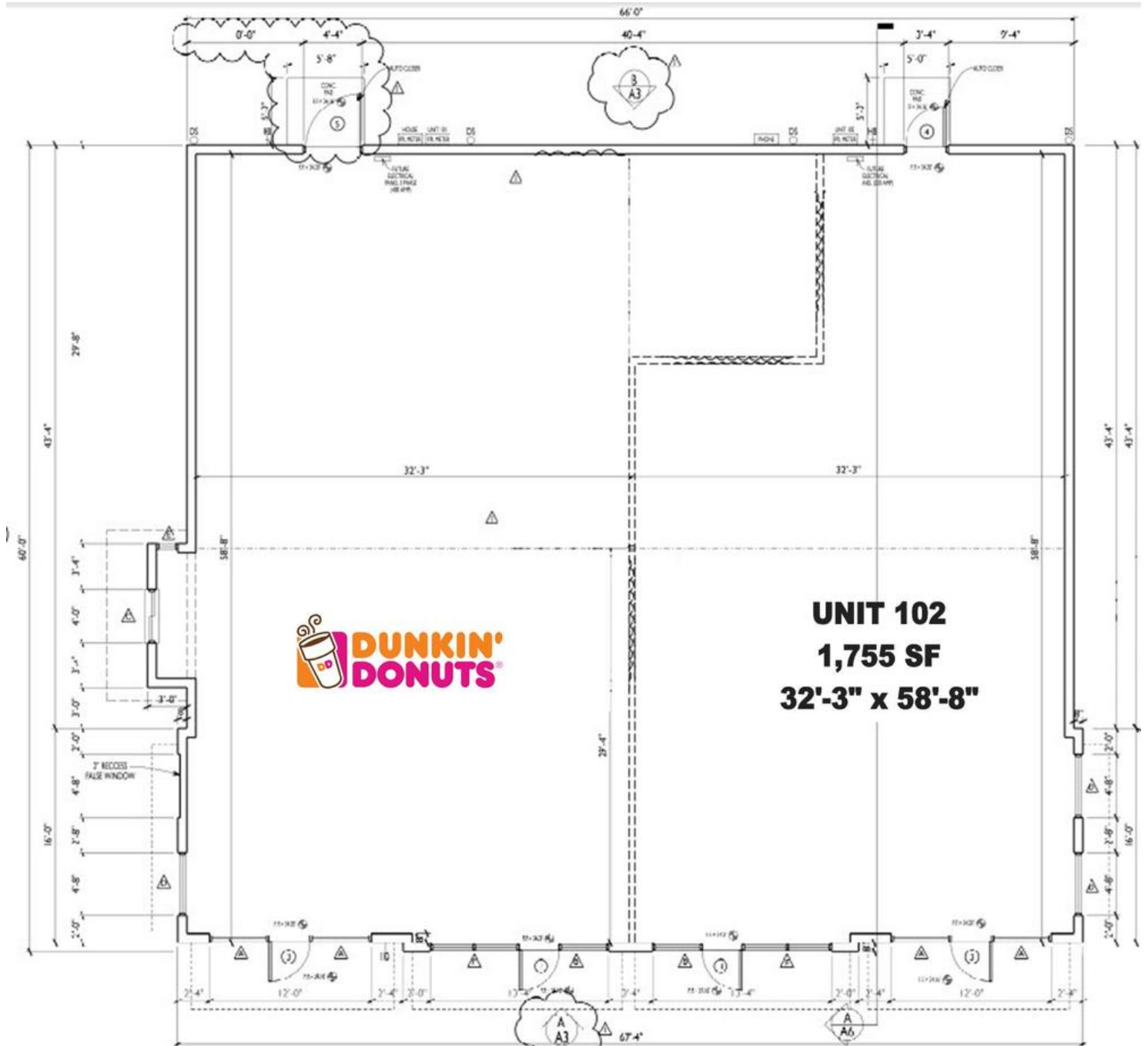


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Floor Plan



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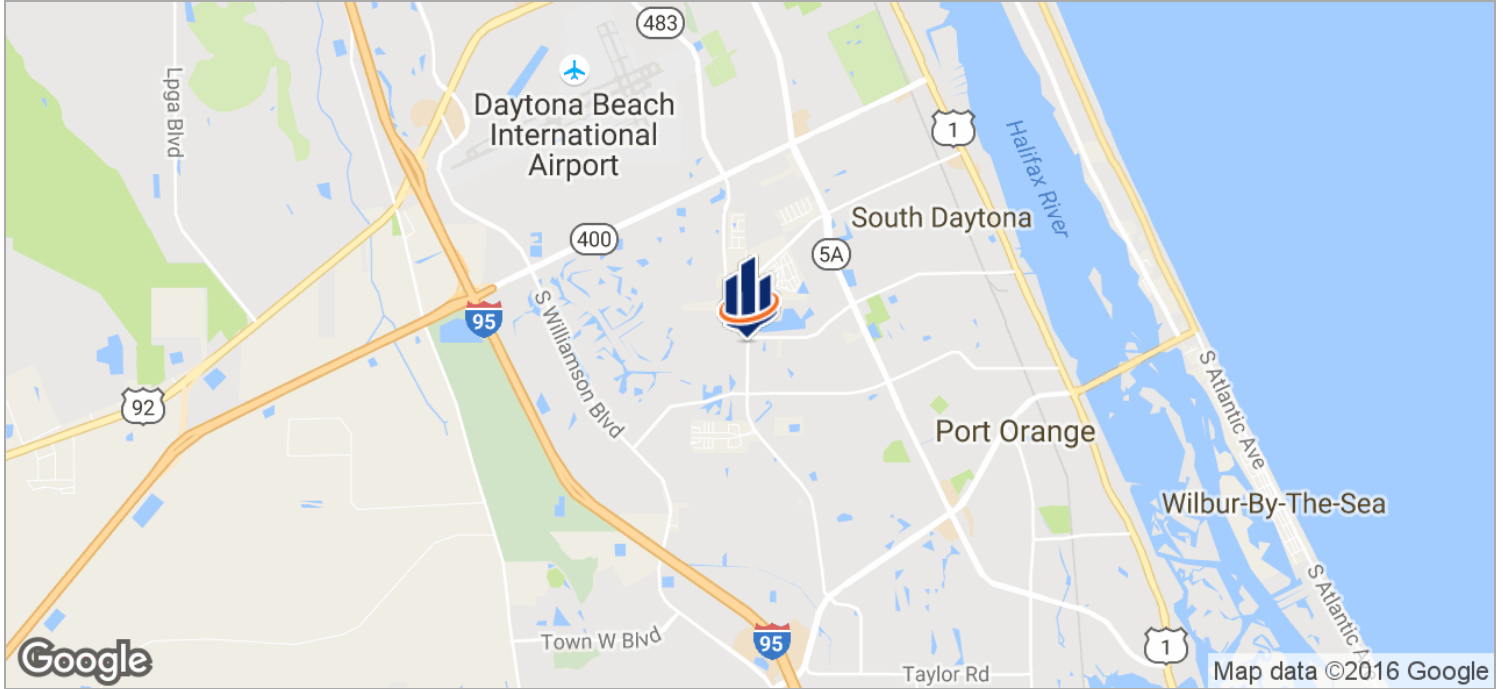
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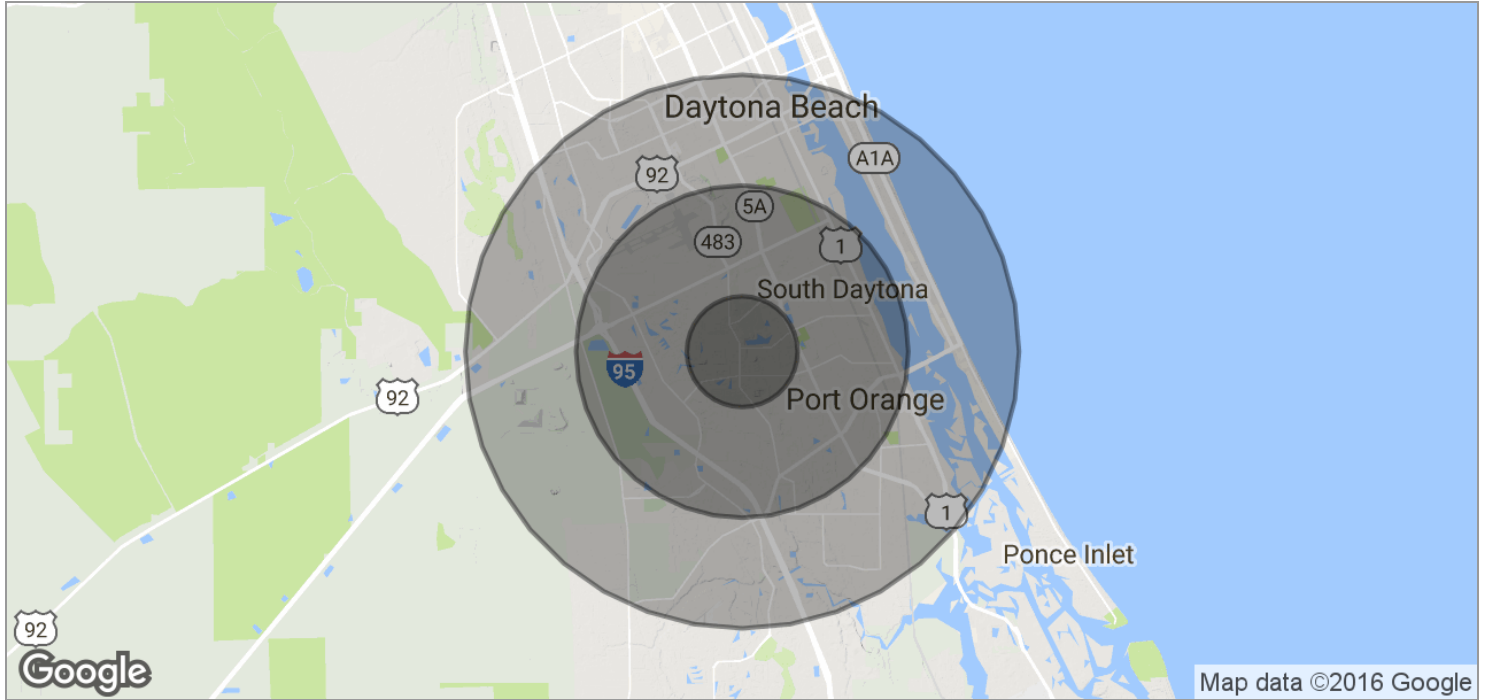
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,581	56,752	119,215
MEDIAN AGE	48.8	44.2	42.3
MEDIAN AGE (MALE)	44.5	41.0	40.2
MEDIAN AGE (FEMALE)	52.1	47.4	44.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,002	24,767	49,871
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$49,415	\$52,926	\$54,433
AVERAGE HOUSE VALUE	\$201,624	\$180,286	\$232,656



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