

# SAXON CROSSING OUTPARCEL

2641 ENTERPRISE RD. ORANGE CITY, FL 32763



FOR MORE INFORMATION, CONTACT DOUG FLICK | 419.724.2222 | [DFLICK@EIDIProperties.com](mailto:DFLICK@EIDIProperties.com)



- With direct access from both Enterprise Rd. and Saxon Blvd and convenient ingress/egress at the signalized intersection, the site offers exceptional visibility and accessibility for daily commuter and shopper traffic.
- The site features a spacious, dedicated parking lot with easy access from the side drive, ensuring smooth customer flow without congestion from the main road.
- The property is surrounded by a dense mix of national retailers, including Walgreens, Taco Bell, Starbucks, Lowe's, and Walmart, and sits directly in front of Saxon Crossing—home to Hobby Lobby, Esporta Fitness, and Pet Supermarket.
- The area draws steady traffic throughout the day from nearby residential neighborhoods, schools, Gateway Park, and Debary Country Club. It is perfectly positioned within a bustling retail hub, making it a prime choice for tenants looking to capitalize on strong co-tenancy, heavy foot traffic, and regional exposure.

## PROPERTY DEMOGRAPHICS

1 MILE    3 MILE    5 MILE

 **POPULATION**

**6,020    35,426    81,210**

 **AVERAGE HH INCOME**

**\$70,131    \$79,080    \$87,762**

## BUILDING SIZE:

12,000 SF

## AVAILABLE SPACE:

UP TO 12,000 SF

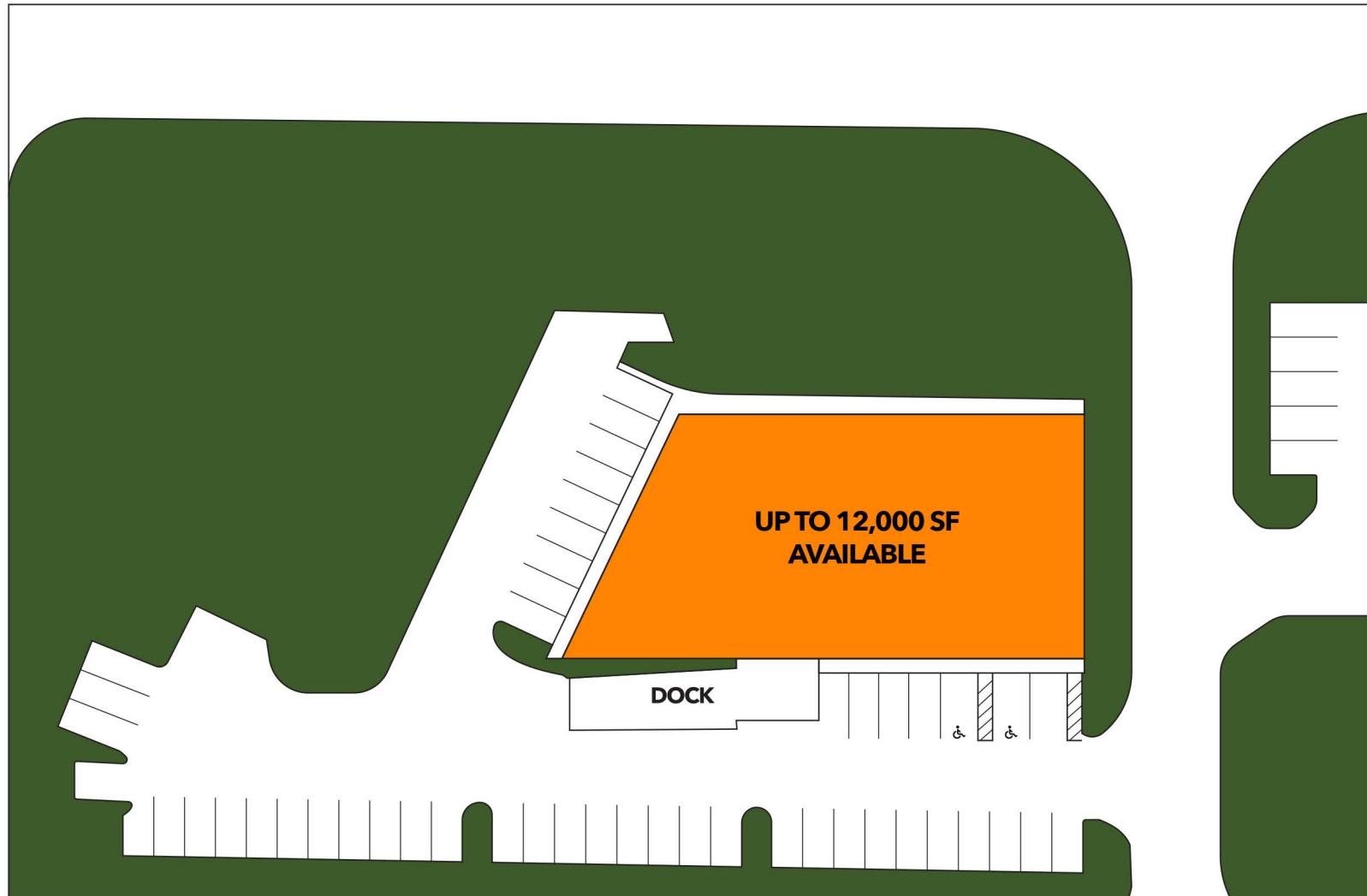
## LEASE RATE:

\$18/SF NNN

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Disclaimer: The site plan shows approximate location, square footage and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.

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