

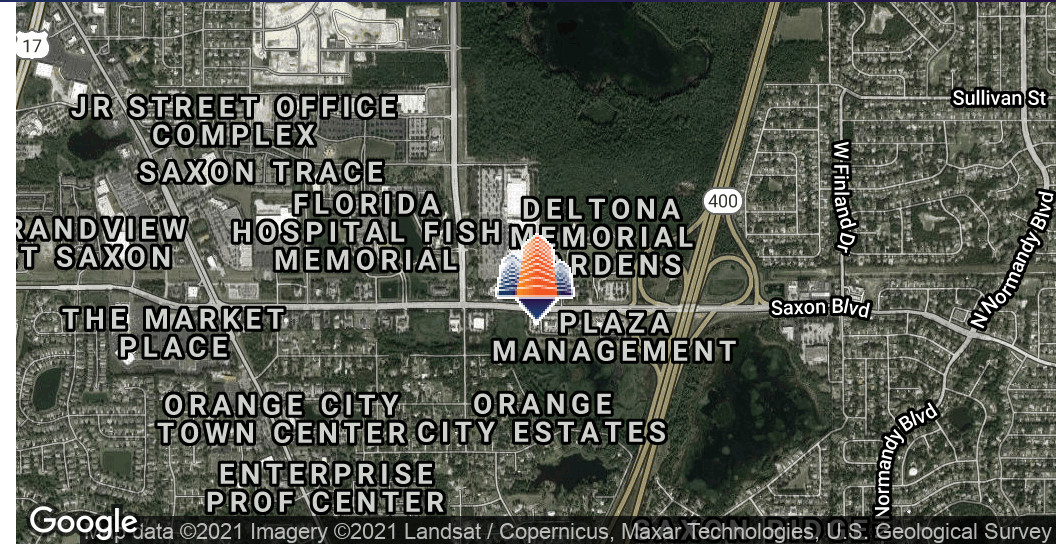
Orange City Retail

1212 Saxon Blvd, Orange City, FL 32763



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 5,174 SF freestanding former restaurant available for lease
- Site is +/- 1.56 acres and also available for ground lease
- 150+ parking spaces available
- Designated left-in access to site
- Situated in a prime location in Orange City's main retail corridor
- Excellent visibility and signage from Saxon Blvd
- Traffic Count: 32,500+ vehicles per day
- Located 1/4 mile from I-4

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	5,174 SF
Lot Size:	+/- 1.56 Acres
Building Size:	5,174 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,895	19,703	37,121
Total Population	5,003	59,385	110,041
Average HH Income	\$68,000	\$63,507	\$67,029

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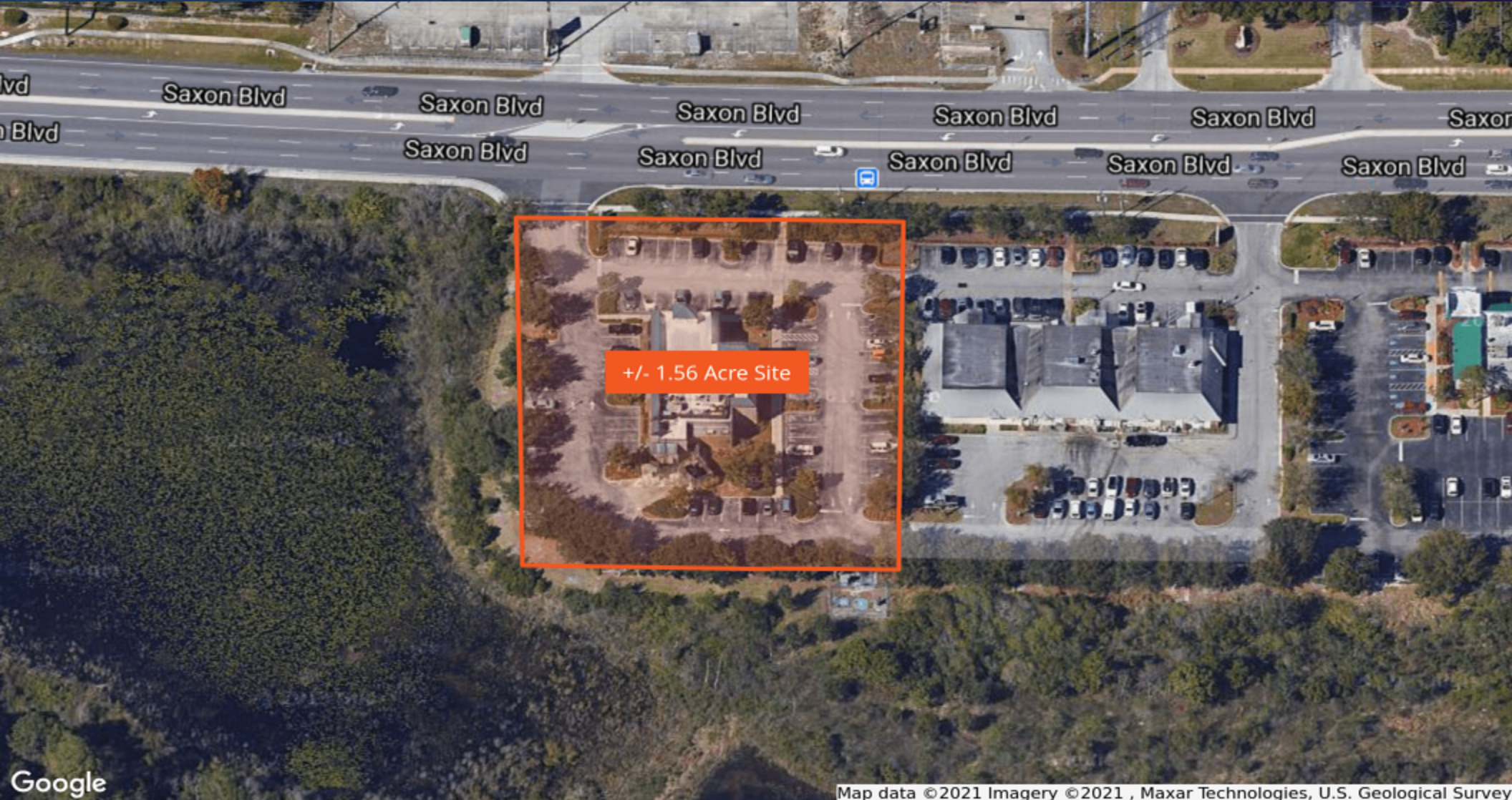
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SITE AERIAL



Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey

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RETAILER MAP



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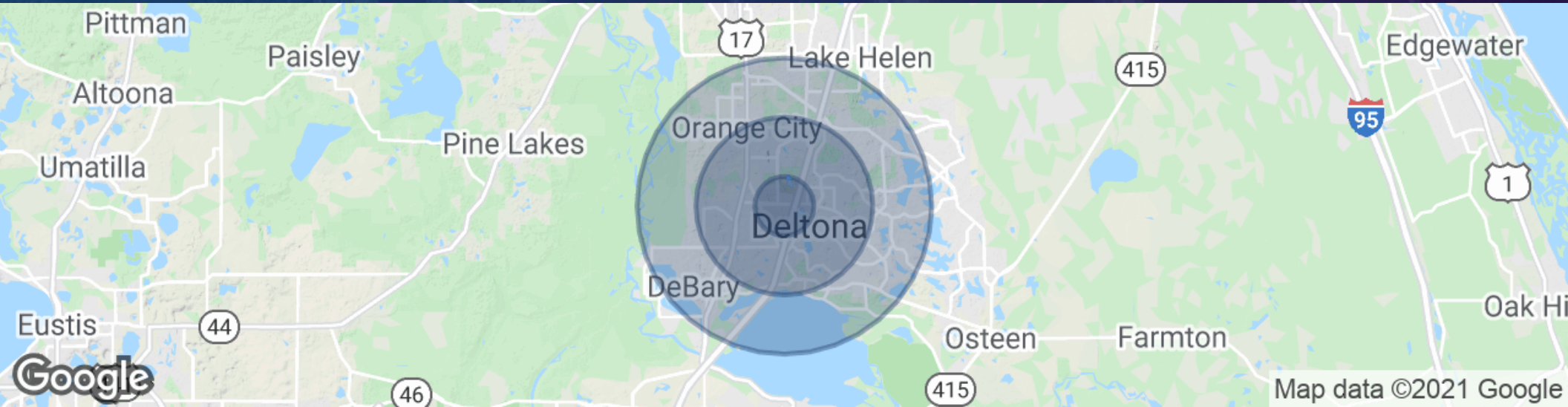
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,003	59,385	110,041
Average age	39.0	42.5	42.6
Average age (Male)	37.5	40.6	41.0
Average age (Female)	40.3	44.0	44.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,895	19,703	37,121
# of persons per HH	2.75	2.46	2.58
Average HH income	\$68,000	\$63,507	\$67,029
Average house value	\$200,727	\$192,147	\$201,440

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