

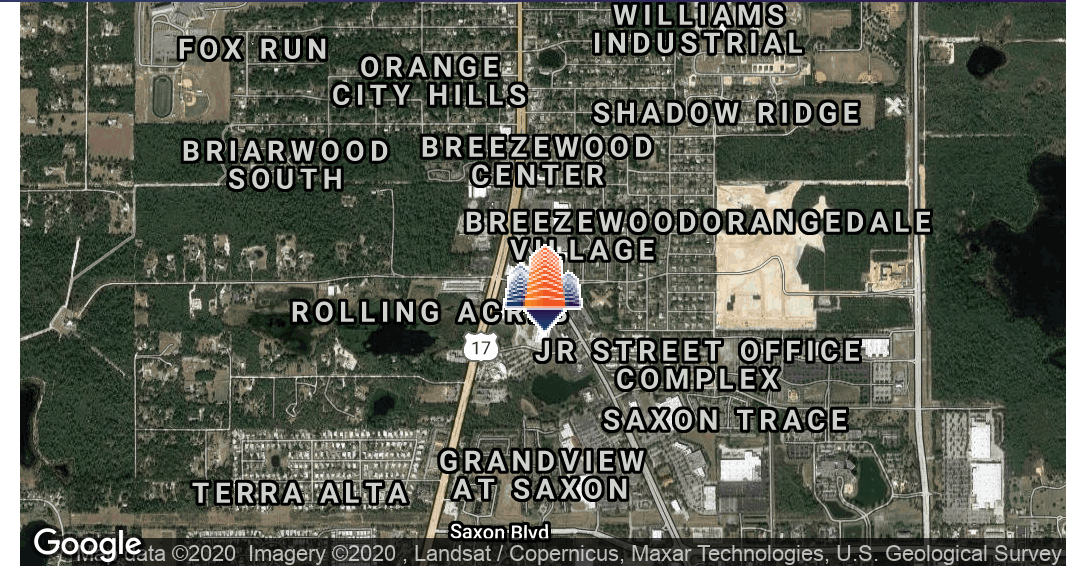
Four Townes Shopping Center

2412-2460 S Volusia Ave, Orange City, FL 32763



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Outparcels Available up to 7,100 SF with Drive-Thru
- Join Big Lots, O'Reilly, Aaron's, Cici's Pizza, Boost Mobile, Advance America, and More
- 18.91 Acre Site with Plentiful Parking
- Pylon Signage Available
- Well Maintained Property with Excellent Tenant Mix
- Traffic Count at S. Volusia Ave & Enterprise Intersection is 53,000+ Vehicles Per Day

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,050 - 10,800 SF
Building Size:	100,883 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,750	15,533	33,853
Total Population	4,102	36,784	85,288
Average HH Income	\$48,233	\$55,886	\$57,700

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PROPERTY PHOTOS



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AVAILABLE SPACES



AVAILABLE

LEASE TYPE | NNN
LEASE TERM | Negotiable
LEASE SPACE | 1,050 - 10,800 SF
LEASE RATE | Negotiable

SUITE	TENANT	SIZE	TYPE	RATE
1	Available	10,800 SF	NNN	Negotiable
2	Available	1,200 SF	NNN	Negotiable
3	Available	4,200 SF	NNN	Negotiable
4	Available	1,400 SF	NNN	Negotiable
5	Available	1,050 SF	NNN	Negotiable
Outparcels	Available	7,100 SF	NNN	Negotiable



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OUTPARCEL SITE PLAN LAYOUTS



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RETAILER MAP



Map data ©2020 Imagery ©2020, Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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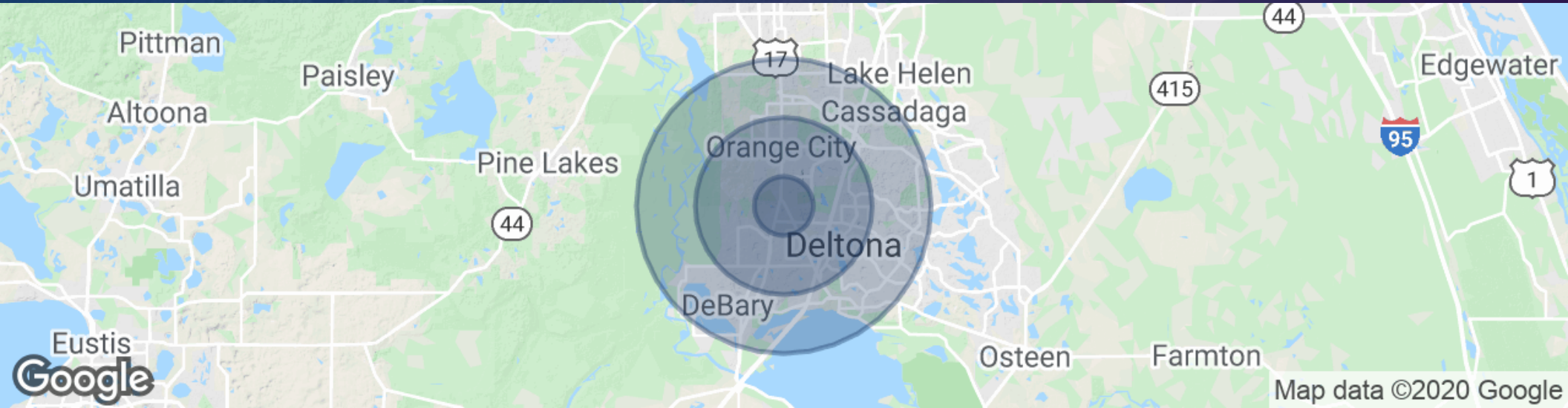
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,102	36,784	85,288
Median age	41.4	45.2	42.8
Median age (Male)	40.2	44.1	41.4
Median age (Female)	42.9	46.8	44.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,750	15,533	33,853
# of persons per HH	2.3	2.4	2.5
Average HH income	\$48,233	\$55,886	\$57,700
Average house value	\$267,156	\$196,015	\$194,383

* Demographic data derived from 2010 US Census

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