



2750 ENTERPRISE ROAD, ORANGE CITY, FL 32763
ENTERPRISE CENTER – ORANGE CITY

PROPERTY HIGHLIGHTS

- Great location with high visibility and traffic counts
- Perfect for medical/office use
- Build Out Incentive/Allowance for qualified tenants
- Great parking with 5.81/1,000 parking ratio
- Excellent signage

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|----------------|----------|----------|----------|
| Population | 6,291 | 54,020 | 100,871 |
| Households | 2,569 | 22,066 | 39,719 |
| Avg. HH Income | \$74,354 | \$66,768 | \$68,997 |

FOR MORE INFORMATION



Bobby Bridges
407-616-1025
bobby@v3capital.com



Bailey Vick
407-491-3335
bailey@v3capital.com

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For More Information:

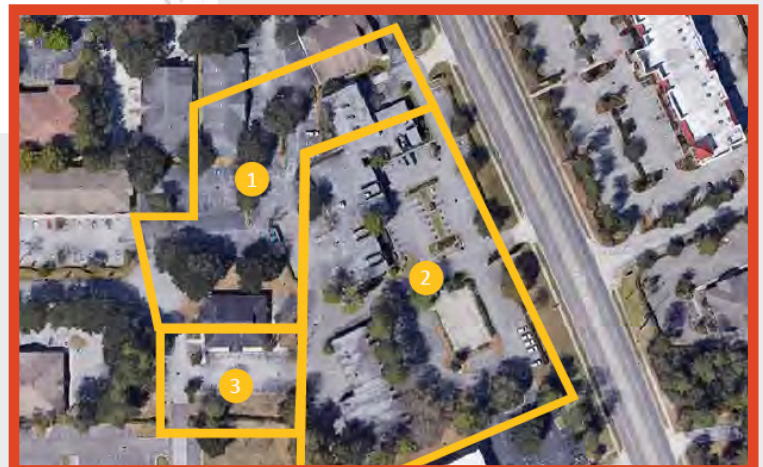
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SITE PLAN



| SUITE | TENANT | SF |
|-------------------|-----------------------------------|---------------|
| BUILDING 1 | | |
| 2740 | Williams FloorCenter | 7,600 |
| 2742 A&B | Volusia County Property Appraiser | 6,300 |
| 2744 | Available | 2,350 |
| 2746 | Direct General Insurance | 1,650 |
| BUILDING 2 | | |
| 2750 A&B | Kids Spot | 2,800 |
| 2752-B | Accord Specialty Pharmacy | 1,200 |
| 2754 | Department of Education | 3,000 |
| 2756 | Quest Diagnostics | 3,003 |
| BUILDING 3 | | |
| 2730-A | Bass Aba Therapy | 3,500 |
| 2730-B | Hanger Clinic | 1,625 |
| 2730-C | Bass Aba Therapy | 1,325 |
| BUILDING 4 | | |
| 830-A | Orange City Pharmacy | 1,300 |
| 830-B | Groups Recover Together | 2,000 |
| 830 C&D | Central Florida MRI | 3,500 |
| BUILDING 5 | | |
| 2765-A | Broadway Dreams Dance | 1,100 |
| 2765 B&C | LHC Group | 2,640 |
| 2765D | Bella Lynne Salon | 1,200 |
| TOTAL | | 46,693 |

| # | Property |
|---|---|
| 1 | 830 Commed Blvd & 2730 Enterprise Rd Orange City, FL 32763 |
| 2 | 2740 Enterprise Road Orange City, FL 32763 |
| 3 | 2765 Rebecca Lane Orange City, FL 32763 |



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RETAILER MAP



2744 (2,350 SF)

