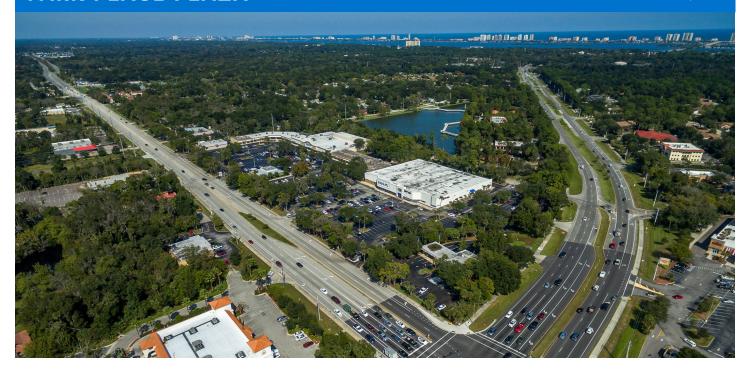
PARK PLACE PLAZA

PORT ORANGE, FL



SIZE 87,056 square feet

DEMOGRAPHICS

I mile	3 mile	5 mile
Population 8,716	on 64,811	112,286
Househo 4,073	51,778	
Median F 50,020	HH Income 53,936	()

MAJOR TENANT(S)

Anytime Fitness

LEASING CONTACT

Rich Dawson Mobile (404) 433-9899 rdawson@phillipsedison.com





LOCATION

3761 S Nova Road | Port Orange, FL 32129

PROPERTY HIGHLIGHTS

- 87,056 square feet anchored by Bealls and Ross Dress for Less
- Located in one of the nation's top 25 growing metro areas
- Premier retail location with established traffic patterns and over 53,700 cars per day at Dunlawton and Nova Roads
- Growing population of over 113,600 residents within a five-mile trade area

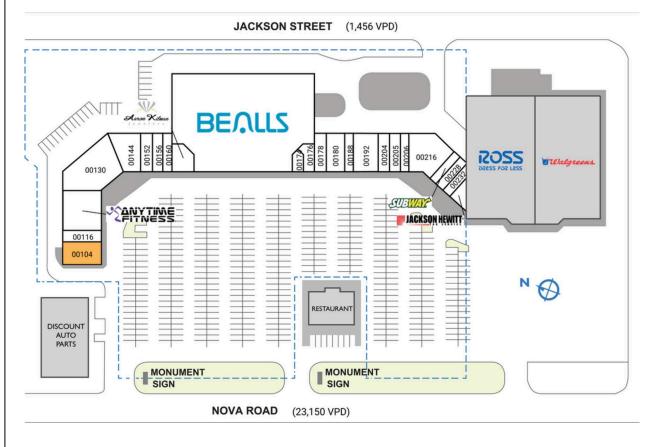


MORE INFO

www.phillipsedison.com



SPACE	TENANT	SQ. F1	
00104	AVAILABLE	2,800 SF	
00116	After Glow Tanning	1,400 SF	
00120	Anytime Fitness	6,000 SF	
00130	Bizy Beaver	5,600 SF	
00144	Karate For Kids	3,200 SF	
00152	Pizza Pazza	1,400 SF	
00156	Bergandis Beauty Boutique	1,400 SF	
00160	Speedway Shipping Services	1,050 SF	
00170	Aaron Kilman Jewelers	1,740 SF	
00172	Bealls	41,077 SF	
00174	Tobacco Outlet	800 SF	
00176	Herbalife/Neon Nutrition	890 SF	
00178	Frenchie's Classic Barber Shop	1,050 SF	
08100	FYZICAL Therapy & Balance Centers	2,730 SF	
88100	iFixScreens.com	1,050 SF	
00192	Lee Nails	2,550 SF	
00204	HearUSA	1,400 SF	
00205	OneMain Financial	1,400 SF	
00206	Turquoise Cafe and Bakery	1,050 SF	
00216	McKenna's Place Port Orange, Inc.	4,385 SF	
00224	Subway	1,050 SF	
00228	Ava Massage and Therapy	1,050 SF	
00232	Yummy Rice Thai and Asian	994 SF	
00236	Jackson Hewitt	990 SF	
TOTAL S	SQ. FT.	87,056	
SITE LE	GEND		
Available			







Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections Calculated using TAS Retrieval Retrieval Mar 20, 2023



	Place Plaza Orange, FL	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Q2 2022 Estimated Population	8,716	64,811	112,286
	2027 Projected Population	8,431	64,455	113,462
	2010 Census Population	8,687	59,678	100,228
	2000 Census Population	8,843	57,237	94,798
Population	1990 Census Population	7,514	50,917	80,686
	Historical Annual Growth 1990 to 2000	1.64%	1.18%	1.62%
	Historical Annual Growth 2000 to 2010	-0.18%	0.42%	0.56%
	Estimated Annual Growth 2010 to2022	0.03%	0.65%	0.89%
	Projected Annual Growth 2022 to 2027	-0.66%	-0.11%	0.21%
	Median Age	46.2	47.7	48.2
	Q2 2022 Estimated Households	4,073	29,746	51,778
	2027 Projected Households	3,940	29,555	52,267
	2010 Census Households	4,057	27,454	46,238
	2000 Census Households	3,897	25,409	42,397
Households	1990 Census Households	3,188	22,247	35,571
ıseh	Historical Annual Growth 1990 to 2000	2.03%	1.34%	1.77%
<u>م</u>	Historical Annual Growth 2000 to 2010	0.40%	0.78%	0.87%
_	Estimated Annual Growth 2010 to 2022	0.03%	0.63%	0.89%
	Projected Annual Growth 2022 to 2027	-0.67%	-0.13%	0.19%
	Population per Household	2.12	2.17	2.14
	White	84.8%	85.5%	81.3%
S ti	Black or African American	3.4%	4.2%	8.0%
ulatio	Asian & Pacific Islander	1.7%	2.2%	2.1%
Population by Race	Other Races	2.4%	2.3%	2.5%
	Hispanic Population	7.7%	5.7%	6.1%
Ф	Average Household Income	\$61,262	\$68,653	\$71,857
шo	Median Household Income	\$50,020	\$53,936	\$54,804
Incom	Per Capita Income	\$28,878	\$31,644	\$33,596
	F		2 42	0.00
	Elementary	1.6%	2.4%	2.3%
ឪ 🛨	Some High School	6.5%	5.9%	5.3%
Education (Age 25+)	High School Graduate	30.0%	30.6%	29.8%
duc ge	Some College	23.2%	24.2% 12.1%	22.7%
ॼ �	Associates Degree Only Bachelors Degree Only	12.2% 14.5%	15.1%	11.9%
	Graduate Degree	14.5% 12.0%	8.9%	17.8% 10.0%
SS	Number of Businesses	475	1,702	2,841
ine	Total Number of Employees	4,289	15,853	30,482
Business	Employees per Business	9.03	9.32	10.73
	Residential Population per Business	18.36	38.08	39.52

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.