

**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 may amortize improvements over the lease term for a credit tenant.
- OPEX is \$3.43 (2025)

Lease Rate: \$15.00 Absolute NNN

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

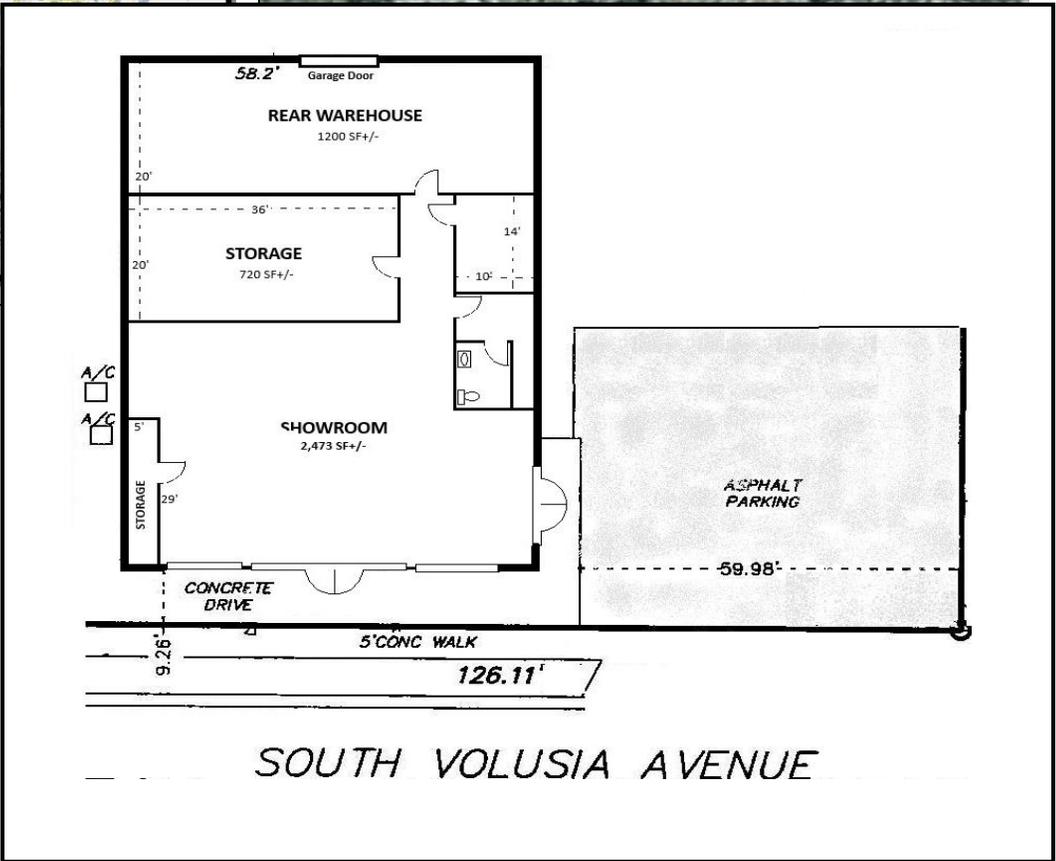
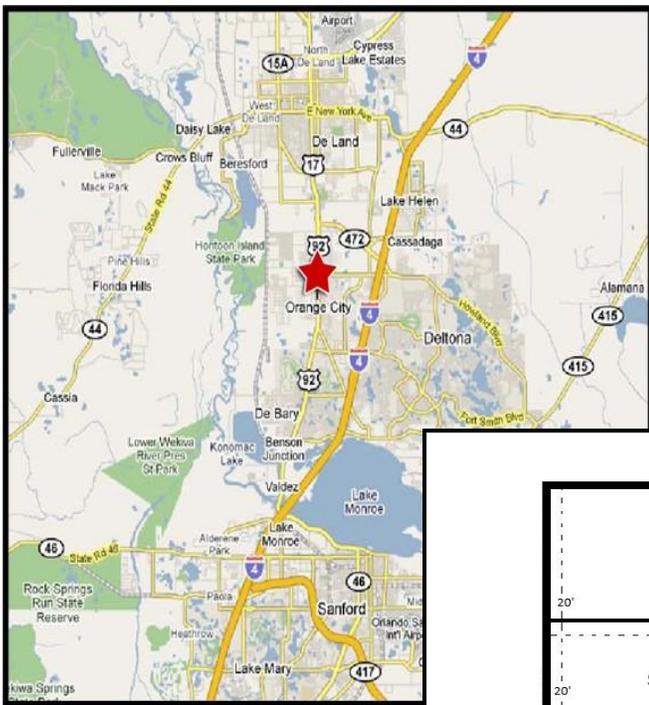
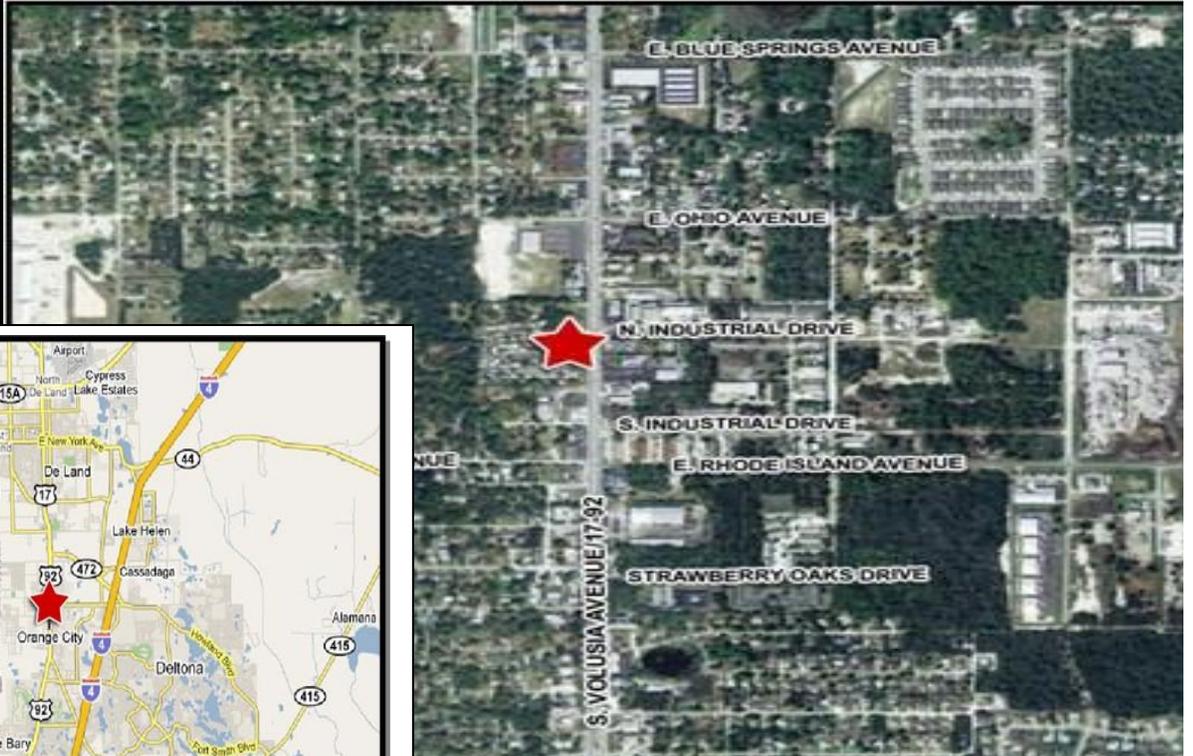
5 Year Minimum Lease Terms

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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