

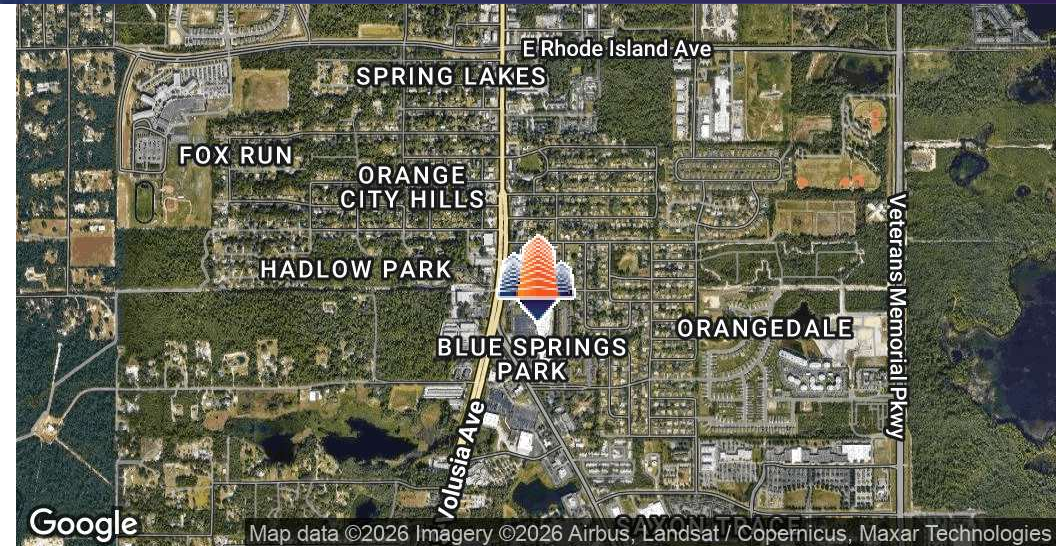
Village Marketplace

2401 Enterprise Road, Orange City, FL 32763



EQUITY
INVESTMENT
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1,700 SF space available
- Bravo Supermarket anchored neighborhood center with co-tenants such as Harbor Freight & Farmer's Furniture
- Major renovations recently completed, including roof and canopy replacement and parking lot seal coating/stripping
- Located on the corner of US 17-92 & Enterprise Road with excellent visibility on both roads and a signalized intersection on Enterprise Road
- Situated in the major commercial corridor of Volusia County, bringing people from Orange City, DeLand, Deltona, and DeBary
- Signage available and ample parking
- Traffic Counts: US 17-92 – 36,000 CPD and Enterprise Rd – 24,000 CPD

[CLICK HERE FOR VIRTUAL TOUR](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,700 SF
Building Size:	102,363 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,841	20,001	40,515
Total Population	6,398	48,591	103,815
Average HH Income	\$61,160	\$86,706	\$89,619

Casey Dorner

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PROPERTY PHOTOS



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SITE PLAN & SPACE AVAILABLE

TENANT ROSTER

2397 - La Familia	10,270 SF
2399 - Farmers Furniture	27,760 SF
2401 - Harbor Freight Tools	14,400 SF
2403 - CosmoProf	2,700 SF
2405 - Dollar Houseware	1,700 SF
2407 - Nail Salon	1,300 SF
2411 - Preview Games	4,000 SF
2413 - Bravo Supermarket	26,640 SF
2415 - Advantage Medical	1,500 SF
2417 - DIY Pest Control	750 SF
2419 - Enterprise Barbershop	750 SF
2421 - Metro PCS	750 SF
2427 - Dollar Houseware	4,450 SF
2431 - Vape Shop	1,400 SF
2433 - Available	1,700 SF
2437 - Coast Dental	2,293 SF



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RETAILER MAP



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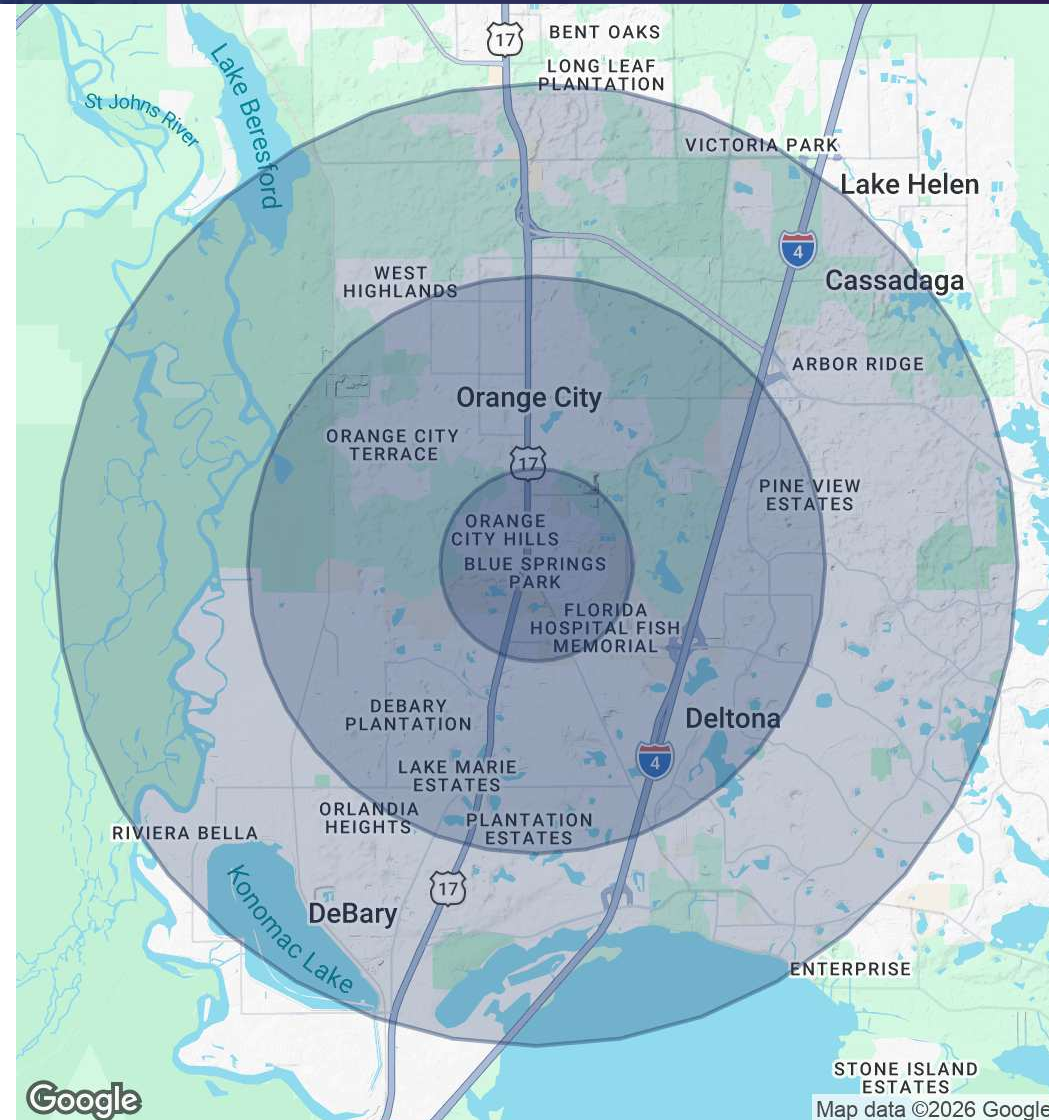
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,398	48,591	103,815
Average Age	45	46	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,841	20,001	40,515
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$61,160	\$86,706	\$89,619
Average House Value	\$284,771	\$302,687	\$301,052

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,780	31,607	64,413
Total Population - Black	689	3,759	8,919
Total Population - Asian	130	942	2,069
Total Population - Hawaiian	0	24	61
Total Population - American Indian	46	217	476
Total Population - Other	673	4,394	10,331



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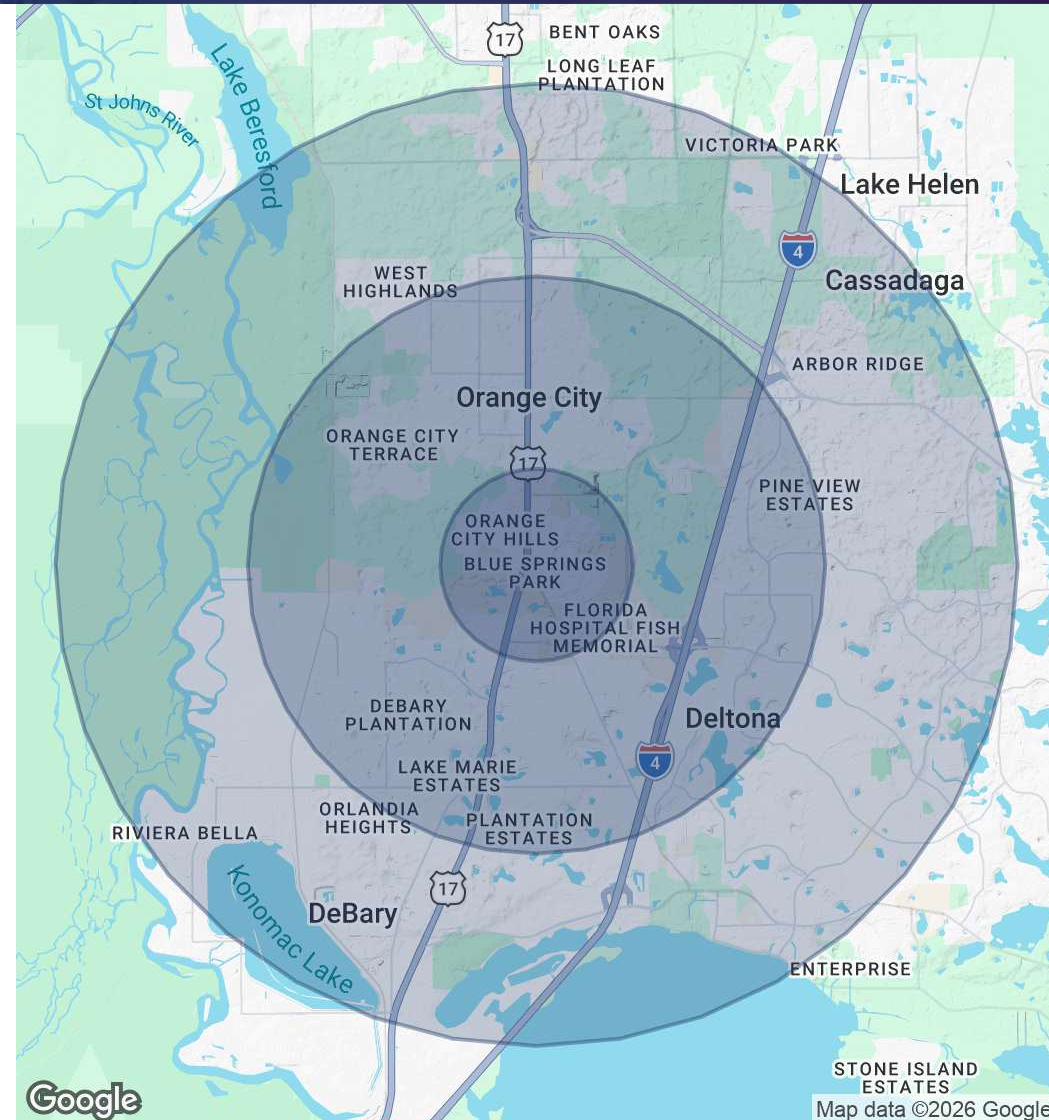
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DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
Age 0 - 4	366	2,269	4,986
Age 5 - 9	355	2,349	5,229
Age 10 - 14	339	2,613	5,878
Age 15 - 17	217	1,619	3,724
Age 18 - 20	211	1,573	3,612
Age 21 - 24	260	1,922	4,375
Age 25 - 34	791	5,122	11,256
Age 35 - 44	699	5,444	12,430
Age 45 - 54	665	5,641	12,611
Age 55 - 64	739	6,554	13,937
Age 65 - 74	809	6,970	14,168
Age 75 - 84	654	4,586	8,440
Age 85+	293	1,929	3,168



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