



# RETAIL OPPORTUNITY IDEAL FOR OWNER OCCUPANT

## For Sale

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### PREPARED BY:

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# RETAIL OPPORTUNITY FOR OWNER/USER



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## EXECUTIVE SUMMARY

### THE PROPERTY

Florida Fitness World  
2479 S Volusia Ave.  
Orange City, FL 32763

### PROPERTY SPECIFICATIONS

<b>Property Type:</b>	Retail
<b>Building Size:</b>	8,400 +/-
<b>Land:</b>	4.73 Acres
<b>Year Built:</b>	2003
<b>Zoning:</b>	MX-2 Mixed Use Suburban

### PRICE

<b>Sale Price:</b>	<b>\$1,390,000.00</b>
<b>Price per SF:</b>	\$165.48 per SF

### INVESTMENT HIGHLIGHTS

- Free-Standing Building;
- Ideal for Owner/User Type of Occupancy;
- 58 Parking Spaces;
- Concrete Block & Steel Construction;
- City Water/Sewer & Lift Station Onsite



### ORANGE CITY, FL

Orange City, Florida is centrally located between Orlando & Daytona Beach along the powerful I-4 corridor. The city serves as the central business district of West Volusia County, providing the neighboring cities of DeBary, Deltona and DeLand with a number of medical and professional offices, retailers, and dining.

### LOCATION HIGHLIGHTS

- Located on Busy S Volusia Ave (HWY 17-92);
- Traffic Count of 22,000 +/- VPD;
- Easy Access to I-4;
- Surrounded by Retailers, Dining, Offices & More!

# RETAIL OPPORTUNITY FOR OWNER/USER



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## PROPERTY OVERVIEW

### PROPERTY PHOTOS



# RETAIL OPPORTUNITY FOR OWNER/USER



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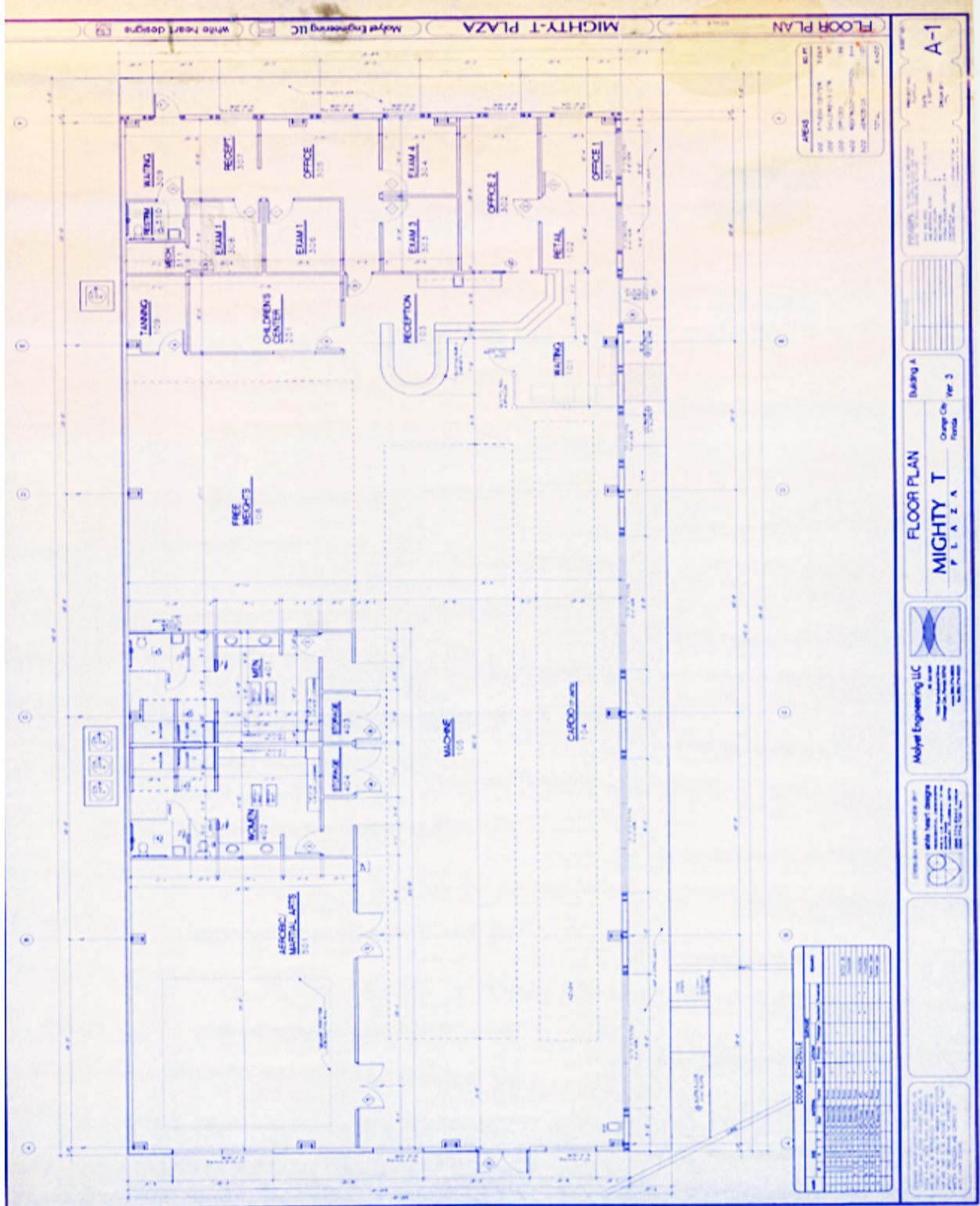
## PROPERTY OVERVIEW

### PROPERTY PHOTOS



# RETAIL OPPORTUNITY FOR OWNER/USER

## FLOOR PLANS

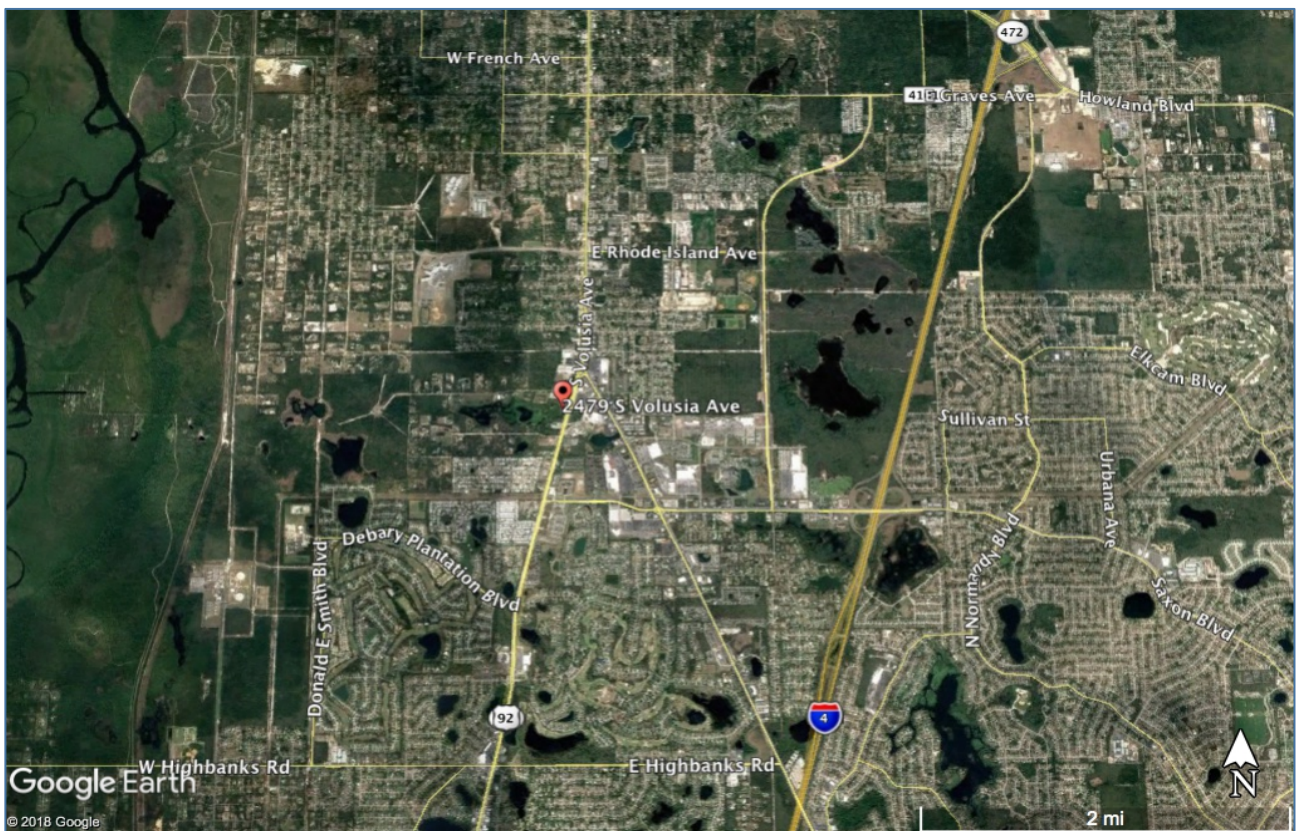
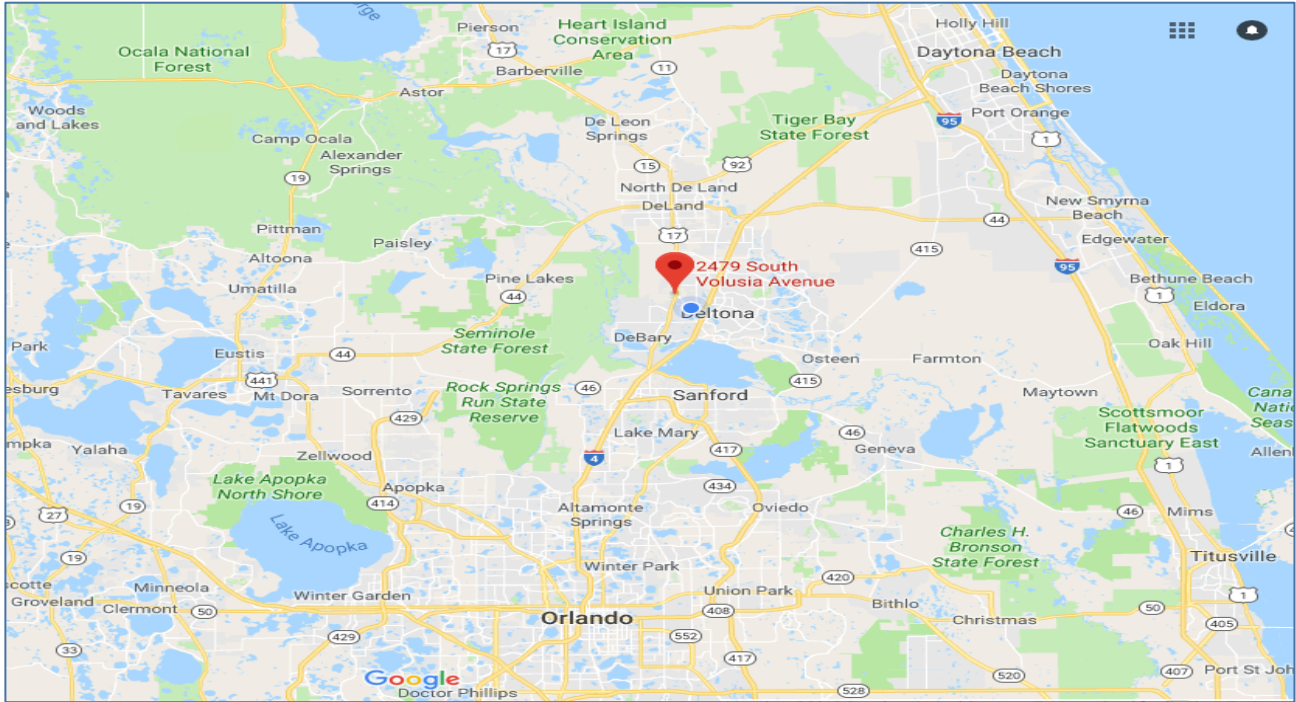


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## MAPS & AERIALS

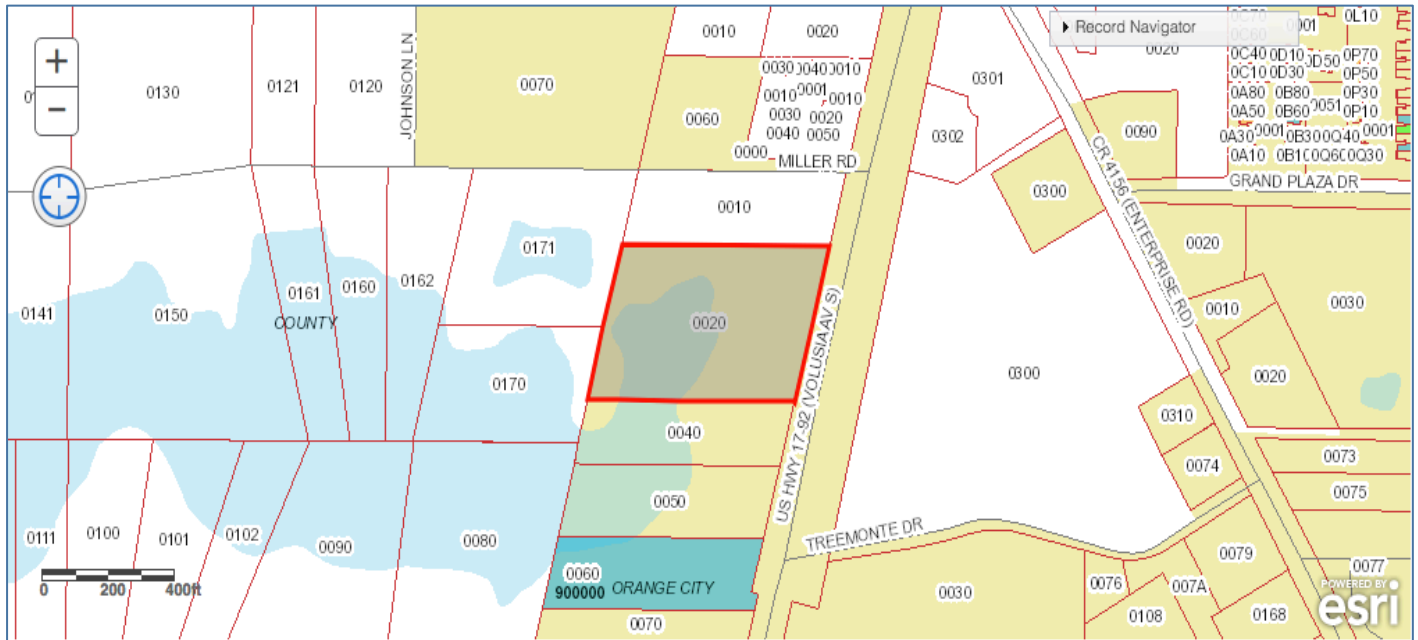


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## TAX MAP





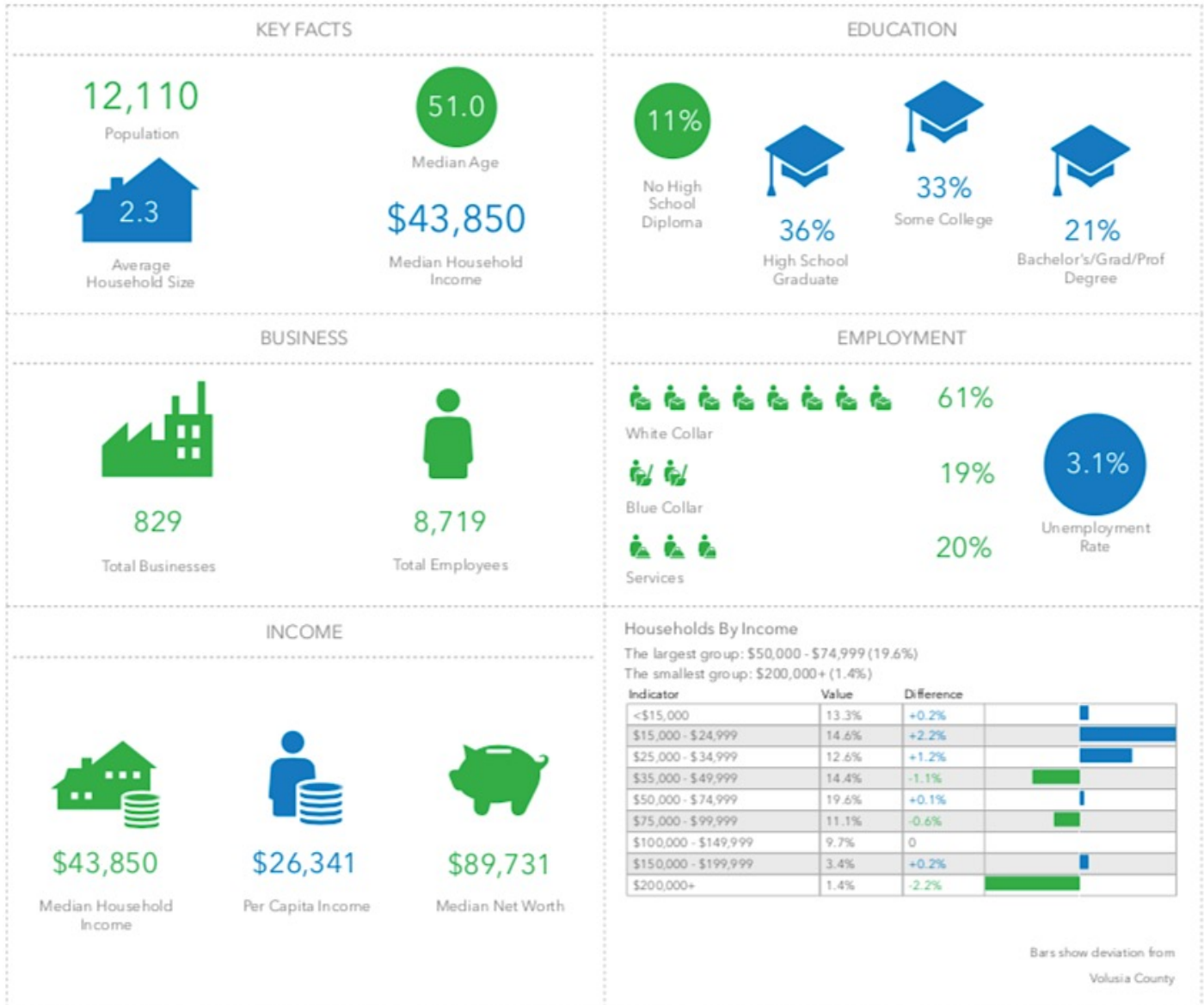
# RETAIL OPPORTUNITY FOR OWNER/USER

## NEARBY AMENITIES



### DEMOGRAPHICS

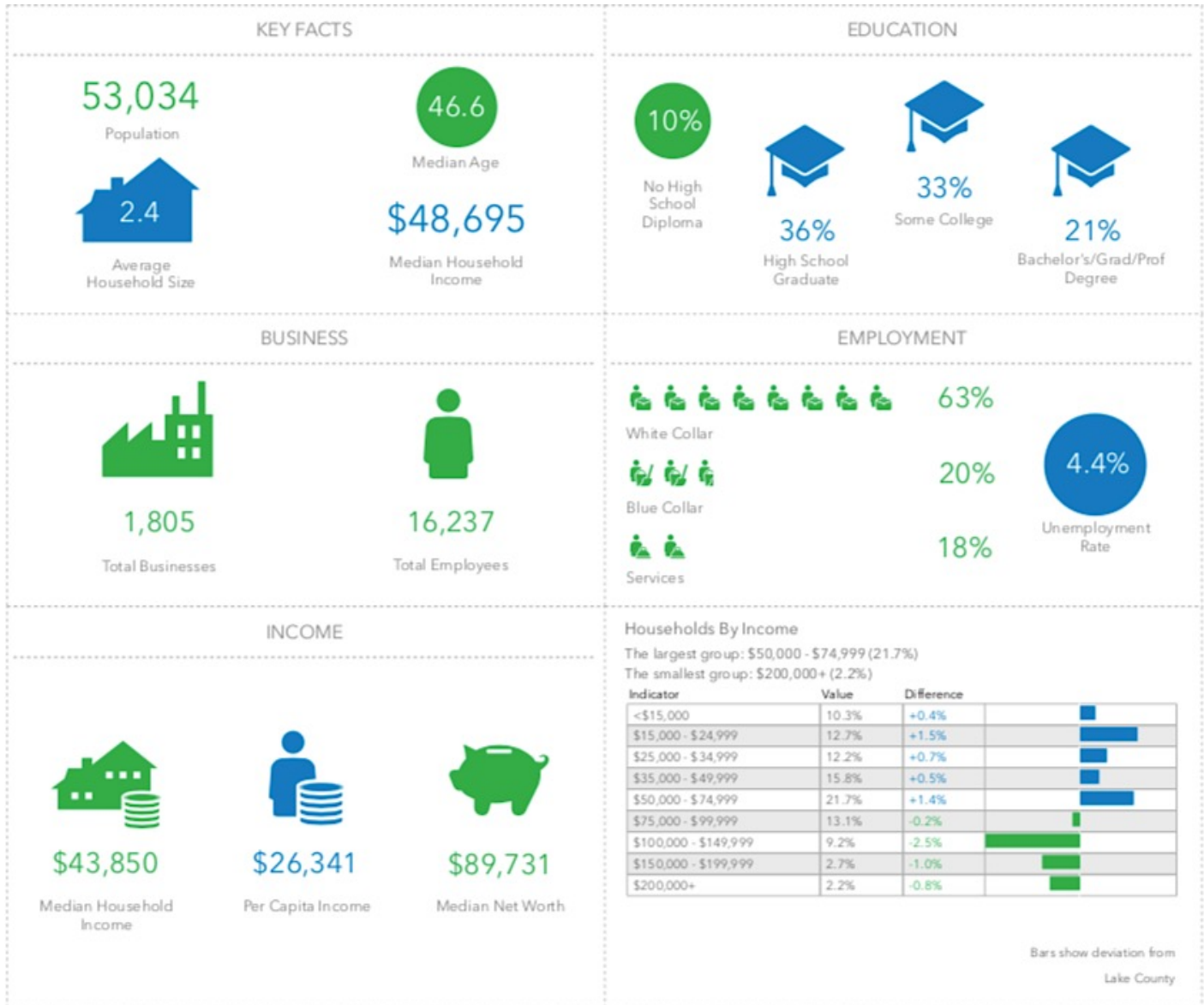
#### 5 MINUTE DRIVE TIME



# RETAIL OPPORTUNITY FOR OWNER/USER

## DEMOGRAPHICS

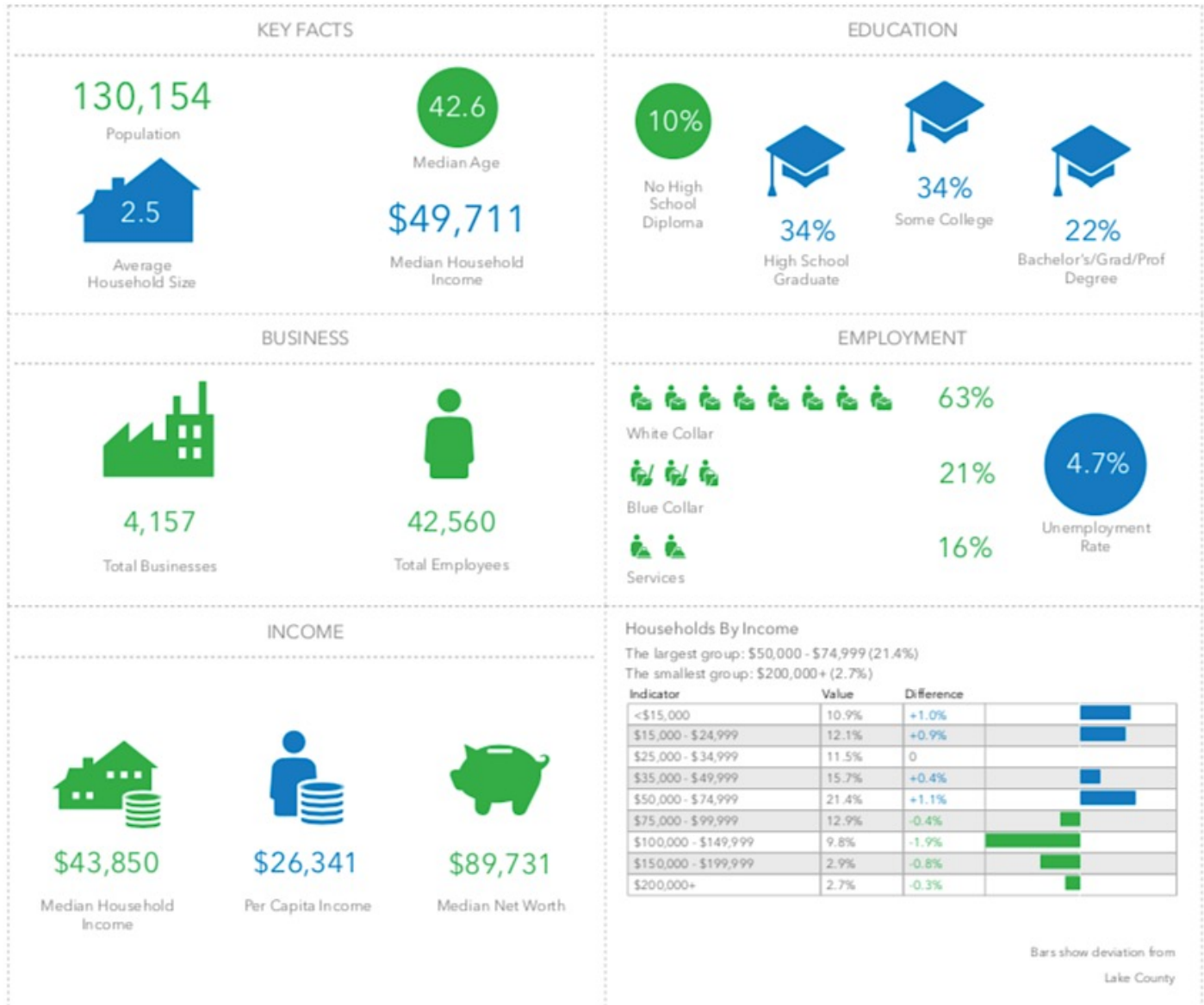
### 10 MINUTE DRIVE TIME



# RETAIL OPPORTUNITY FOR OWNER/USER

## DEMOGRAPHICS

### 15 MINUTE DRIVE TIME



# RETAIL OPPORTUNITY FOR OWNER/USER



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## CONTACT INFORMATION

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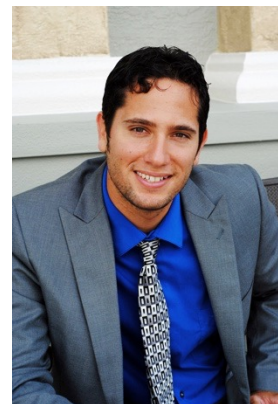
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## CONFIDENTIALITY STATEMENT

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.