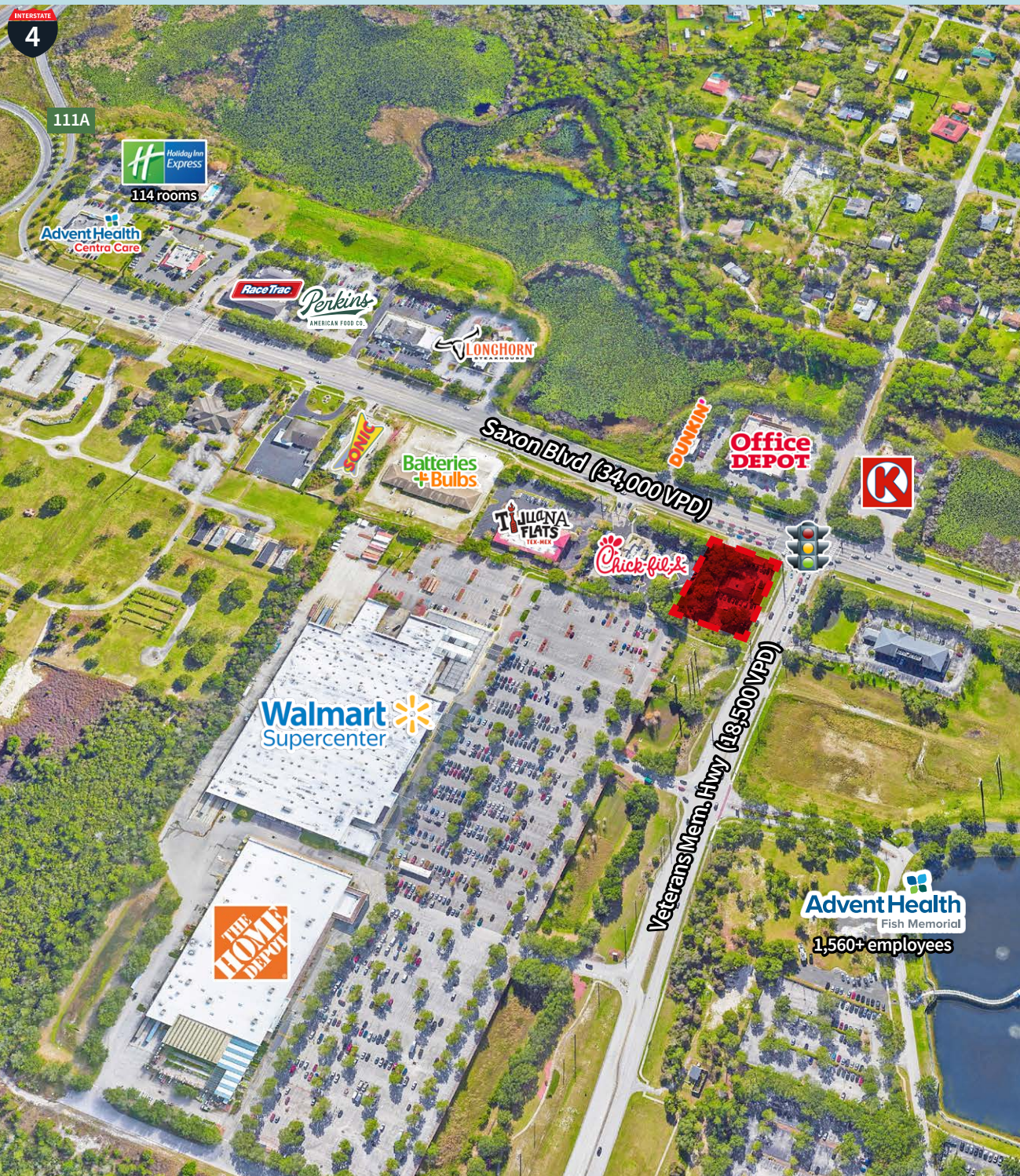


For lease >>>



Premier leasing opportunity at Walmart Supercenter's signalized corner

1133 Saxon Boulevard
Orange City, FL 32763

[View on Google Maps](#)

Opportunity overview >>>>

Land specs

Site size	±0.82 a.c.
Parcel ID (APN)	8023-01-13-0230
Land use	Commercial

Existing building specs

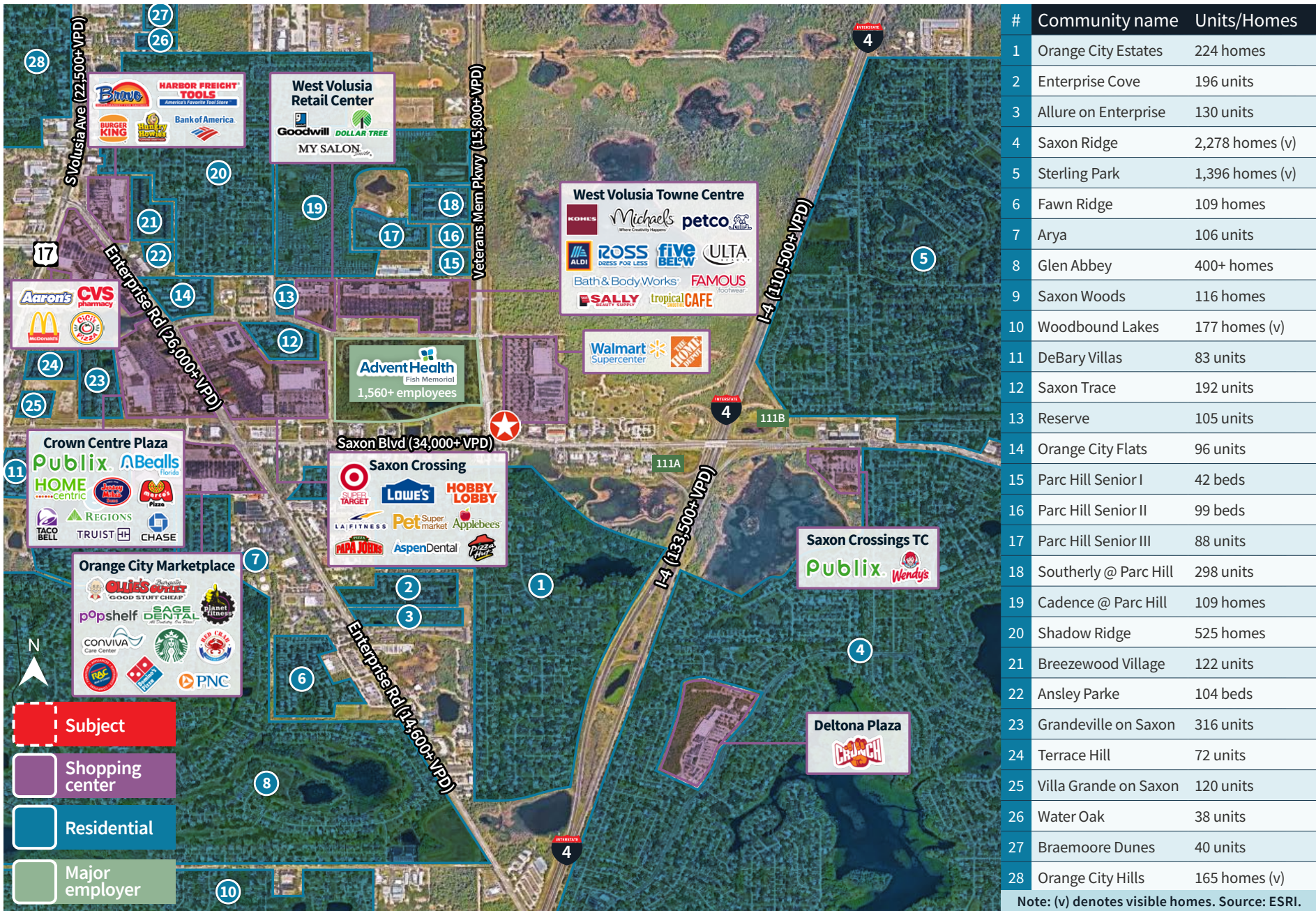
Existing building	±3,762 s.f.
Year(s) built	1986 / 1995

Location specs

Points of access	Saxon Blvd Veterans Mem. Pkwy
Lighted intersection	Yes
Description	NEC of Saxon Blvd / Veterans Mem. Pkwy (49,800+ VPD)
Traffic counts	Saxon Blvd (34,000 VPD) Veterans Mem. Pkwy (15,800 VPD)
Highway access	±0.37 W of I-4 (111A / 111B) ±1.28 mi. E of US-17 ±3.34 mi. S of SR-472



1133 Saxon Blvd / Orange City, FL



Demographic analysis

Who lives in the three-mile radius?



Classic Comfort

Home-owning families supported by multiple earners in the suburbs of metropolitan areas

Median Age: 40.2

Median HH Income: \$88,893

LifeMode Group: Suburban Shine

Traits: Represents suburban stability via dual-income households that enjoy QSRs and shopping at well-known chains.



Dreambelt

Ambitious suburban families building wealth through strategic living and planning

Median Age: 41.5

Median HH Income: \$94,802

LifeMode Group: Suburban Shine

Traits: Forward-thinking households that are brand-loyal warehouse shoppers and invest in their properties, pets and health.



Rural Versatility

Communities spanning working families to retirees with a rural lifestyle

Median Age: 38.9

Median HH Income: \$58,911

LifeMode Group: Community Connections

Traits: The spirit of rural America spanning all ages, united by self-reliance and hands-on lifestyles.



Loyal Locals

Brand-faithful individuals rooted in a small-town atmosphere

Median Age: 46.4

Median HH Income: \$77,226

LifeMode Group: Suburban Shine

Traits: Maintain community connections across generations and demonstrate a preference for trusted and domestic brands.



Parc Hill Homes

	1 mile	3 miles	5 miles
Est. Population	4,333	60,847	113,988
Est. # of Households	1,740	24,764	44,709
Est. Average HH income	\$98,733	\$92,416	\$95,572
Est. Daytime Population	9,666	53,277	92,115



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