

**FOR
LEASE**

Freestanding Retail Building

**1035 S. VOLUSIA AVE
ORANGE CITY, FL 32763**



CONTACT

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PROPERTY FEATURES

- 4,756 SF Freestanding Building (Currently leased to a pawn shop)
- 100% AC Showroom (2,500 SF+/-)
- .25 Acre Site Zoned Commercial (Orange City) with cross access and parking.
- Located in HW 17-92 (Volusia Ave) surrounded by retail users including banks, restaurants, service users, and lodging
- Owner will replace the roof and paint inside and outside of the property and may amortize improvements over the lease term for a credit tenant.
- OPEX is \$3.43 (2025) Available Spring 2026

Lease Rate: \$15.00 Absolute NNN

(\$5,945.00 Base + \$1,359.42 NNN = \$7,304.42 Gross)

5 Year Minimum Lease Terms

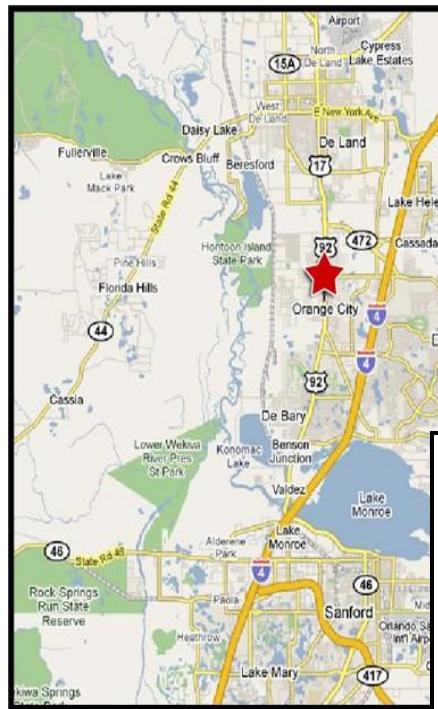
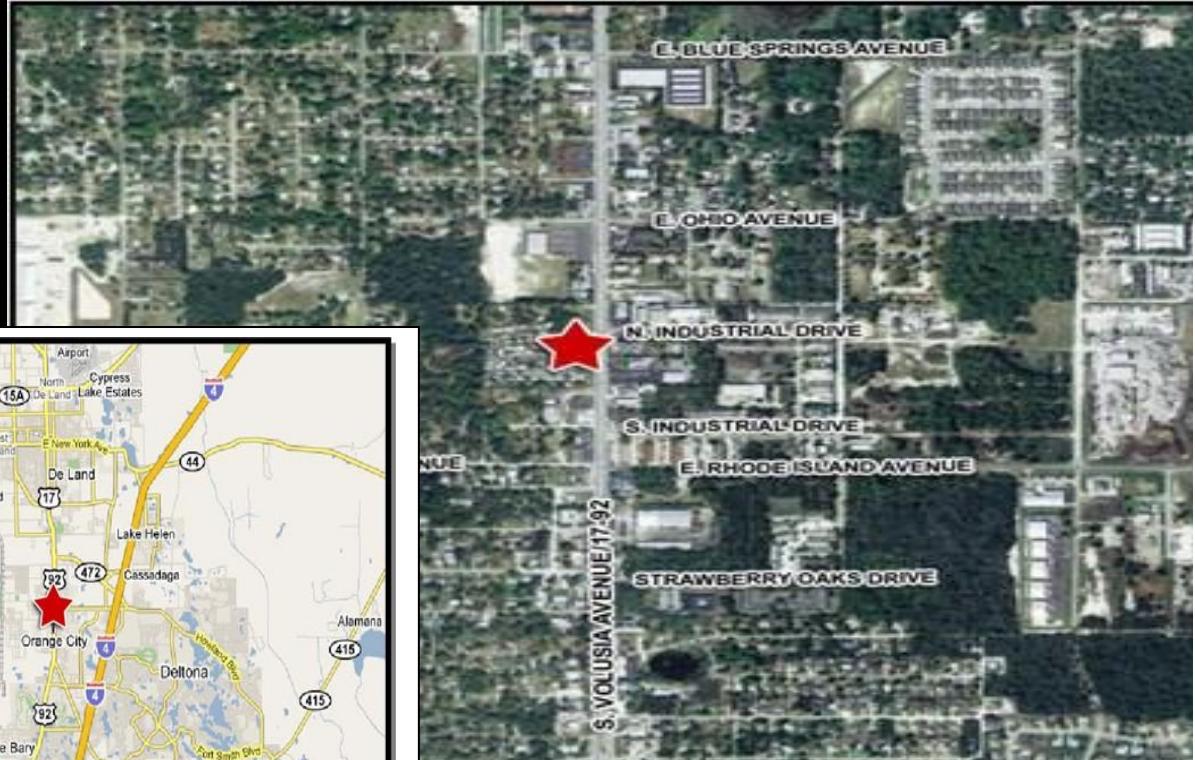
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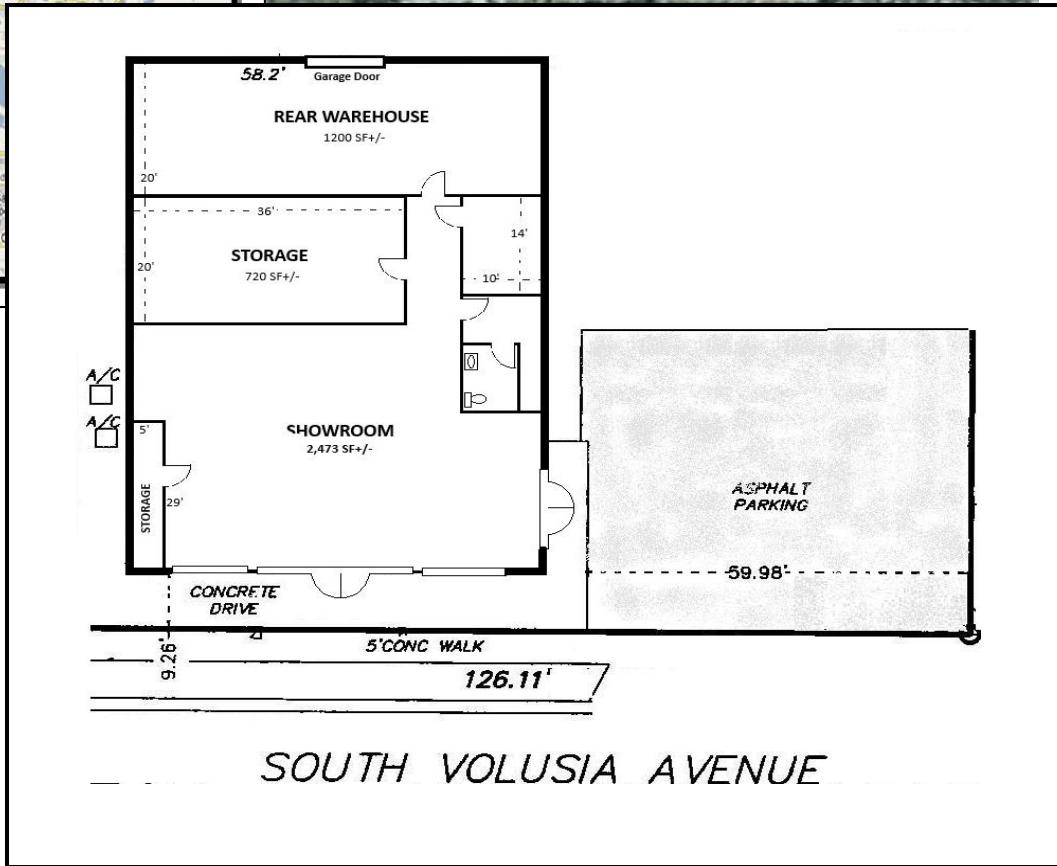
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