

# FOR LEASE

## GATOR RIVERWOOD SHOPPING CENTER

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



### PROPERTY OVERVIEW

- Anchored by Winn Dixie, 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

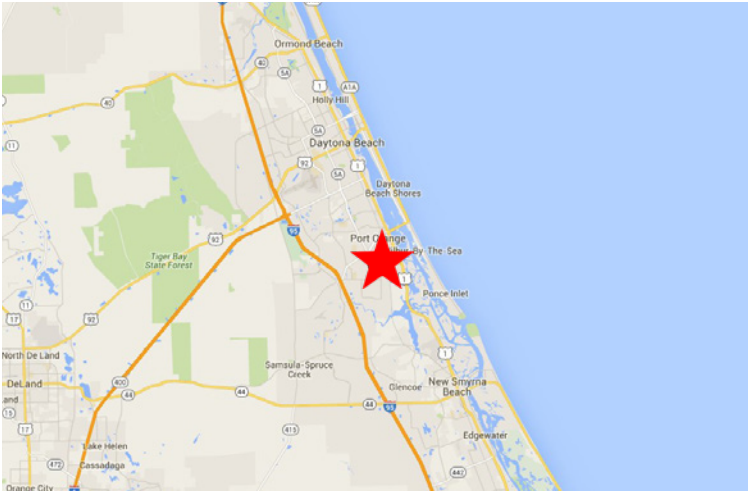
James A. Goldsmith, Lic. Real Estate Broker

**LEASING INFO: 877.459.9605**

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## DEMOGRAPHICS

• 2021

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PORT ORANGE, FL 32127**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	11,789	51,842	108,972
AVG. HH INCOME	\$55,678	\$64,810	\$70,743
AVG. AGE	51	49	50



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

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