SEC Nova Rd. & Samms Ave. – Executive Summary

Property Description:

The proposed site is located at the Southeast corner of the signalized intersection of Nova Road and Samms Avenue. Visibility from 2 public roadways is excellent and access includes a full access on Nova Road and cross access through O'Reilly Auto Parts to Samms Avenue. Monument signage on Nova Road is allowed for the parcels.

Trade Area:

A trade area demographic report was performed on a 1, 3 and 5-mile radius from the proposed location. Based on this trade area, current population counts are 8,372 (1-mile), 66,845 (3-mile), with an median household income of $40,513 and median age of 50.0 in the 3-mile trade area.

Site Traffic Counts:

Nova Road has a traffic count is 24,500 ADT

Area Retailers:

O'Reilly Auto Parts, Advance Auto, Publix, Walgreens, CVS, and many other retailers are within ½ mile of the site.

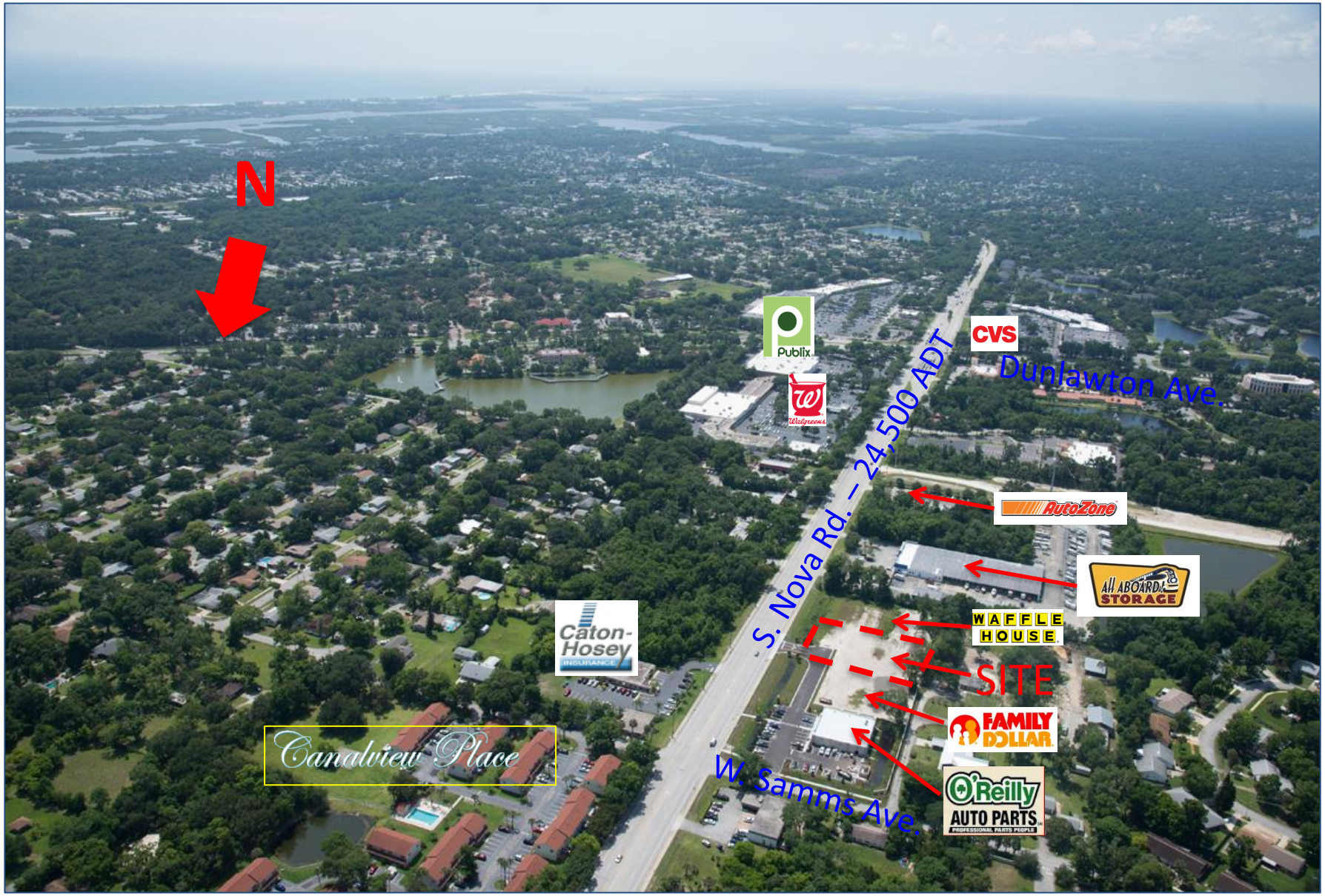
SWC Nova Rd. & W. Samms Ave., Port Orange – Looking West

SWC Nova Rd. & W. Samms Ave., Port Orange – Overhead

SWC Nova Rd. & W. Samms Ave., Port Orange – Looking Southwest

SWC Nova Rd. & W. Samms Ave., Port Orange – Looking East

SWC Nova Rd. & W. Samms Ave., Port Orange – Looking South



SWC Nova Rd. & W. Samms Ave., Port Orange – Looking North