

# LEASE

## GRAVES AVE OFFICE/RETAIL SPACES

244 E Graves Ave Orange City, FL 32763



### PROPERTY DESCRIPTION

Located in the Historic District of Orange City. East Graves Ave has many advantages for a local business to thrive. One block off of US Hwy 17-92. Join local businesses on this highly visible area of Orange City next to Dickenson Park, Orange City Public Library and City Administrative Offices. This space has 4 Offices, 2 Restrooms, 2 Closets and a Storage room. The Building also houses 12 apartment units above the Lease spaces.

### PROPERTY HIGHLIGHTS

- Located in Historic Orange City
- Good Traffic Count and Visibility
- Newly renovated Building and Occupancies
- Close proximity to City Hall, Administrative Offices, Police and Fire Departments

### OFFERING SUMMARY

Lease Rate:	Suite 240 \$18.00 PSF
Number of Units:	4
Available SF:	1300
Lot Size:	16,956 SF
Building Size:	13,544 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	236	670	3,289
Total Population	560	1,548	7,574
Average HH Income	\$78,639	\$80,021	\$80,428

**Anthony Avila**  
(386) 532-4119



**COLDWELL BANKER  
COMMERCIAL**  
AI GROUP



# LEASE

## GRAVES AVE OFFICE/RETAIL SPACES

244 E Graves Ave Orange City, FL 32763



**Anthony Avila**  
(386) 532-4119



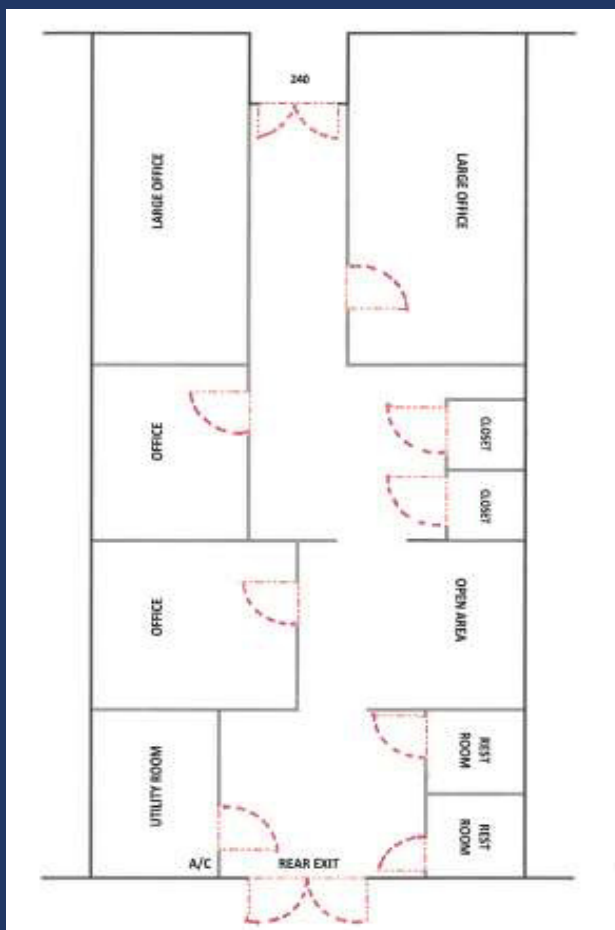
**COLDWELL BANKER  
COMMERCIAL**  
AI GROUP

**FOR LEASE**  
**240 E. GRAVES AVE**  
Approx. 1300 Sq. Ft.



AI Group

FLOOR PLAN  
FOR REFERENCE USE ONLY



LEASING AGENT: ANTHONY AVILA  
CONTACT #: 386-532-4119  
EMAIL: ANTHONY@CBCAIGROUP.COM

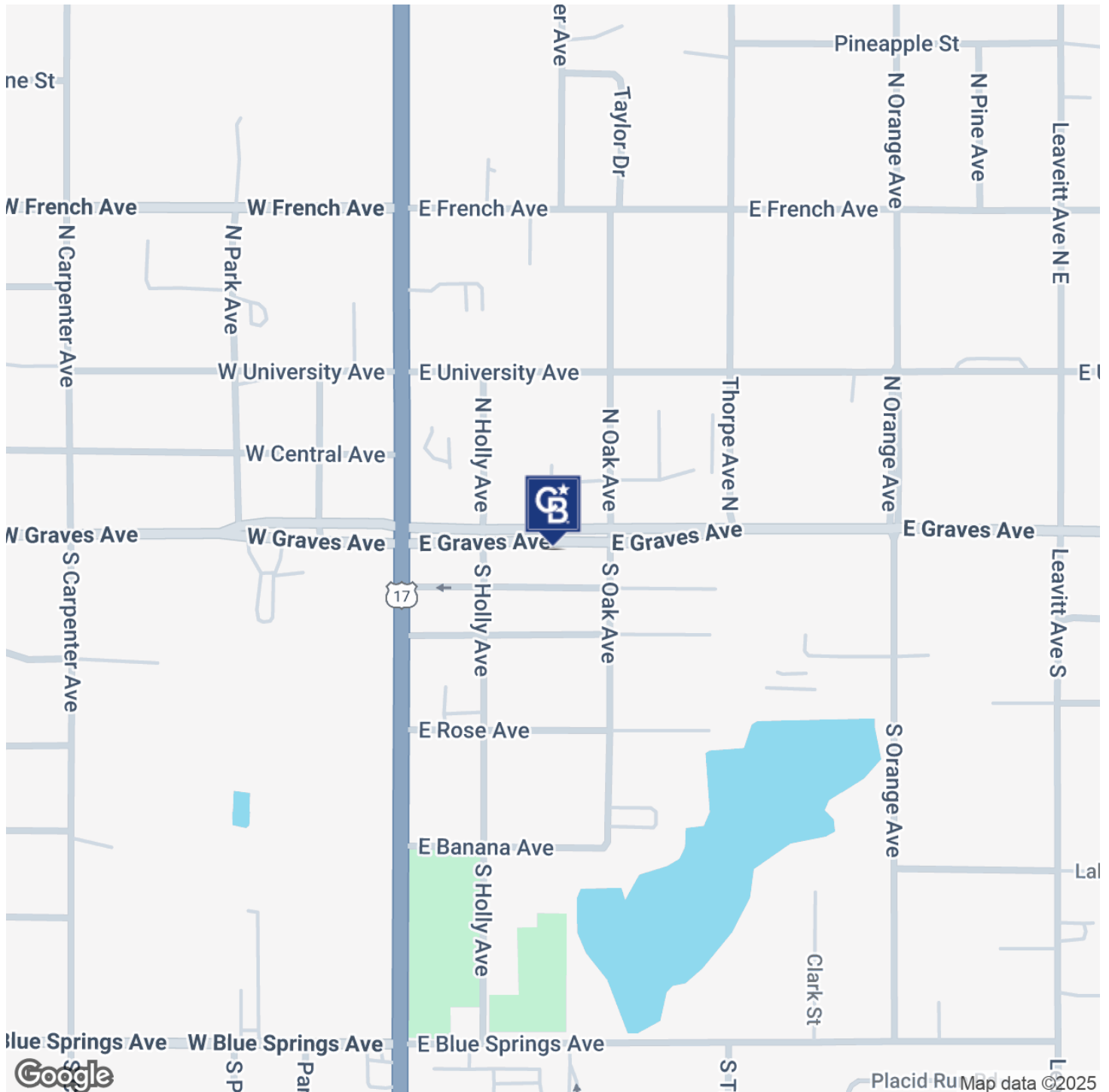
Cell: 386-532-4119

Anthony@cbcaigroup.com

# LEASE

## GRAVES AVE OFFICE/RETAIL SPACES

244 E Graves Ave Orange City, FL 32763



**Anthony Avila**  
(386) 532-4119



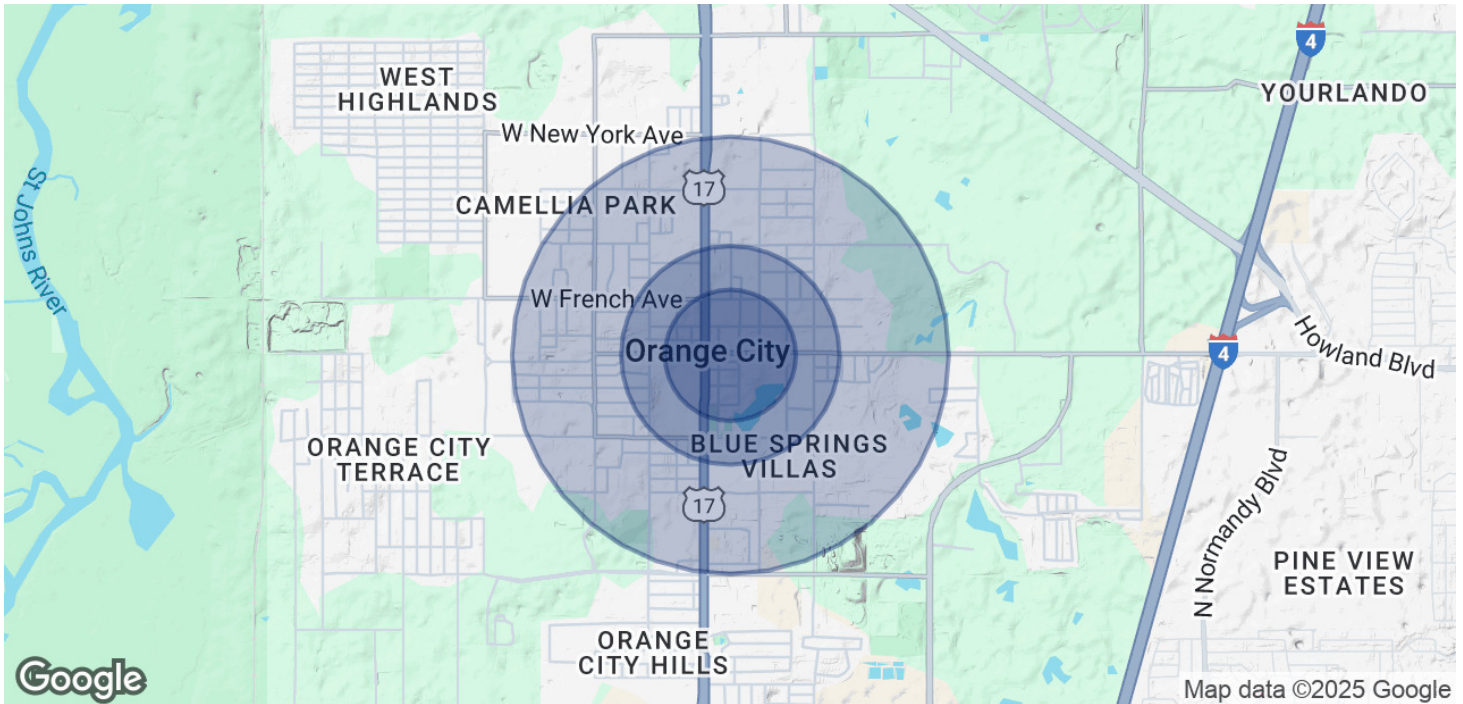
**COLDWELL BANKER**  
**COMMERCIAL**  
AI GROUP



# LEASE

## GRAVES AVE OFFICE/RETAIL SPACES

244 E Graves Ave Orange City, FL 32763



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	560	1,548	7,574
Average Age	43	46	47
Average Age (Male)	41	44	46
Average Age (Female)	44	47	49

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	236	670	3,289
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$78,639	\$80,021	\$80,428
Average House Value	\$316,635	\$293,902	\$285,747

Demographics data derived from AlphaMap

**Anthony Avila**  
(386) 532-4119



**COLDWELL BANKER  
COMMERCIAL**  
AI GROUP