



PROPERTY DESCRIPTION

- The property is conveniently located on the corner of Saxon Boulevard and Enterprise Road.
- Join these national tenants: Planet Fitness, Domino's Pizza, and Rent A Center.
- Shadow anchored by Ollie's Bargain Outlet, Starbucks, AutoZone, and Popsheff.
- Just one mile from interstate 4, with close proximity to the SunRail station in Debary.
- Second Generation Restaurant available.
- 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 DESCRIPTION

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

SPACES	LEASE RATE	SPACE SIZE
828-913	\$14.00 SF/yr	8,400 SF
858	\$12.00 SF/yr	16,012 SF
852-35	\$25.00 SF/yr	1,600 SF

OFFERING SUMMARY

Lease Rate:	\$12.00 - 25.00 SF/yr (\$5.68/sf NNN)
Number of Units:	12
Available SF:	1,600 - 16,012 SF
Lot Size:	23.5 Acres
Building Size:	172,079 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,320	21,954	41,409
Total Population	7,631	54,112	106,860
Average HH Income	\$90,130	\$86,407	\$86,966

VITOR DE SOUSA, CCIM

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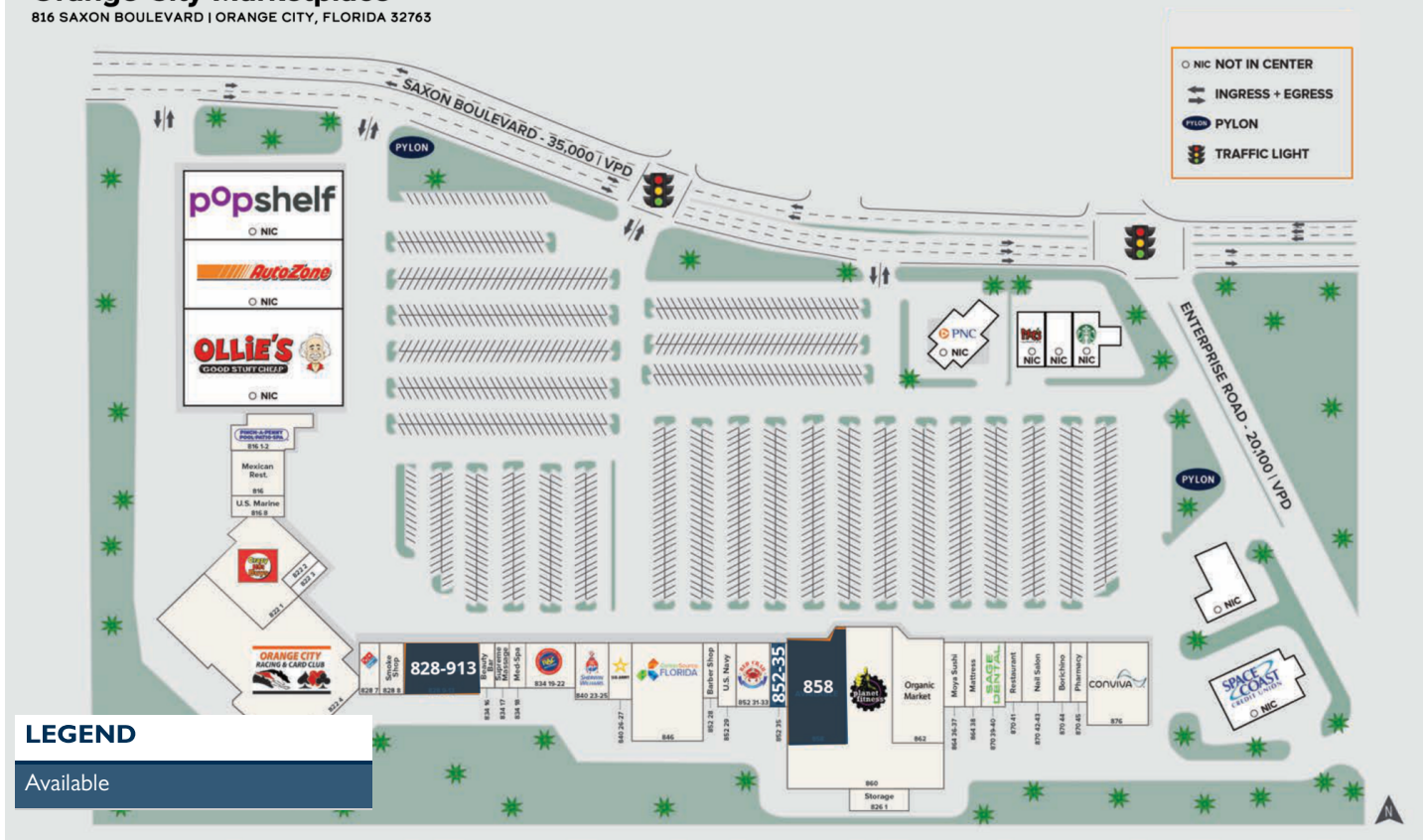
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Orange City Marketplace

816 SAXON BOULEVARD | ORANGE CITY, FLORIDA 32763



LEASE INFORMATION

Lease Type:	\$5.68/sf NNN
Total Space:	1,600 - 16,012 SF

Lease Term:	Negotiable
Lease Rate:	\$12.00 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
828-913	Available	8,400 SF	\$5.68/sf NNN	\$14.00 SF/yr	-
858	Available	16,012 SF	\$5.68/sf NNN	\$12.00 SF/yr	-
852-35	Available	1,600 SF	\$5.68/sf NNN	\$25.00 SF/yr	-

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Additional Photos

Orange City Marketplace For Lease



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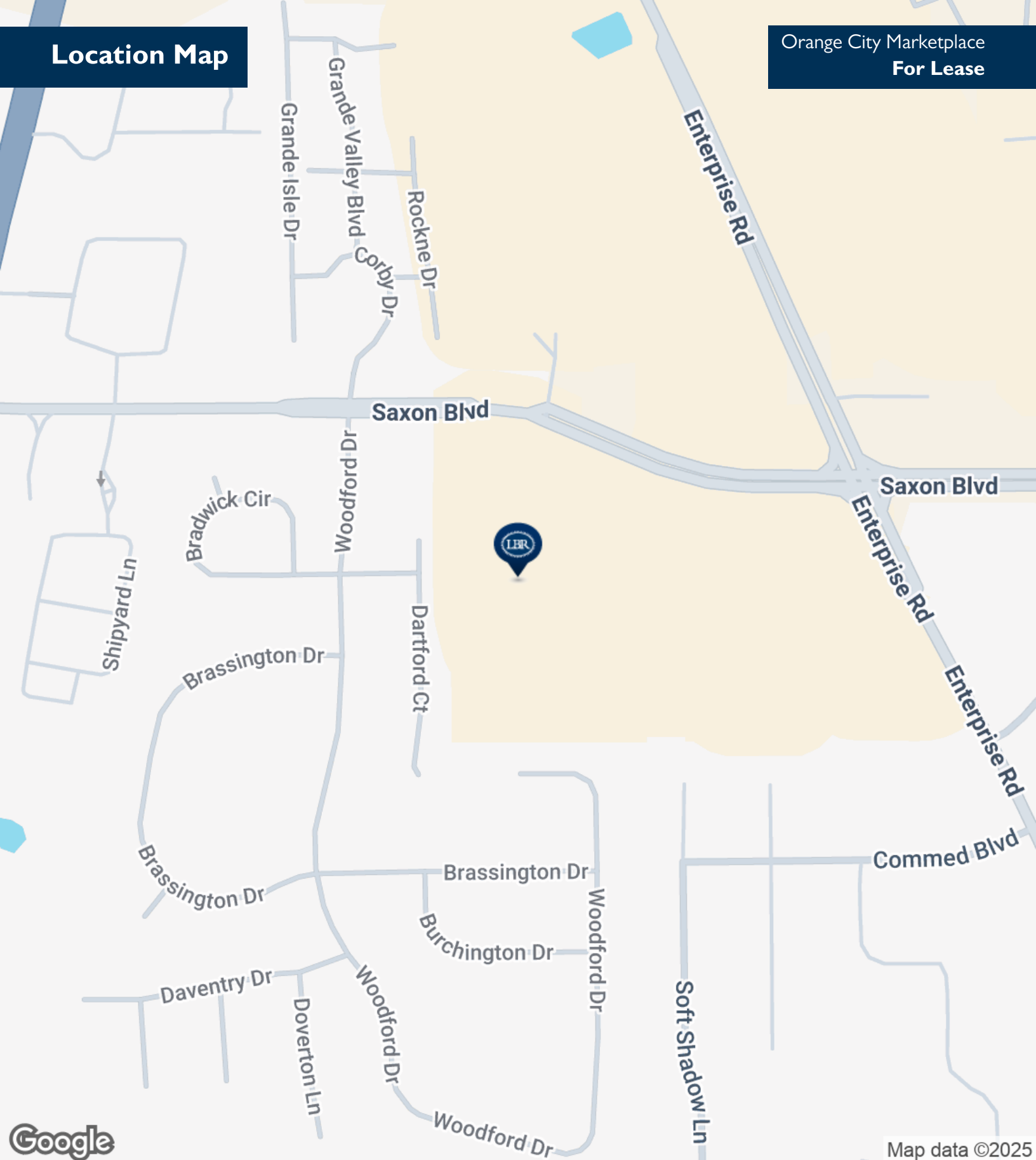
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change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

Location Map

Orange City Marketplace
For Lease



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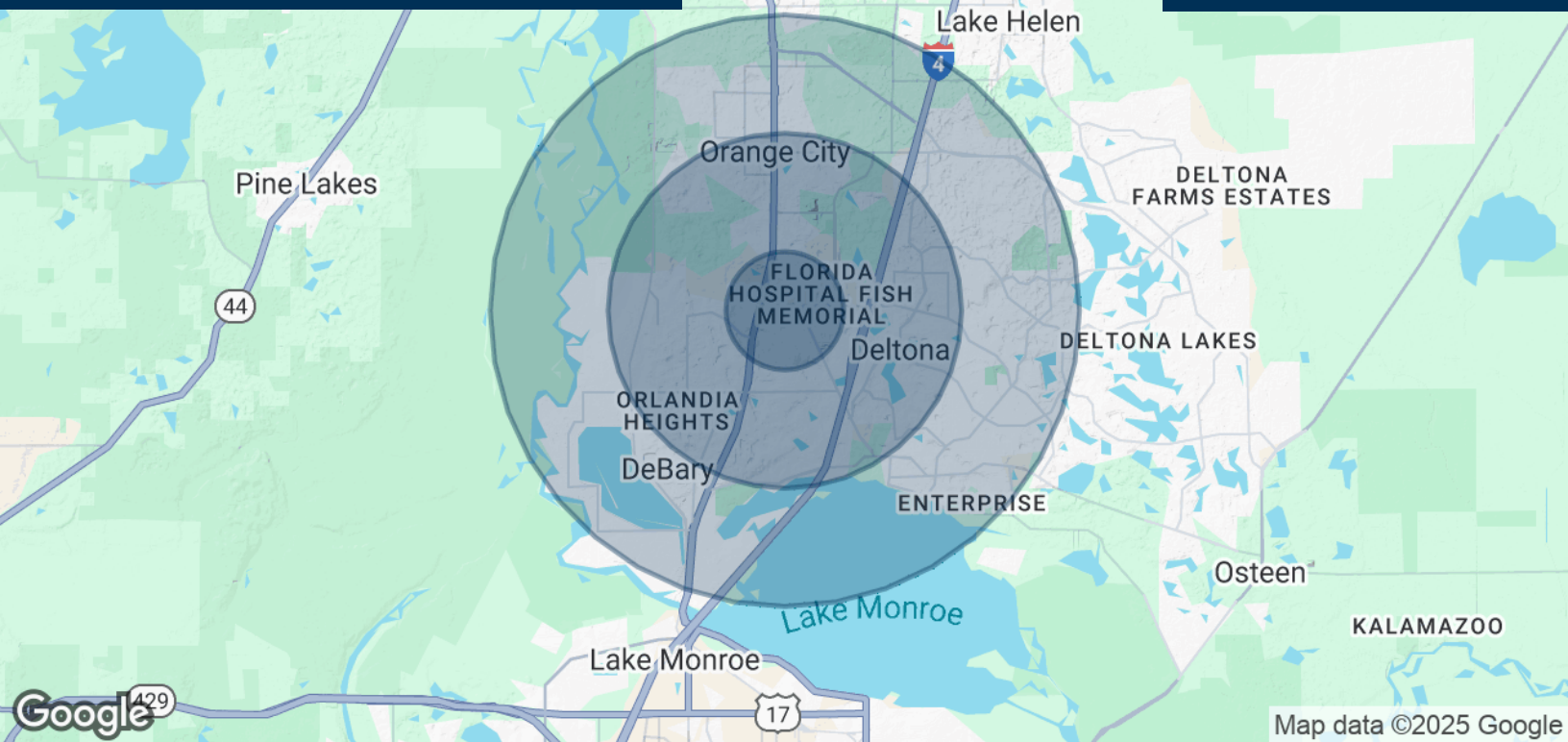
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Demographics Map & Report

Orange City Marketplace
For Lease



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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