

PARK PLACE PLAZA

PORT ORANGE, FL



SIZE

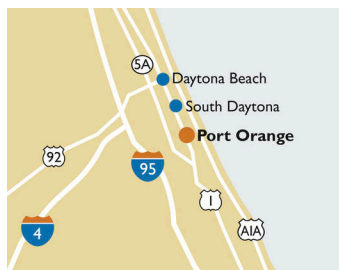
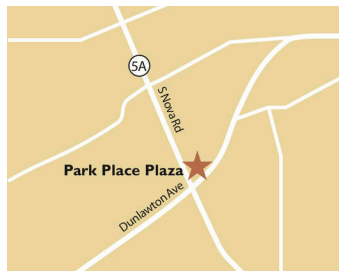
87,056 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	8,716	64,811	112,286
Households	4,073	29,746	51,778
Median HH Income (\$)	50,020	53,936	54,804

MAJOR TENANT(S)

Bealls
Anytime Fitness



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 112,200 residents within a five-mile trade area

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



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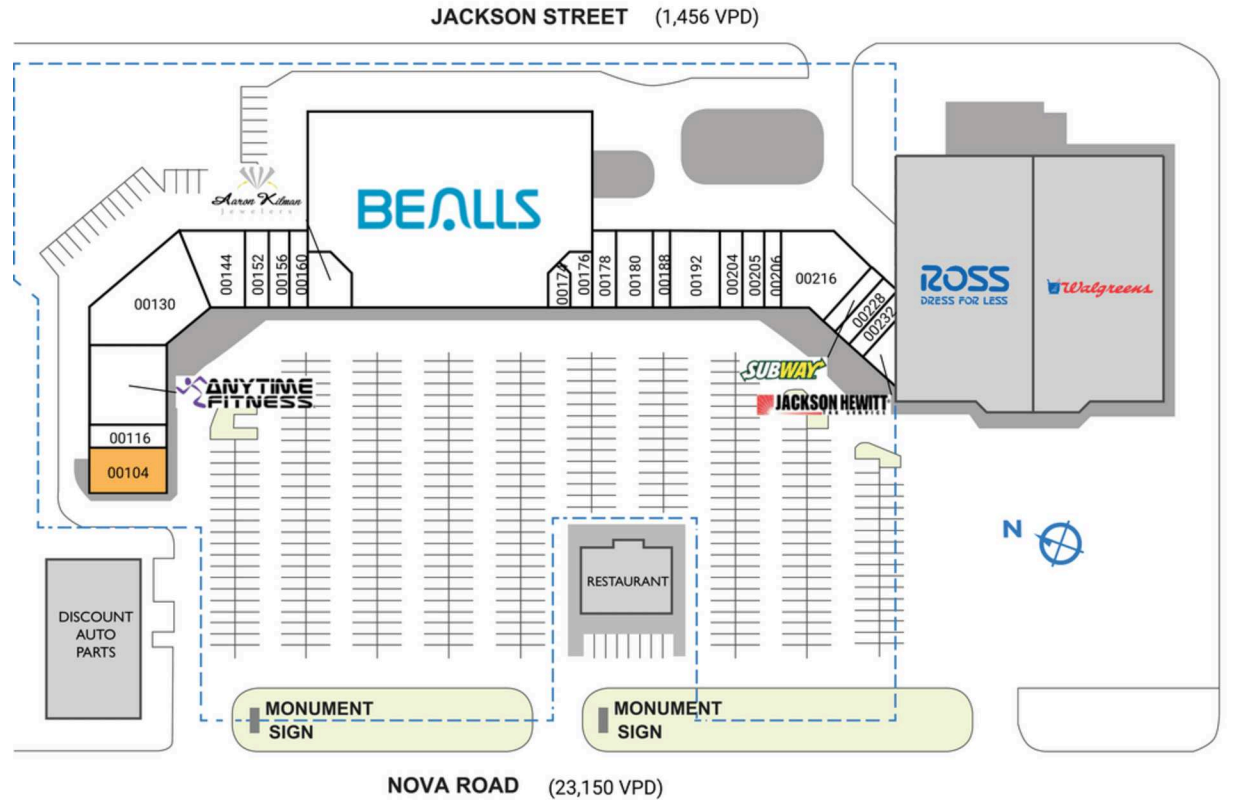
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SPACE	TENANT	SQ. FT.
00104	AVAILABLE	2,800 SF
00116	After Glow Tanning	1,400 SF
00120	Anytime Fitness	6,000 SF
00130	Bizy Beaver	5,600 SF
00144	Karate For Kids	3,200 SF
00152	Pizza Pazza	1,400 SF
00156	Bergandis Beauty Boutique	1,400 SF
00160	Speedway 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
00180	FYZICAL Therapy & Balance Centers	2,730 SF
00188	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 SQ. FT.		87,056

SITE LEGEND

- Available
- Leased (not occupied)
- Owned by Others
- Site Boundary
- Occupied



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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Park Place Plaza Port Orange, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	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
	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 to 2022	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
Households	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
	1990 Census Households	3,188	22,247	35,571
	Historical Annual Growth 1990 to 2000	2.03%	1.34%	1.77%
	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
Population by Race	White	84.8%	85.5%	81.3%
	Black or African American	3.4%	4.2%	8.0%
	Asian & Pacific Islander	1.7%	2.2%	2.1%
	Other Races	2.4%	2.3%	2.5%
	Hispanic Population	7.7%	5.7%	6.1%
Income	Average Household Income	\$61,262	\$68,653	\$71,857
	Median Household Income	\$50,020	\$53,936	\$54,804
	Per Capita Income	\$28,878	\$31,644	\$33,596
Education (Age 25+)	Elementary	1.6%	2.4%	2.3%
	Some High School	6.5%	5.9%	5.3%
	High School Graduate	30.0%	30.6%	29.8%
	Some College	23.2%	24.2%	22.7%
	Associates Degree Only	12.2%	12.1%	11.9%
	Bachelors Degree Only	14.5%	15.9%	17.8%
	Graduate Degree	12.0%	8.9%	10.0%
Business	Number of Businesses	475	1,702	2,841
	Total Number of Employees	4,289	15,853	30,482
	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.