

FOR LEASE



# RIVERWOOD SHOPPING CENTER

3997 - 4031 SOUTH NOVA ROAD | PORT ORANGE, FL 32127



## PROPERTY OVERVIEW

- Anchored by Aldi, Dollar Tree & DaVita
- GLA of +/- 93,506 SF

## LOCATION OVERVIEW

- Located just south of Daytona Beach
- Intersection: S Nova Road & Spruce Creek Road
- Volusia County
- Intersection Traffic Count: 25,300 AADT

[www.GatorInvestments.com](http://www.GatorInvestments.com)

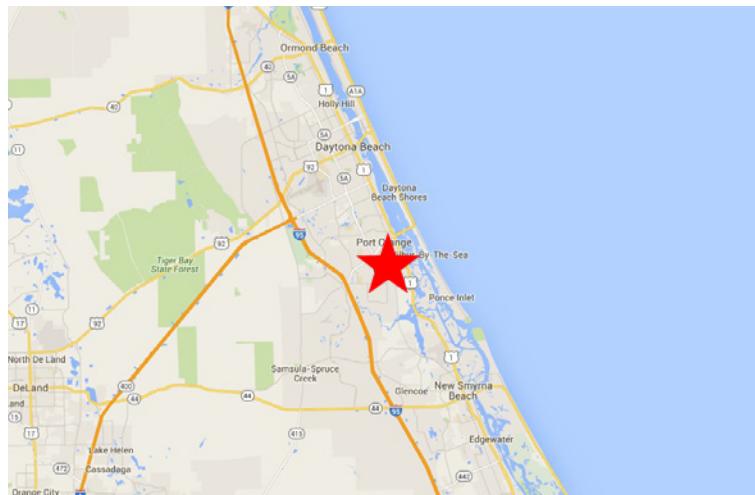
7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

James A. Goldsmith, Lic. Real Estate Broker

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

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## DEMOCRAPHICS

• 2025 Estimates

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PORT ORANGE, FL 32127**

TRADE AREA	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	11,268	54,030	115,498
<b>AVG. HH INCOME</b>	\$69,567	\$88,004	\$90,619
<b>AVG. AGE</b>	50	50	50

**SPACE AVAILABLE**



Owned and Operated By A  
**GATOR**  
Affiliated Company

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