

EXECUTIVE SUMMARY

Orange City Marketplace • 816 Saxon Blvd Orange City, FL 32763



OFFERING SUMMARY

Available SF: 900 - 16,012 SF

Lease Rate: \$10.00 - 20.00 SF/yr
((\$5.68/sf NNN)

Lot Size: 23.5 Acres

Year Built: 1988

Building Size: 172,079 SF

Zoning: MX-2

PROPERTY OVERVIEW

- The property is conveniently located on the corner of Saxon Boulevard and Enterprise Road.
- Join these national tenants: Planet Fitness, Domino's Pizza, Dollar General and Rent A Center.
- Shadow anchored by Ollie's Bargain Outlet, Starbucks, Conn's Home Furniture, and Popshef.
- Just one mile from interstate 4, with close proximity to the SunRail station in Debary.
- The Shopping center has a strong daytime population due to the local and national tenant mix.
- Combined traffic count of 58,500 vehicles per day.

LOCATION OVERVIEW

Prime location at the corner of Saxon Boulevard and Enterprise Road.
High traffic area
Great visibility and signage

VITOR DE SOUSA, CCIM

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vitor@teamlbr.com

JEFFERY T. ROBISON, CCIM

President | Broker
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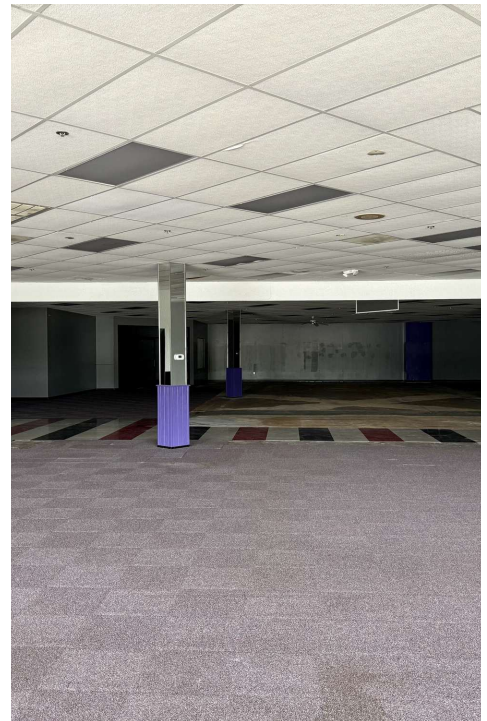
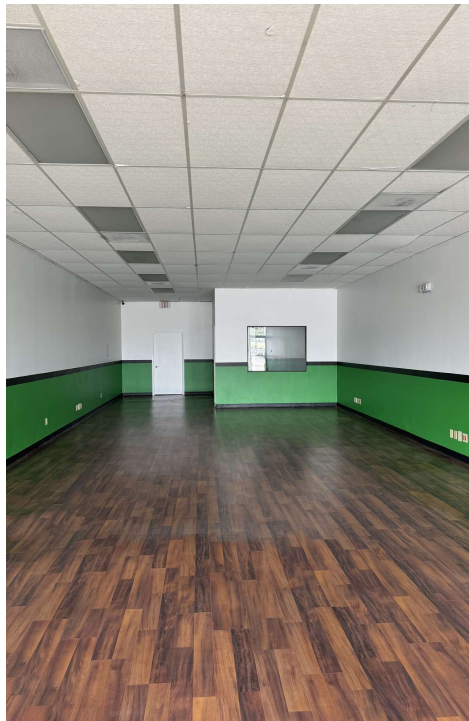
Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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LOCATION MAP

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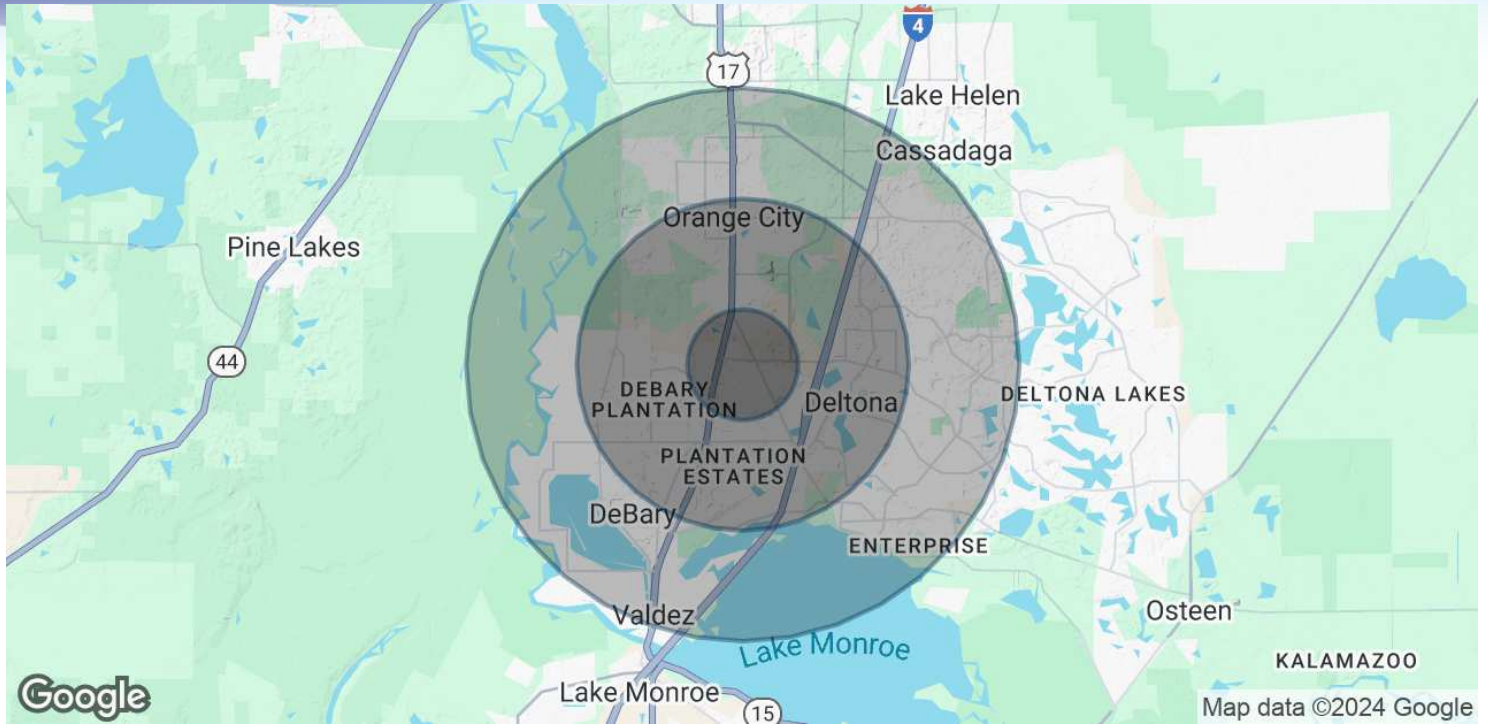
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,631	54,112	106,860
Average Age	49	45	44
Average Age (Male)	46	44	43
Average Age (Female)	51	47	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,320	21,954	41,409
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$90,130	\$86,407	\$86,966
Average House Value	\$330,409	\$302,019	\$292,104

Demographics data derived from AlphaMap

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