

Central Parc At Oakwater - RETAIL/OFFICE SITES

NEC Of Williamson Boulevard & Oakwater Lane

Port Orange, FL 32128



OFFERING SUMMARY

AVAILABLE SF:	1,400 - 14,000 SF
LEASE RATE:	\$25.00 - \$30.00 NNN
QSR SITES:	2,150 & 2,600 SF Pads
SALE PRICE:	\$895,000 - \$1,750,000
GROUND LEASE:	\$89,500 - \$90,000 Annually
LOT SIZE:	5.9+/- Acres
TRAFFIC COUNT:	23,500 AADT
ZONING:	CC, Community Commercial

PROPERTY OVERVIEW

CENTRAL PARC AT OAKWATER - Proposed Retail/Office development on signalized corner at Williamson Boulevard and Oakwater Lane. Site plan still flexible. Great location for Car Wash, Fast Food, Gas/Convenience, Retail, Offices, Medical, Child Care, etc. Surrounded by some of the best demographics in East Volusia County. Another 1,100+/- homes proposed in nearby Woodhaven Subdivision.

AVAILABLE RETAIL/OFFICE

Proposed Day Care 13,059 SF with 6,600 SF Playground 'Lot-Ready' \$1,200,000 or **Proposed Retail/Office Strip Center** 14,000 SF For Lease \$25 - \$30 NNN.

Proposed Retail/Office Strip Center 8,500 SF For Lease \$25 - \$30 NNN.

Outparcels available For Sale \$895,000 - \$900,000 or Ground Lease \$89,500 - \$90,000 Annually.

Bulk Land: Undeveloped 5.9+/- Acres available For Sale \$1,750,000.

LOCATION OVERVIEW

Located south of Dunlawton Avenue/Taylor Road west of Interstate 95 at the northeast corner of Williamson Boulevard and Oakwater Lane.

Approximately 2.3 miles to I-95, 2.1 miles to Taylor Road, and 6 miles to SR 44.

John W. Trost, CCIM

Principal | Senior Advisor

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Retail/Office & QSR Concept Plan



CONCEPT PLAN DESCRIPTION

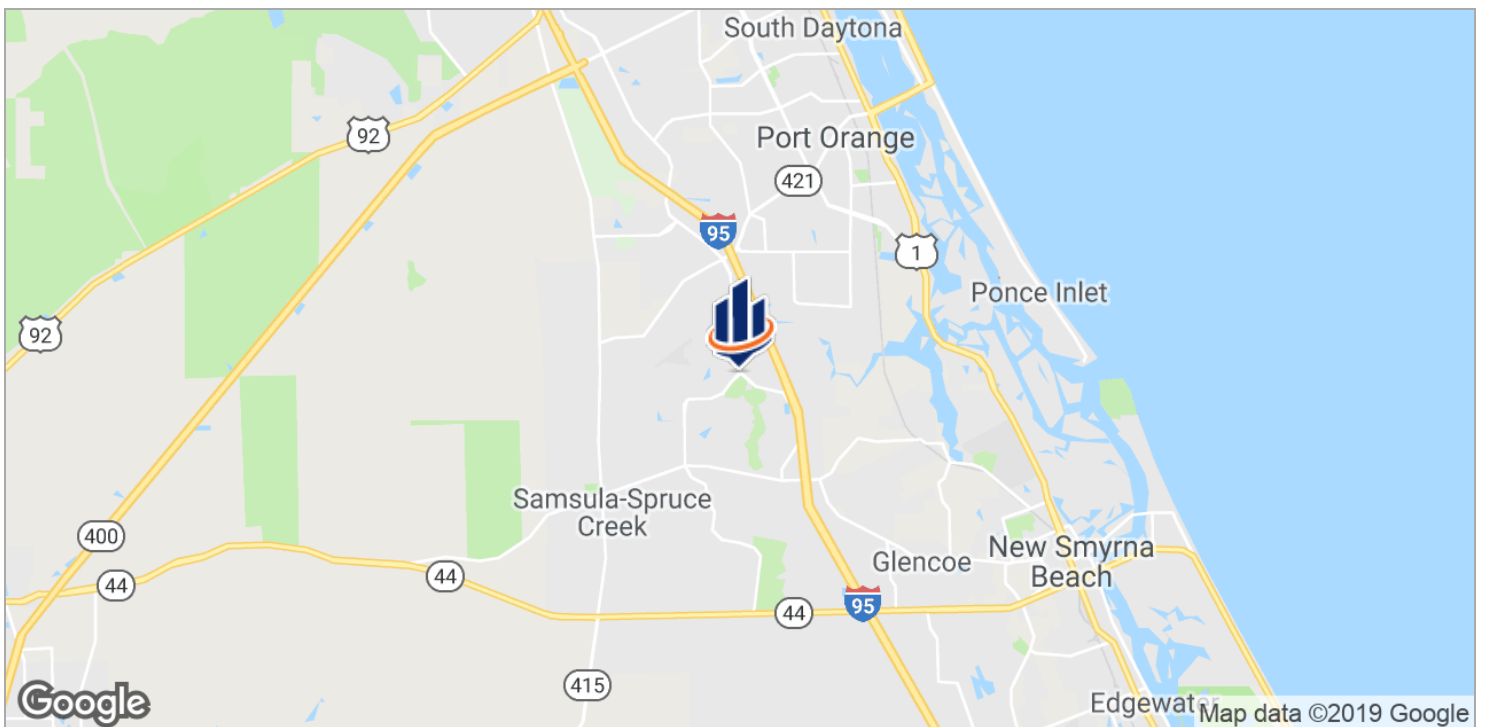
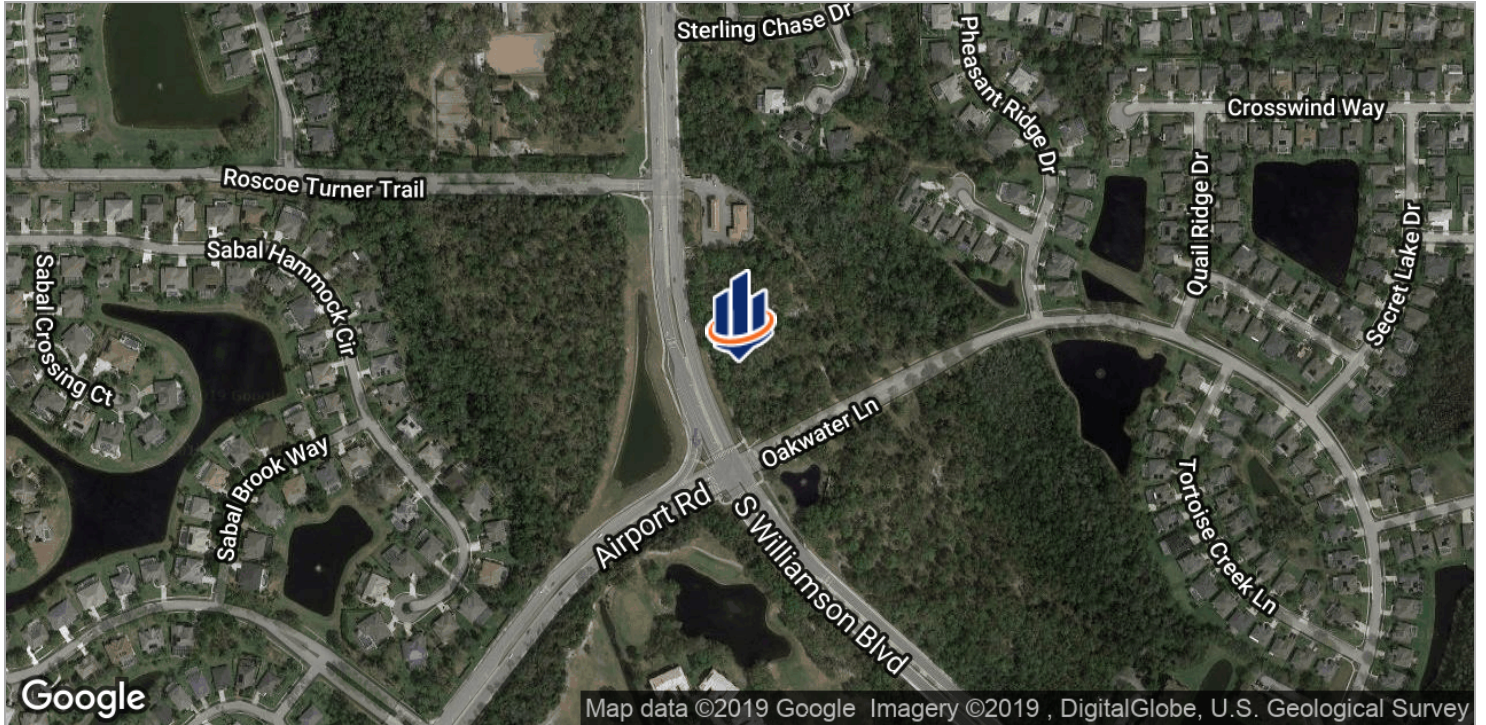
- LOT 1: DAY CARE SITE** 1.26+/- AC - Proposed 13,059 SF with 6,600 SF Playground 'Lot-Ready' \$1,200,000 or **RETAIL/OFFICE STRIP CENTER** Proposed 14,000 SF - For Lease \$25.00 - \$30.00 NNN
- LOT 2: QSR SITE** 1.08+/- AC - Proposed 2,150 SF Pad - For Sale \$895,000 or Ground Lease \$89,500 Annually
- LOT 3: QSR SITE** 1.11+/- AC - Proposed 2,600 SF Pad - For Sale \$895,000 or Ground Lease \$89,500 Annually
- LOT 4: RETAIL/OFFICE SITE** 0.70+/- AC - For Sale \$900,000 or Ground Lease \$90,000 Annually or **RETAIL/OFFICE STRIP CENTER** Proposed 8,500 SF - For Lease \$25.00 - \$30.00 NNN

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Location Maps

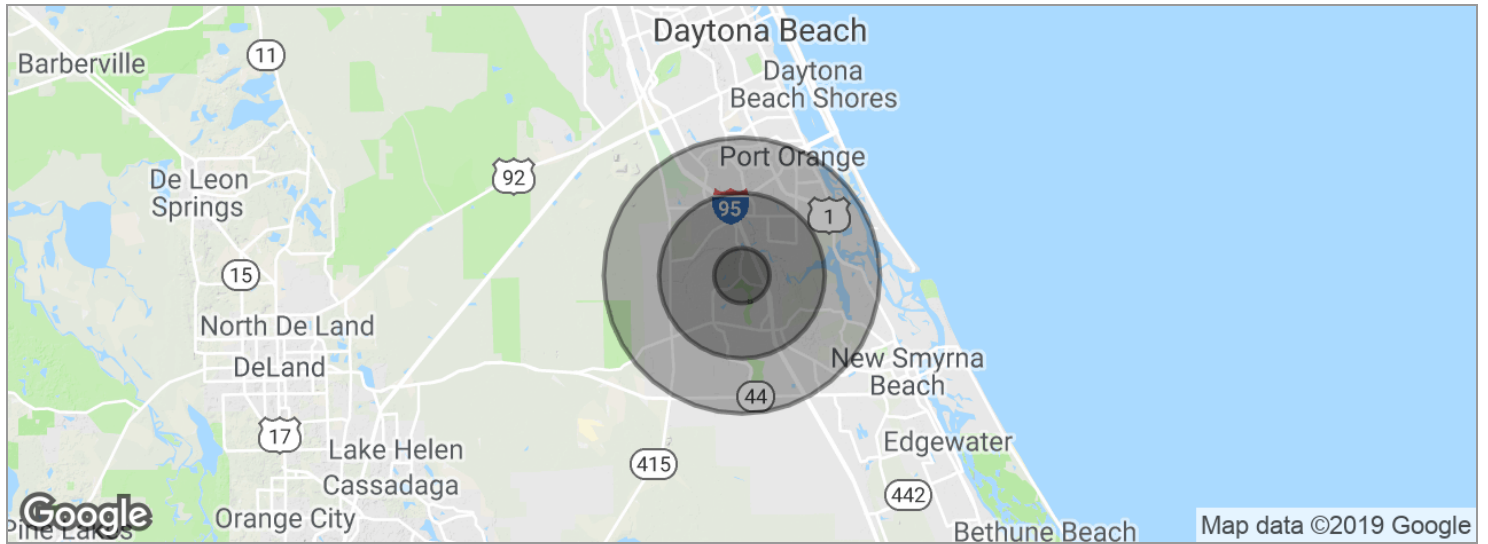


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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,395	34,083	71,174
Median age	49.3	48.3	48.1
Median age (Male)	48.8	47.1	45.8
Median age (Female)	49.5	49.2	49.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,335	11,050	28,539
# of persons per HH	2.4	2.5	2.3
Average HH income	\$110,022	\$90,834	\$74,008
Average house value		\$366,196	\$253,873

* Demographic data derived from 2010 US Census

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