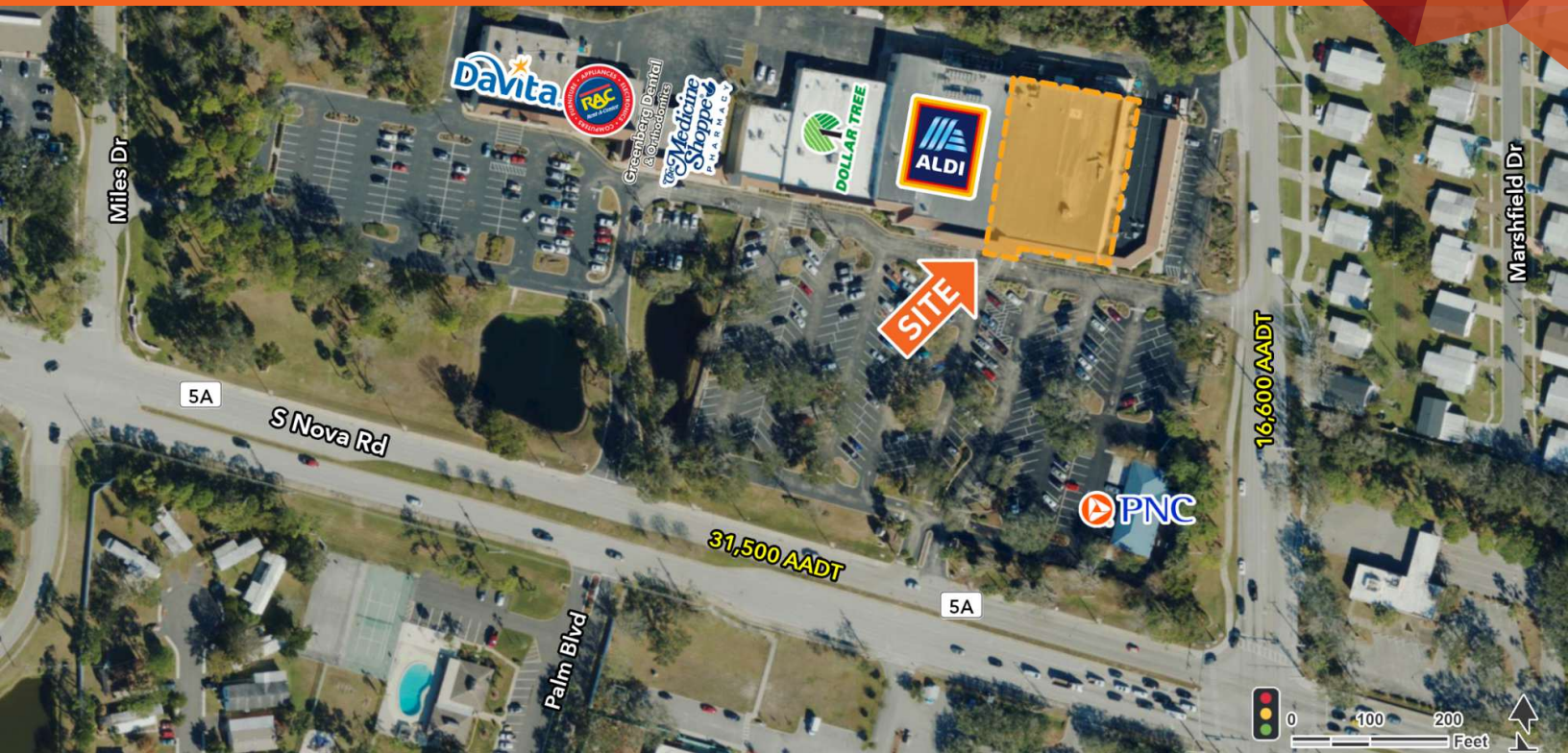


ALDI EXCESS SPACE

4025 SOUTH NOVA ROAD PORT ORANGE, FL 32127

FOR SUBLEASE

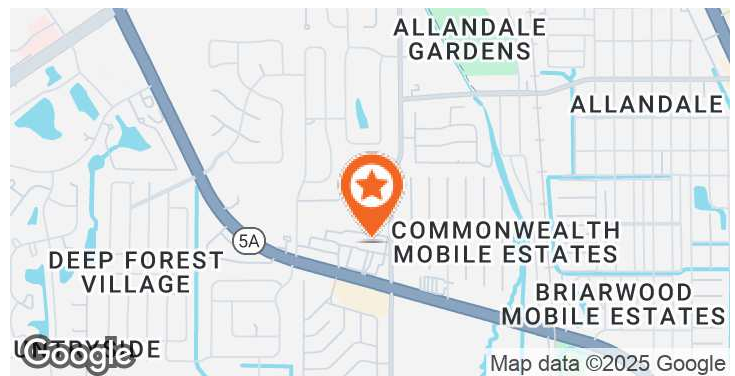



LOCATION DESCRIPTION

NW Corner of S. Nova Road and Spruce Creek Road

PROPERTY HIGHLIGHTS

- Up to 24,839 SF available
- Cotenants include ALDI, Dollar Tree, Goodwill, Greenberg Dental
- Area retailers including, Publix, Beall's, Ross, Walgreens, CVS, Pet Supermarket
- Traffic Counts (AADT): Spruce Creek Rd -16,000



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	10,482	51,412	111,749
Daytime Population	9,179	48,763	99,022
Total Household	4,782	23,567	52,206
Average HH Income	\$61,431	\$83,733	\$87,428



PATRICK FREASE

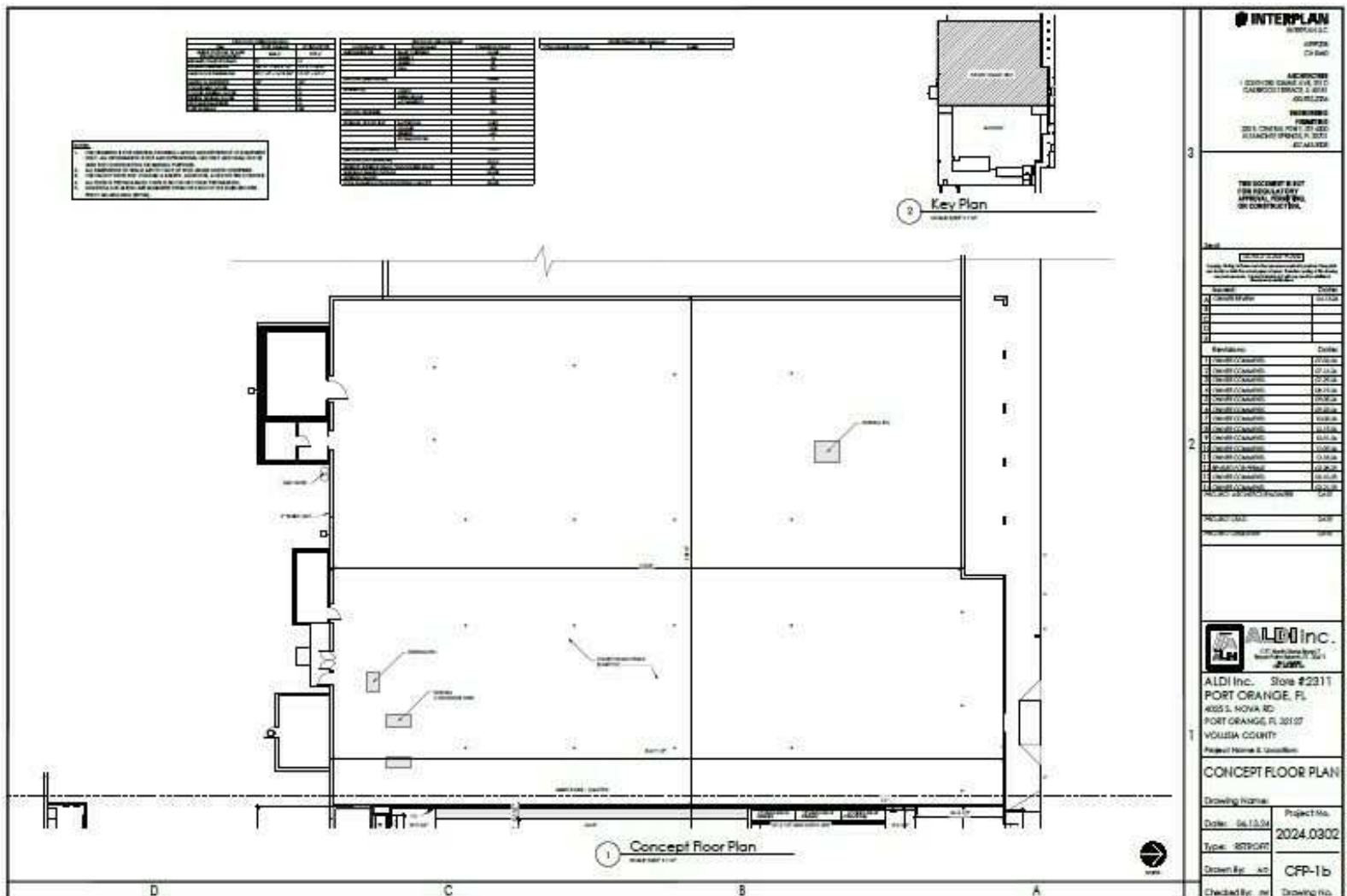
patrick.frease@tscg.com

407.788.8818

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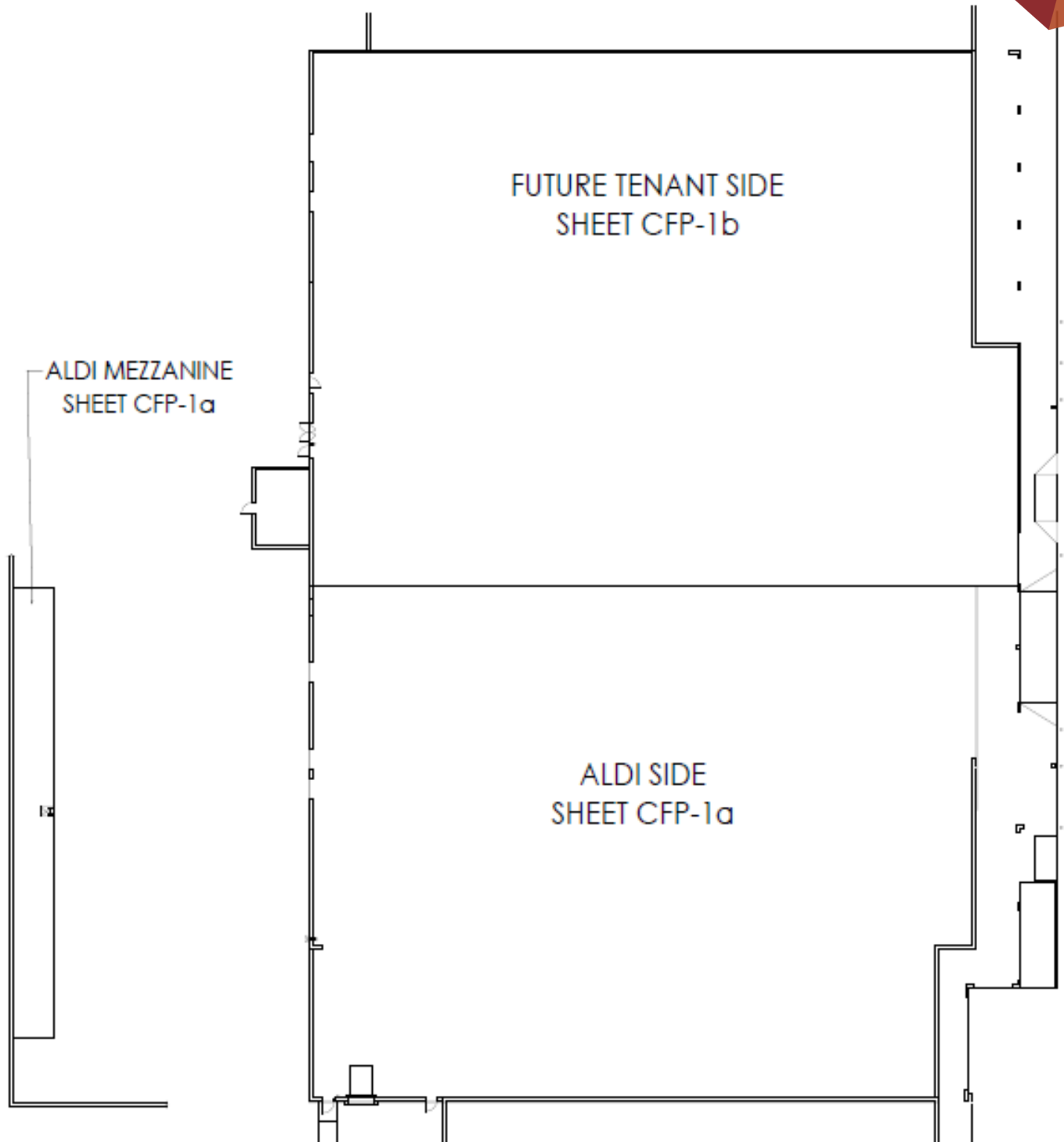
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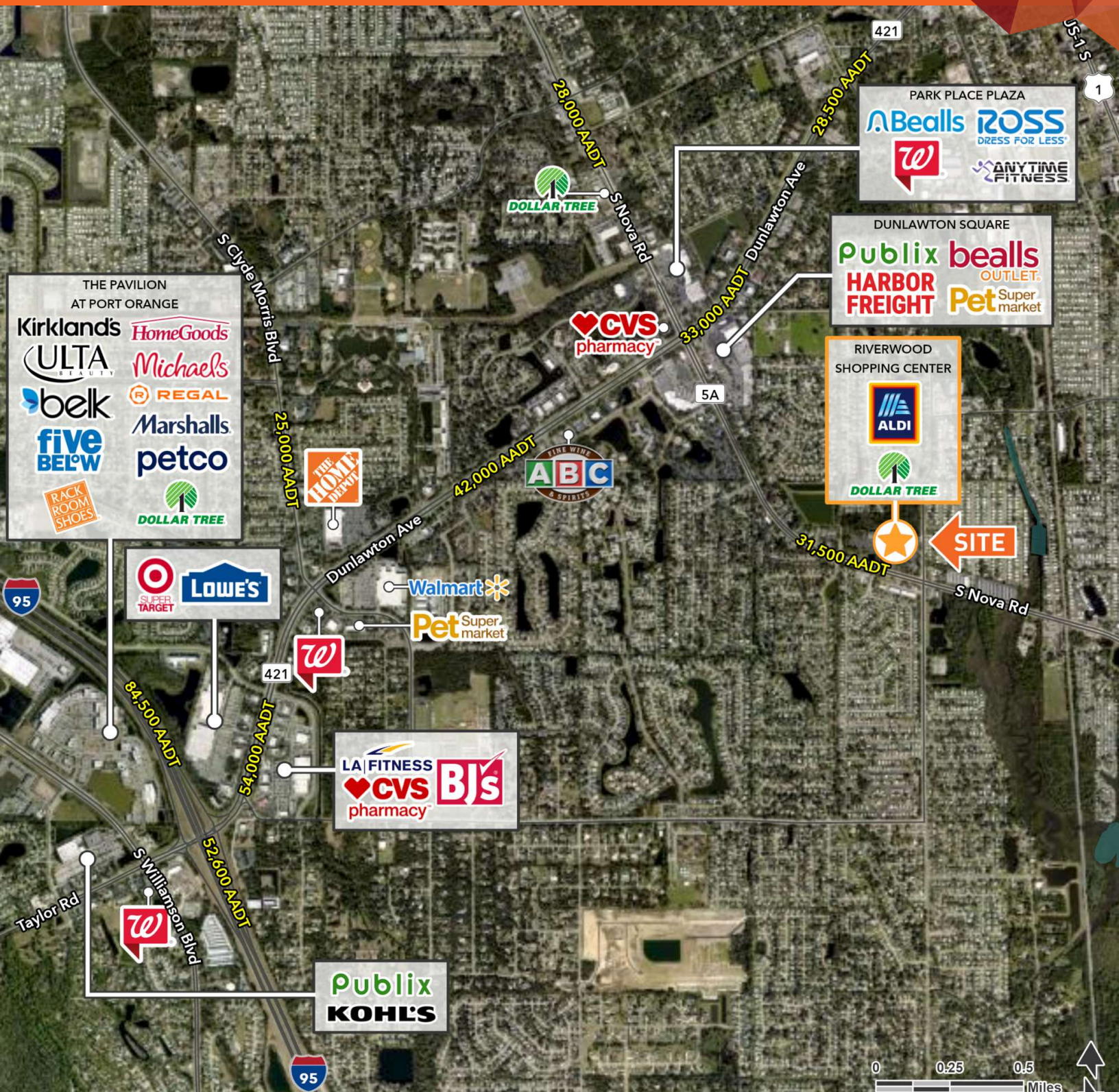
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