

LEASE

DPDS FAMILY PARTNERSHIP LTD.

123 S. Industrial Drive Orange City, FL 32763



PROPERTY DESCRIPTION

Lease this Office space in the heart of Orange City. The property is ideally situated on the corner of S. Industrial Dr. and highly visible 17-92. Advent Health Fish Memorial Hospital is only 2-1/2 miles away and minutes away from Enterprise Rd and Saxon Blvd. retail corridors.

PROPERTY HIGHLIGHTS

- -Highly visible location
- -Centrally located
- -2-1/2 miles from Advent Health Fish Memorial Hospital

OFFERING SUMMARY

Lease Rate:	\$19.00 PSF/YR
Number of Units:	1
Available SF:	800 Sq. Ft.
Lot Size:	19,350 SF
Building Size:	4,650 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	470	2,166	4,803
Total Population	1,078	4,629	10,233
Average HH Income	\$48,588	\$51,043	\$52,931

Anthony Avila

O: (386)456-6653 | C: (386)532-4119

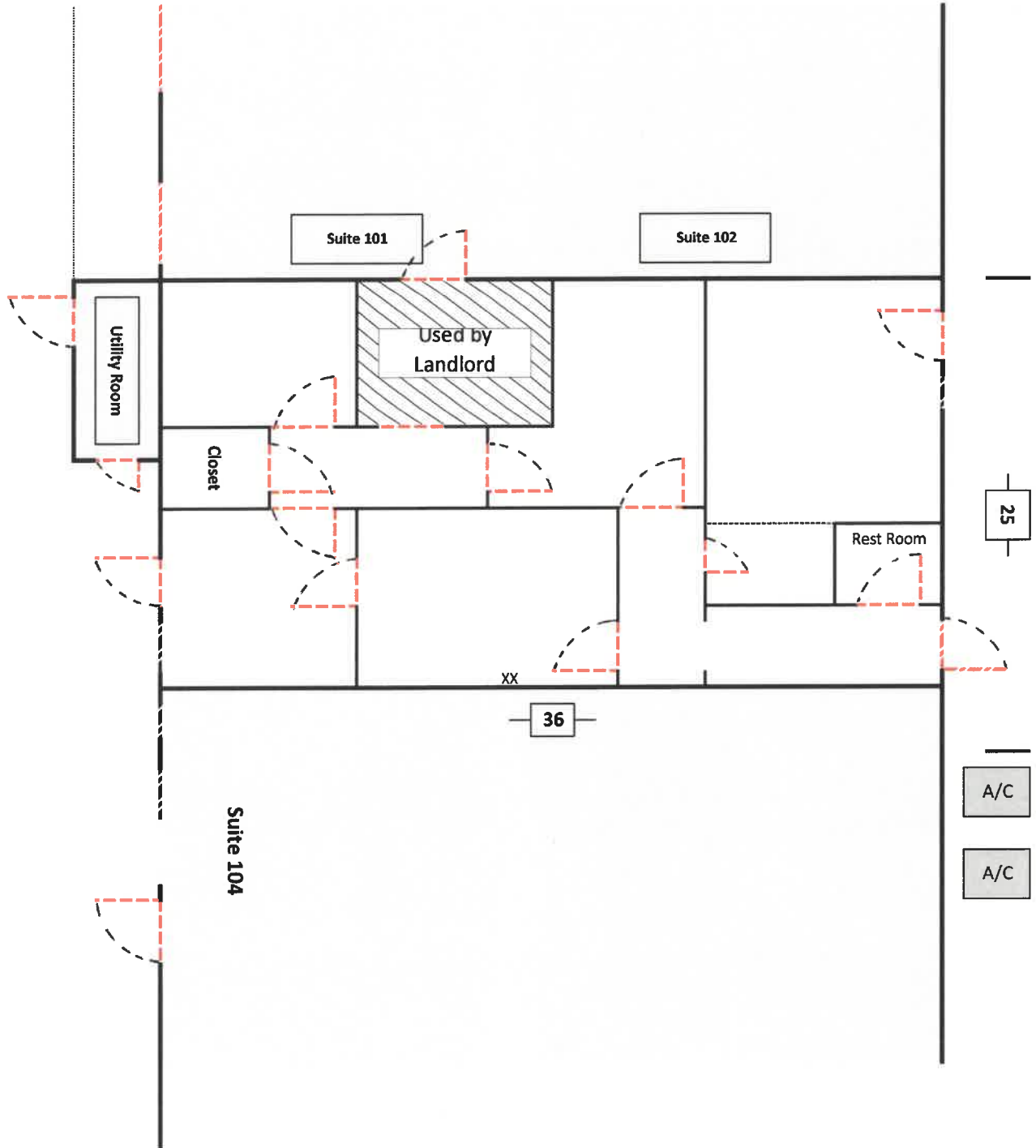
anthony@cbcaigroup.com



**COLDWELL BANKER
COMMERCIAL**
AI GROUP

123 S. Industrial Dr. Suite 103

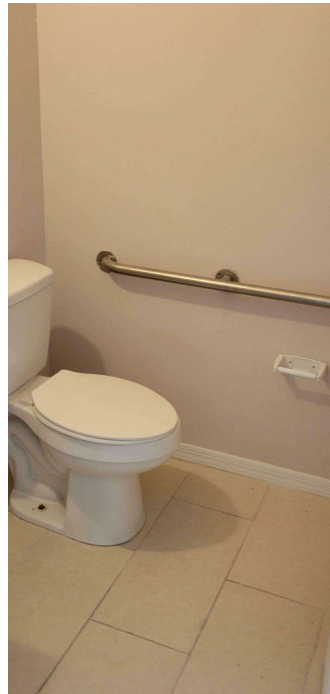
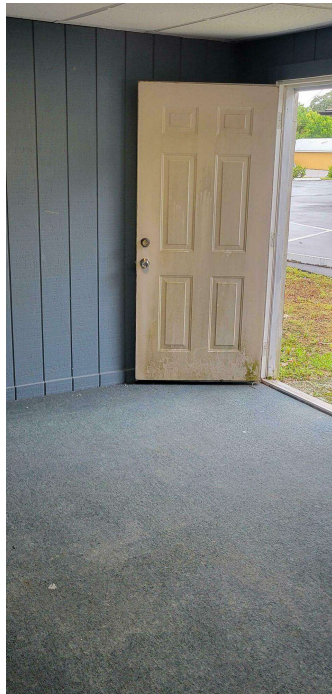
Approx. 800 Sq. Ft.



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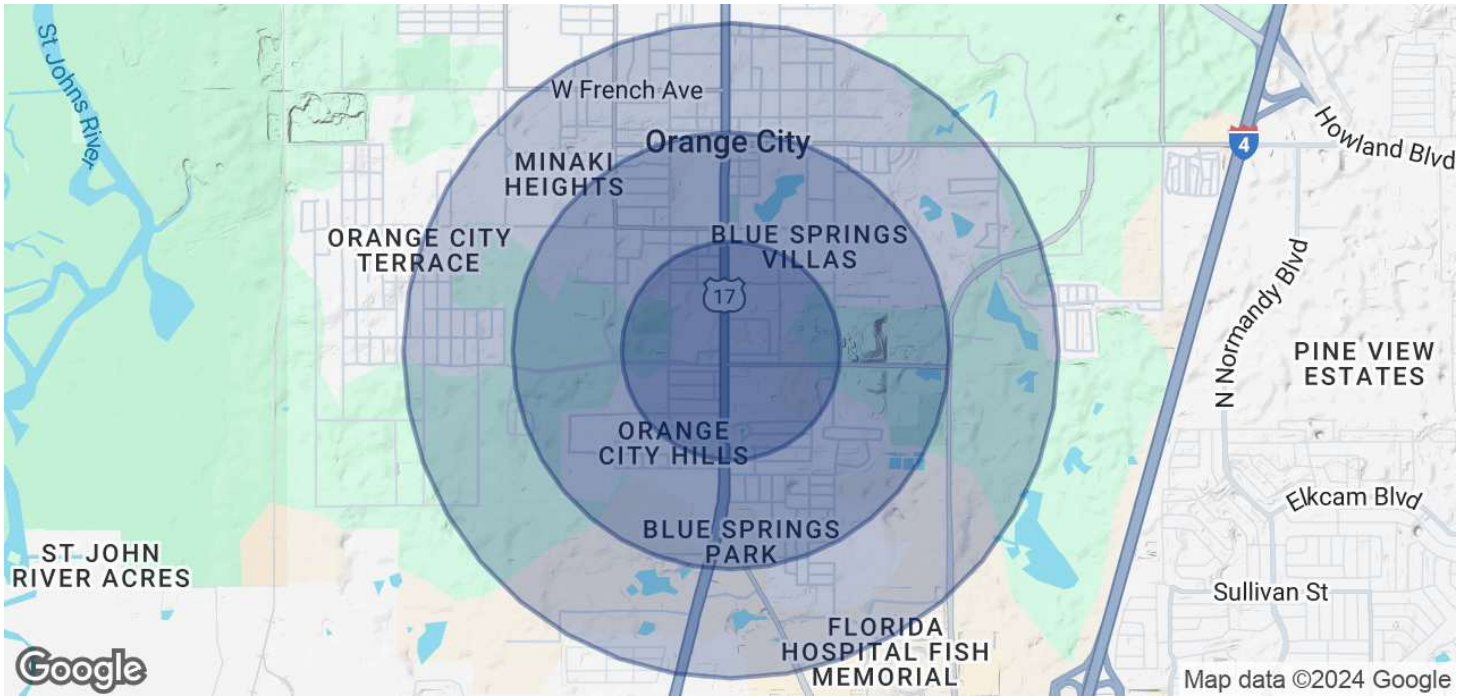


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,078	4,629	10,233
Average Age	39.1	44.1	43.7
Average Age (Male)	36.3	43.8	42
Average Age (Female)	45.5	47.7	47.7
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	470	2,166	4,803
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$48,588	\$51,043	\$52,931
Average House Value	\$141,589	\$132,300	\$138,605

2020 American Community Survey (ACS)

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