

FOR LEASE



REPURPOSE OR REDEVELOPMENT SITE, BUSY US HWY 1792

1511 S VOLUSIA AVE, ORANGE CITY, FL, 32763



PROPERTY HIGHLIGHTS

- Land Size: .647 acres +/- 28,200 SF +/-
- **Traffic Count: 34,671 Vehicles Per Day**
- Right In/Out, Left In/Out - all directional access
- Bordered by 3 roadways, US Hwy 1792 (S Volusia Ave) Frontage, Cedar Ave along the south and Mimosa Ave along the backside of the property
- **3 Mile Radius Demographics: Avg HH Inc \$90,335**
- Zoning: CG-2 FLU: COMM Muni: Orange City
- Frontage US Hwy 1792: 141 Linear Foot
- Depth to Mimosa Ave: 200 Linear Foot
- Close to: I-4, I-95, SR 417 & 429, *Easy Access Anywhere*
- Lease Lease: Monthly = \$6,500 Annual = \$78,000

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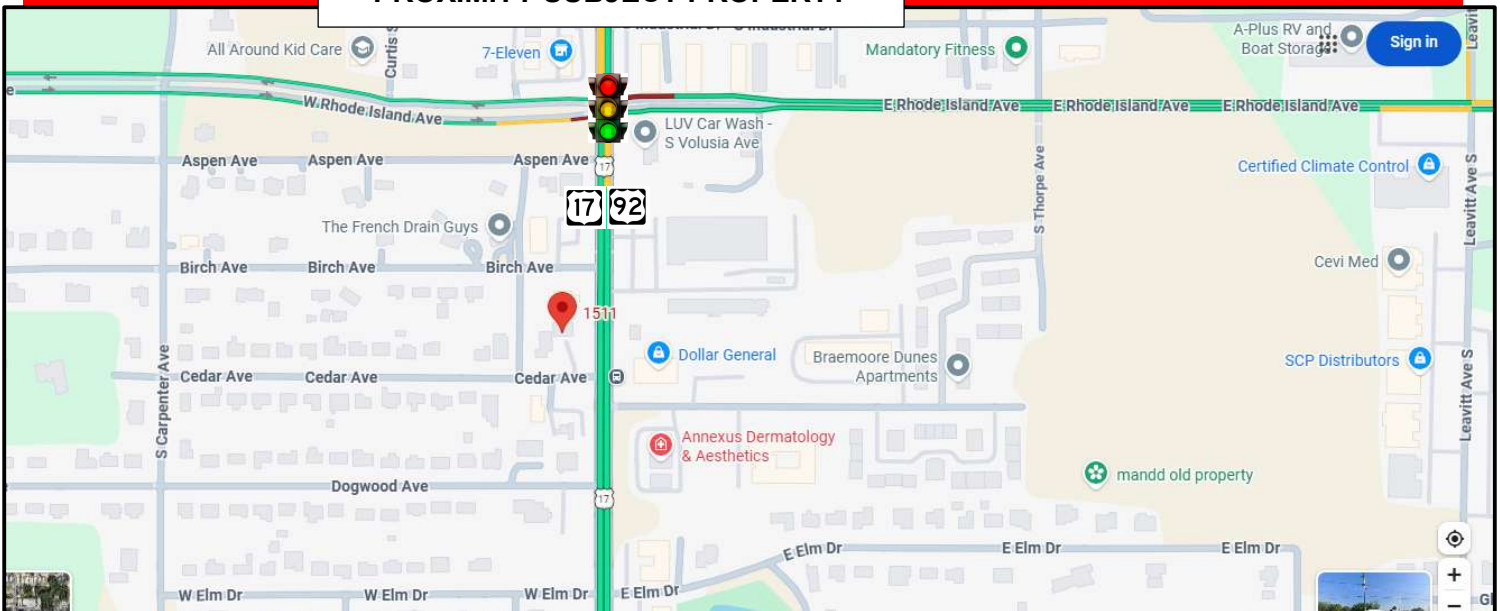
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RETAIL AERIAL OVERVIEW PROXIMITY SUBJECT PROPERTY



MAP OVERVIEW PROXIMITY SUBJECT PROPERTY



TRAFFIC COUNTS

S Volusia Ave @ W Elm Dr

34,671

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	5,824	41,057	100,487
Households:	2,473	16,771	38,777
Avg Income:	\$64,963	\$90,335	\$92,758

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CENTRAL AND NORTH FLORIDA

Map showing major cities and highways in Central and North Florida. Cities highlighted with red boxes include Tallahassee, Jacksonville, Gainesville, Ocala, Orlando, Tampa, St. Petersburg, Melbourne, and Daytona Beach. A red pin is placed near Orlando.

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TABLE OF USES. CITY OF ORANGE CITY. CG-2 ZONING

P - Permitted use															
C - Conditional use															
	RR	R-1	R-2	R-3	MH-1	OT	MX-1	MX-2	CG-1	CG-2	CR	I-1	I-2	PUD	LL0
COMMERCIAL USES															
Private club								**	P	P	C			*	P
Dental laboratory						C	P	**	P	P		P	P	*	P
Medical laboratory								**	P	P		P	P	*	P
Emergency care facility or outpatient clinic							C	**	C	P				*	P
Financial institutions, including commercial banks and savings and loans (unless an automobile-oriented use, then a conditional use)							C	**	P	P		P		*	P
Corporate offices								**	P	P		P	P	*	P
Professional office						C	P	**	P	P		P	P	*	P
Business office					P ⁷	C	P	**	P	P		P	P	*	P
Studio for instructions in art, music						C	P	**	P	P		P		*	P

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	RR	R-1	R-2	R-3	MH-1	OT	MX-1	MX-2	CG-1	CG-2	CR	I-1	I-2	PUD	LLO
Package store (unless an automobile-oriented use, then a conditional use)								**	C	P				*	P
Funeral home, mortuary							P	**	P	P				*	P
Nursing or extended care facility						C	C	**	C	P				*	P
Pharmacy								**	P	P				*	P
Retail sales and services (unless an automobile-oriented use, then a conditional use)						p ⁷	C	P	**	P	P			*	P
Recreation and entertainment establishment, such as bowling alley, miniature golf course, billiard parlor								**	C	P				*	P
Fitness center or health spa							C	**	P	P		P		*	P
Retail sales of building, home and garden supplies, and like uses (but not including on-site manufacturing of products sold)								**	P	P		P		*	P

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Plant nursery and sales, including incidental sales of garden supplies and equipment								**	P	P		P		*	P
Taxi service								**	C	P		P		*	P
Courier/delivery service								**	C	P		P		*	P
Veterinary hospitals with boarding of animals in a completely enclosed building								**	P	P		P		*	P
Kennel								**		C		P	P	*	P
Restaurant, type A (unless automobile-oriented use, then a conditional use)						P		**	P	P		C		*	P
Restaurant, type B (unless an automobile-oriented use, then a conditional use)								**	P	P		P		*	P
Bar, cocktail lounge or saloon								**	C	P				*	P
Hotel, motel						C		**	C	P				*	P
Motion picture theater								**		P				*	P

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Sales, rentals and incidental servicing of new and used automobiles, motorcycles, trucks and tractors, recreational, farm and garden equipment, boats, mobile homes and like uses (but not including salvage yards and junkyards)								**		C		C		*	C
Sign and paint shop								**	P	P		P	P	*	P
Car wash and/or detailing								**		C		P	P	*	C
Vehicle repair station, type A (entirely within a building)— Refer to section 8.7.14. SEE LAST PAGE								**		P		P	P	*	P
Vehicle repair station, type B (entirely within a building)— Refer to section 8.7.14								**				P	P	*	
Business warehouse								**	C	C		P	P	*	P
Sales of automotive parts and equipment entirely within a building, including installation								**	C	P		P		*	P

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Data processing							P	**	P	P		P	P	*	P
INDUSTRIAL USES															
Craft industry							P	**	P	P		P		*	P
Light industry							P	**	P	P		P		*	P
Medium Industry								**	C	C		P	P	*	C
Heavy industry								**				C	C	*	
Laboratories, research and/or testing								**	C	P		P	P	*	P
Laundries and linen services, not including laundromat								**				P	P	*	
Wholesale building materials storage and sales								**				P	P	*	
Research and technology uses								**	C	C		P	P	*	P
Moving and storage companies								**	C	C		P	P	*	C
Printing and publishing and related facilities								**	C	C		P	P	*	C
Truck or freight transfer terminals								**				C	P	*	
Truck, automobile, boat, mobile recreational vehicle and shelter, motorcycle and trailer storage								**		C		P	P	*	C
Warehouses								**				P	P	*	

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Utilities substations, sewage treatment plants, water storage facilities and the like		C	C	C	C	C	C	**	C	C		C	C	*	C
Outdoor storage								**				C	C	*	
Excavation of mineral resources								**				C	*		
Communication tower and antennas—Refer to section 8.7.20 of this chapter								**				C	C	*	
Pest exterminators								**	C	P		P	P	*	P
Pain management clinics—Refer to section 8.8												P	P		
Internet cafes—Refer to section 8.7.18													P		
Recovered materials processing facility—[Refer to section 8.7.18]														*	
INSTITUTIONAL USES															
Parks and recreation areas accessory to residential developments	P	P	P	P	P	P	P	**						*	P

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Publicly owned parks and recreation area	P	P	P	P	P		P	**	P	P				*	P
Houses of worship		C	C	C	C ⁴	C	C	**	P	P				*	P
Hospital								**		C				*	P
Cemeteries	C	C	C	C				**		C				*	
Emergency services		C	C	C	C ⁴	C	P	**	P	P		P	P	*	P
Government building, community center and library	C	C	C	C	C ⁴	C	C	**	C	C				*	P
Public school	P ₃	P ₃	P ₃	P ₃	P ³	P ³	P ³	**	P	P				*	P
Private school		C	C	C	C ⁴	C	C	**	C	P				*	P
AGRICULTURAL USES															
Hobby breeding	P							**							
Raising of crops and keeping of animals accessory to a single-family (dwelling (nothing herein shall exclude the raising of crops or animals for sale])	P							**							
Riding stable (minimum parcel size requirement of 2½ acres)	C							**							

8.7.14 Automobile service stations. The following regulations shall apply to automobile service stations:

A. Principal or accessory structures shall not be erected within 35 feet of any property zoned for residential use.

B. No accessory structures shall be erected closer than ten feet to a street. If accessory structures are erected within any front yard, they shall be removed before the property is converted to use other than an automobile service station.

C. The number of points of access for one automobile service station shall not exceed one for each 75 feet of street frontage. Each point of access shall be no more than 30 feet wide and be located no less than 25 feet from the intersection of a street right-of-way. Each point of access shall be located no less than 15 feet from any other property line. On state and county maintained roads, clearance for additional points of access shall first be obtained from the state department of transportation or Volusia County.

D. Where lots to be used for service stations abut any property zoned for residential use, a landscaped buffer area meeting the requirements of chapter 10 of this code shall be provided.

E. All materials, merchandise and equipment, other than motor vehicle fuels, shall be stored within the principal building.

F. Adequate, enclosed trash storage facilities shall be provided on the site.

G. Wreckers and service or customer vehicles, may be parked on the premises but shall be parked in a manner that will not create a traffic hazard or interfere with any vehicular maneuvering area necessary for gasoline pump areas, service bays or within any required off-street parking spaces.

Restaurants are classified as:

Type A: Buildings where the customers normally order from individual menus while seated at a table. The order is then normally served by a restaurant employee to the same table and there consumed by the customer. Type A restaurants also include cafeterias.

Type B: Any building containing a restaurant other than type A.