

Publix #1259 - Dunlawton Square

3821 S. Nova Road
Port Orange, FL 32127
Lat 29.127, Long -81.004

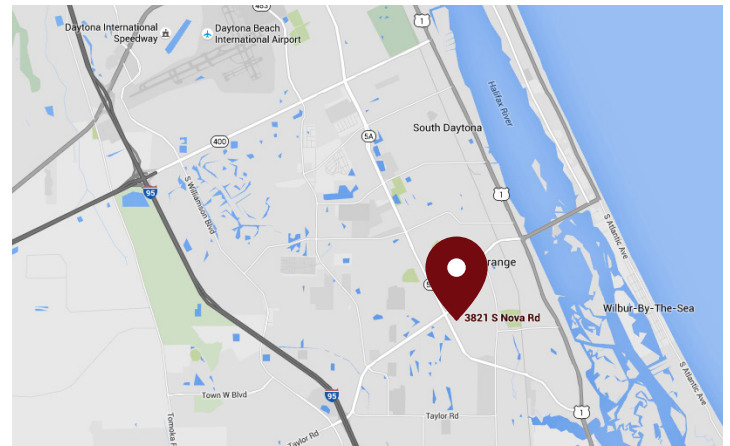
FOR LEASE



1,275 - 5,110 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Deltona - Daytona Beach - Ormond Beach MSA
- Volusia County
- Seeking Full-Service Restaurant for 5,110 SF Former Steakhouse
- Dunlawton is 10 Minutes NE from Interstate-95 which is the Major Interstate that Runs North and South on the East Coast of Florida
- Located an Hour Northeast of Orlando, FL in the Heart of the Port Orange Retail Corridor
- Multiple Pylon Signs
- Combined Traffic Count: 51,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,684	62,067	112,667
Daytime Population	11,470	58,282	104,918
Total Households	3,604	28,760	53,223
Avg. HH Income	\$72,108	\$84,490	\$86,304

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Dylan Silverman

Main: **407.423.5400** | Cell: **321.614.0272** | dsilverman@crossmanco.com
3333 South Orange Avenue, Suite 201, Orlando, FL

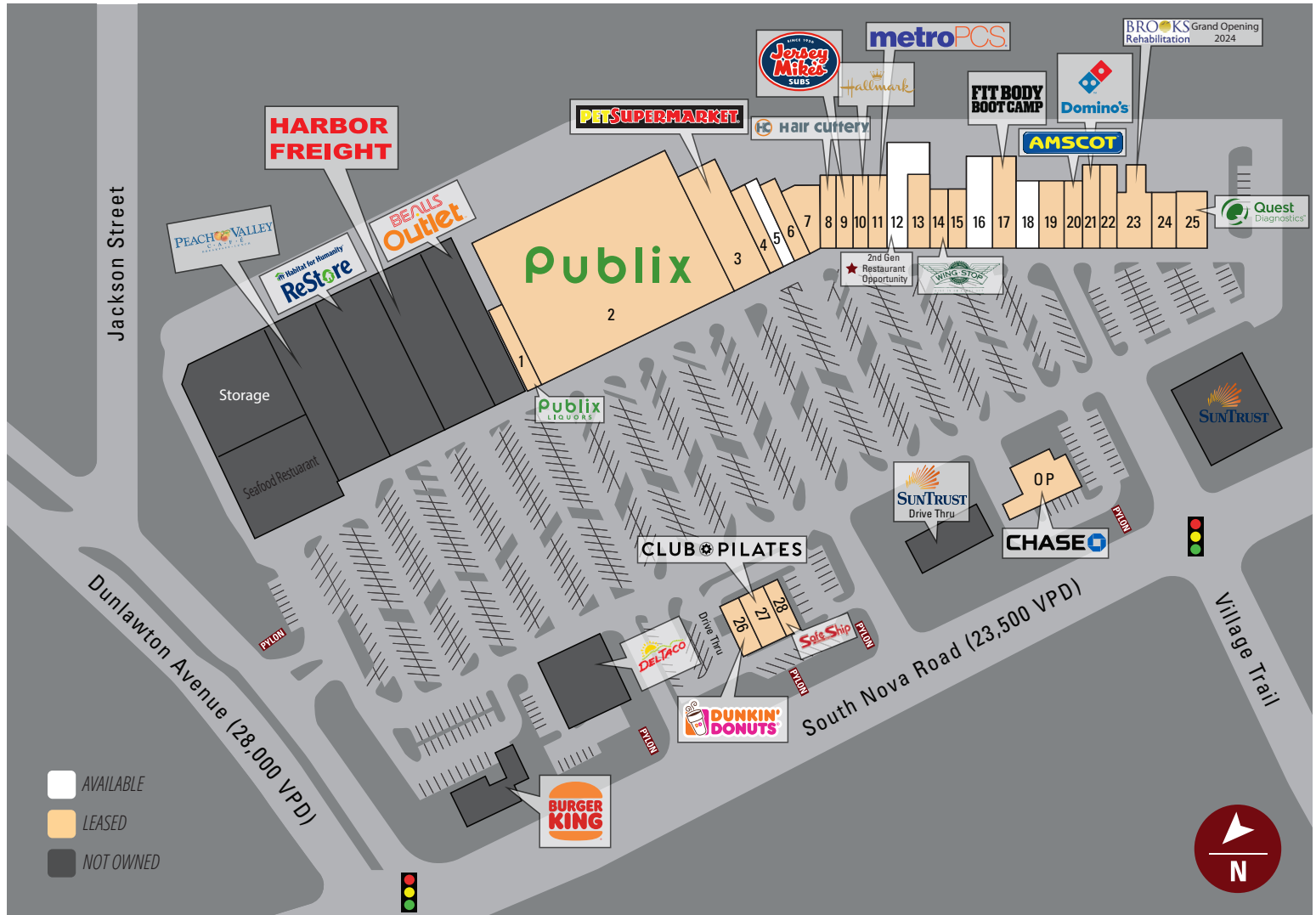
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Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
1	Publix Liquors	1,900	10	Gretchen's Hallmark & Lucy's Gift Boutique	3,200	18	AVAILABLE (14 X 91)	1,275	27	Club Pilates	2,496
2	Publix	54,340	11	Metro by T-Mobile	1,200	19	Ear to Ear Healthcare	1,050	28	Safe Ship	1,259
3	Pet Supermarket	8,192	12	AVAILABLE (2nd Gen Restaurant)	5,110	20	Amscot	2,800	OP	Chase Bank	
4	China Star	2,000	13	Sherzer Insurance	1,490	21	Domino's Pizza	1,400	TOTAL 120,425		
5	AVAILABLE (20 X 100)	2,000	14	WingStop	1,500	22	Salsa's Mexican Restaurant	4,050			
6	Ocean Sushi Grill and Thai	2,250	15	Your Chiro	1,500	23	Brooks Health Development	3,000			
7	Royal Rasoi Indian Express	2,008	16	AVAILABLE (26 X 107)	2,800	24	Solar Nails	1,800			
8	Hair Cuttery	1,600	17	Fit Body Boot Camp	3,700	25	Quest Diagnostics	3,000			
9	Jersey Mike's	1,600				26	Dunkin Donuts	1,905			

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Crossman & Company

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **406,400**

EST. # OF VISITS ANNUALLY

 **3.3 Million**

AVG. VISITS / CUSTOMER

 **8.07**

AVG. LENGTH-OF-STAY / VISIT

 **29 MIN**

TOP 3 DAYS



Saturday	539,616
Friday	508,049
Wednesday	461,330

OF VISITS

TOP 3 HOURS

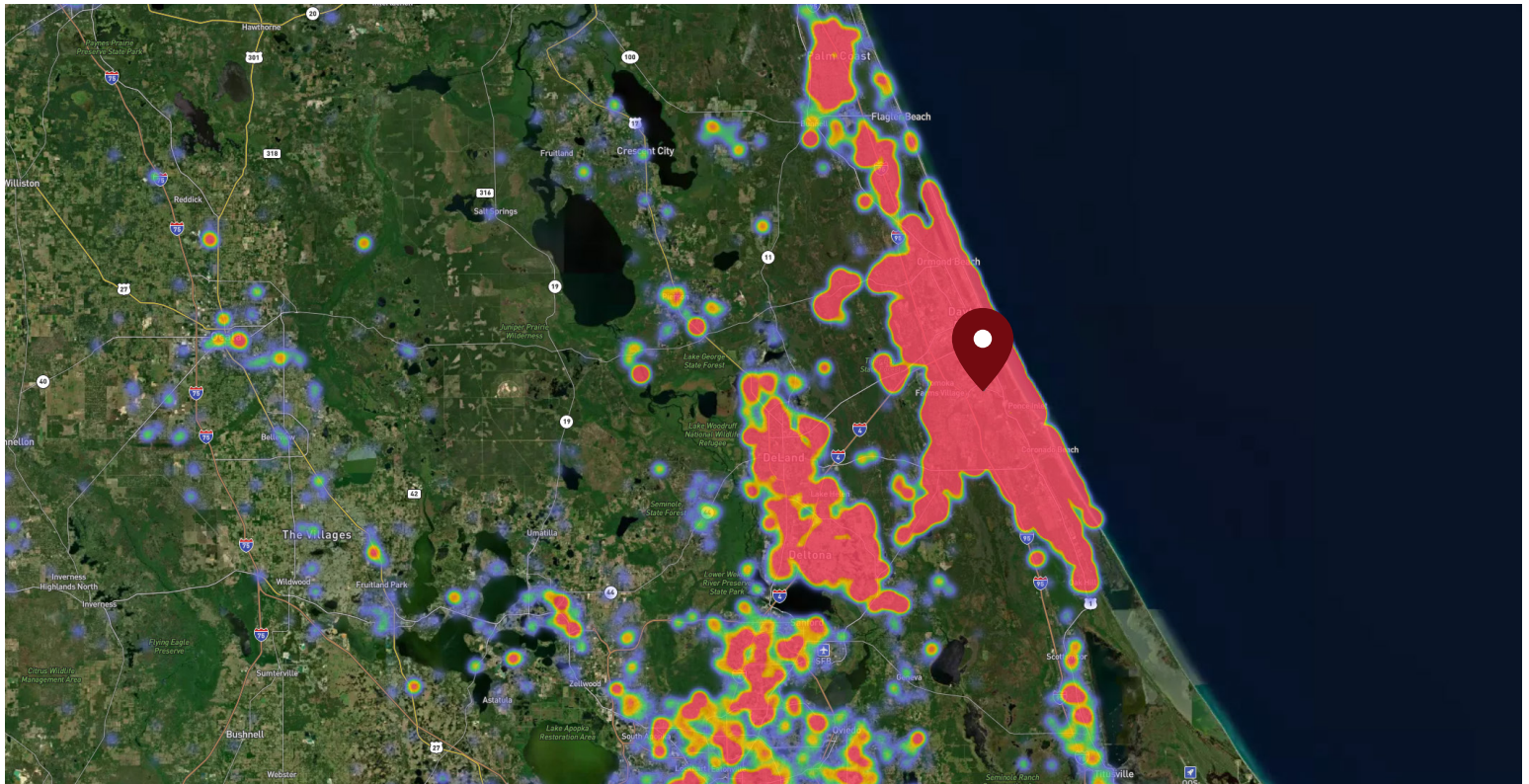


12-1 PM	485,559
1-2 PM	454,816
11AM-12PM	429,349

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) March 1, 2025 - February 28, 2026

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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