

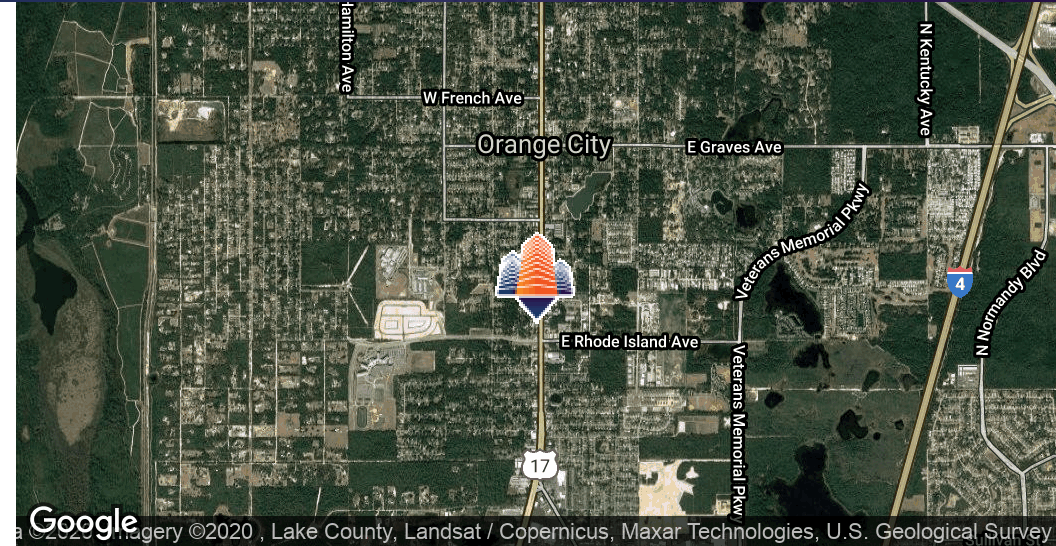
# Borinquen Plaza

1155 S Volusia Ave, Orange City, FL 32763



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Value add multi-tenant retail opportunity
- Great visibility on South Volusia Ave (US-17) with high traffic counts of 32,000 VPD
- Great mix of successful local/regional tenants
- Current lease rates are below market value creating a value add opportunity
- History of high occupancy
- Recent upgrades to the property include new septic system and HVAC unit

### OFFERING SUMMARY

Sale Price:	Contact Agent
Building Size:	6,750 SF
Land Area:	+/- 0.57 Acres
Year Built:	1981

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,741	13,804	32,493
Total Population	4,007	31,875	81,876
Average HH Income	\$45,655	\$54,512	\$57,765

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## PROPERTY PHOTOS



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## RETAILER MAP



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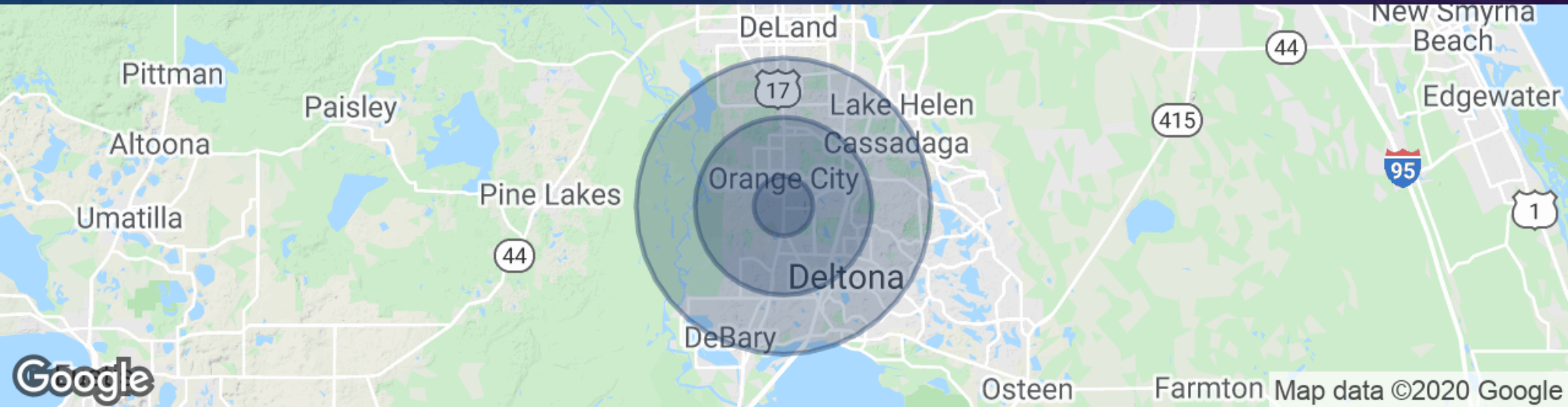
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,007	31,875	81,876
Average age	42.5	46.8	43.0
Average age (Male)	41.3	46.0	41.7
Average age (Female)	44.5	48.5	44.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,741	13,804	32,493
# of persons per HH	2.3	2.3	2.5
Average HH income	\$45,655	\$54,512	\$57,765
Average house value	\$116,225	\$180,446	\$201,618

\* Demographic data derived from 2010 US Census

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