

SEC S. Nova Rd. and Samms Ave.
Port Orange, FL
Volusia County

Lat. 2913429 Long -81.00902

R.K.M. Development Corp.
147 2nd Ave. S., St. Petersburg, FL 33701
Phone: 727-895-2150

SEC Nova Rd. & Samms Ave. – Executive Summary

Property Description:

The proposed site is located at the southeast corner of the 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 and Family Dollar 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, Family Dollar, 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



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



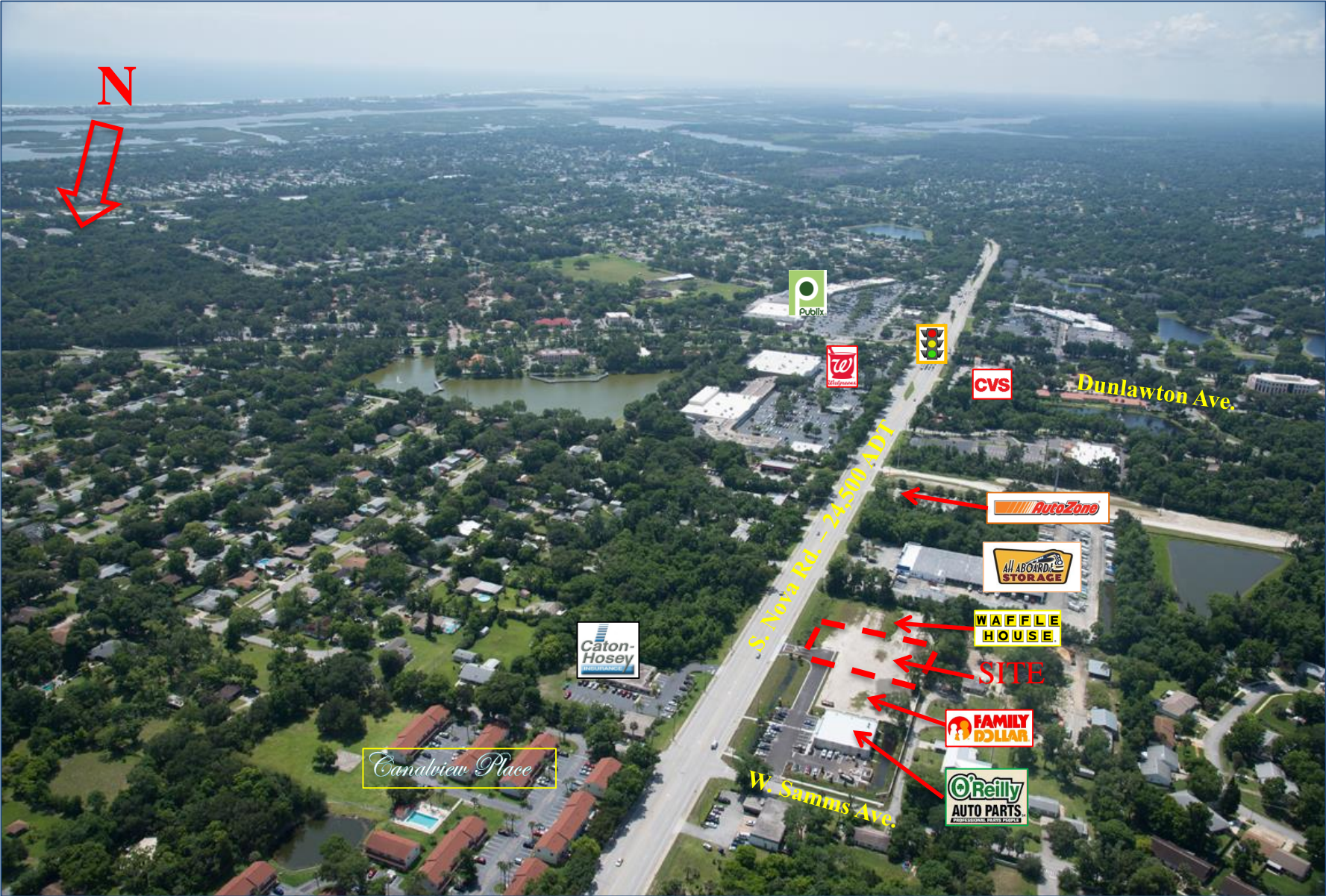
SWC Nova Rd. & W. Samms Ave., Port Orange – Looking Southwest



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



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



This aerial photograph shows a commercial site in Columbus, Georgia, located at the intersection of W. Samms Ave. and S. Nova Rd. The site is marked with a red arrow and the word "SITE". Surrounding the site are several businesses, including Circle K, O'Reilly Auto Parts, Family Dollar, Waffle House, Cumberland Farms, and Caton-Hosey Insurance. A yellow box labeled "Canalview Place" is also visible. A red arrow in the top right corner points towards the north, with the letter "N" next to it. The background shows a dense forest and a body of water in the distance.

