



FOR SALE

Orange City Retail Plaza

2461-2491 N Volusia Ave, Orange City, FL 32763

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PROPERTY SUMMARY

- Excess land included — eligible for outdoor storage income (RVs, boats, trailers).
- Significant near-term opportunity to add value through converting all units to NNN structure and pushing below-market rents to market.
- Recent Capital Improvements for added safety and parking at the rear of the building.
- Outstanding visibility on N Volusia Ave (US-17) with high traffic counts of 32,500 VPD.

PROPERTY OVERVIEW

- Sale Price: \$1,215,000
- CAP Rate: 6.71%
- Occupancy: 100%
- Building Size: 6,599 SF
- Lot Size: 0.87 AC total

Richard Wagner

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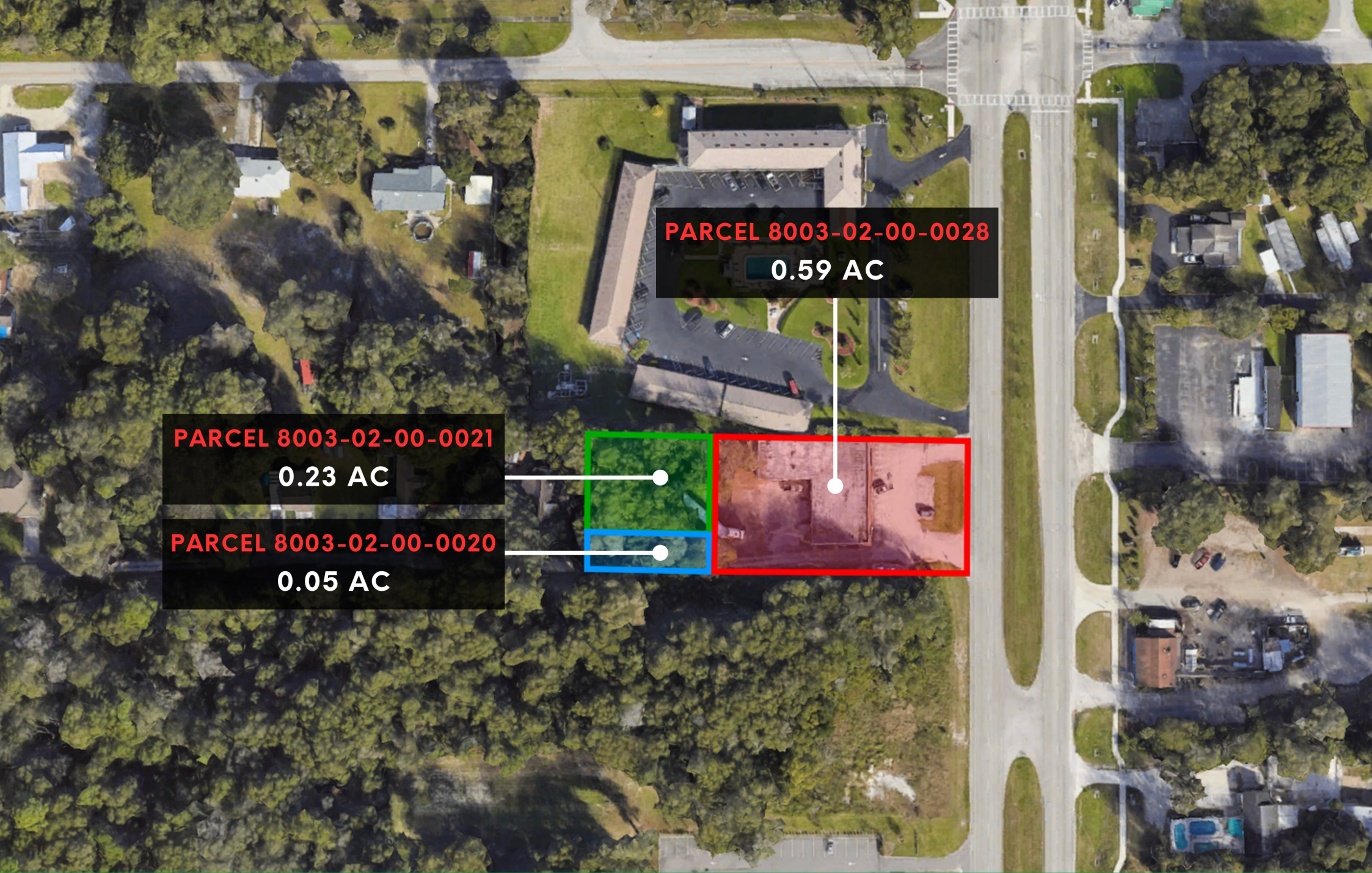
**PROFESSIONAL COMMERCIAL
REAL ESTATE SERVICES**

300 S. Orange Ave, Ste 1000
Orlando, FL 32801

www.PROGRES.com

PROPERTY PHOTOS





PARCEL 8003-02-00-0028
0.59 AC

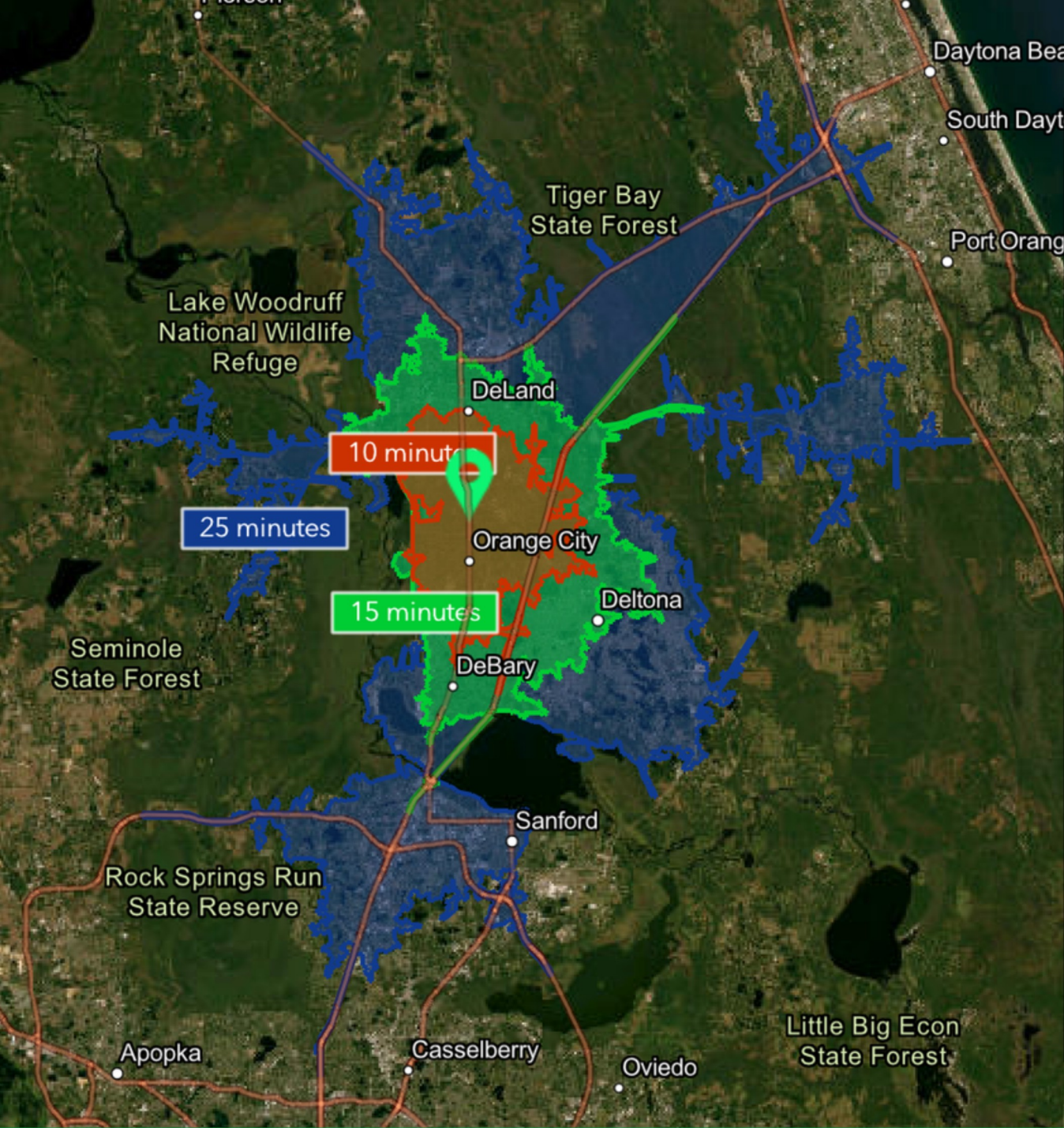
PARCEL 8003-02-00-0021
0.23 AC

PARCEL 8003-02-00-0020
0.05 AC

AERIAL PHOTO



RETAIL TRADE AREA



2025 Estimated Population	
10 minutes	57,978
15 minutes	147,019
25 minutes	324,968
2025 Total Households	
10 minutes	23,559
15 minutes	57,963
25 minutes	127,528
2025 Average Household Income	
10 minutes	\$93,521
15 minutes	\$95,340
25 minutes	\$101,532

DRIVE-TIME DEMOGRAPHICS



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