

LEASE

2401 E GRAVES AVE

2401 E Graves Ave Orange City, FL 32763



Gabriel Garrido, CCIM

386 775 8633

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL**
AI GROUP

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



LEASE

2401 E GRAVES AVE

2401 E Graves Ave Orange City, FL 32763



PROPERTY DESCRIPTION

This property is an attractive, Multi-Tenant, single story classic retail strip center located along one of Orange City's major corridors and close to both Florida Hospital Fish Memorial, who just completed a 100 million dollar expansion, and the new Halifax Hospital.

Graves Ave. is one of Orange City's main veins connecting the areas residential and commercial districts. Graves Ave. is experiencing major growth within just blocks of the property. This growth is generating very attractive traffic counts along Graves Ave. It is also within eyesight from the I-4 ramp, and several miles from Hwy 1792, the main North/South thoroughfare for this market.

OFFERING SUMMARY

Lease Rate:	\$10.00 - 12.00 SF/yr (NNN)
CAM	\$5.52 SF/yr
Available SF:	450 - 1,800 SF
Lot Size:	290,280 SF
Building Size:	48,860 SF

AVAILABLE SPACES

AVAILABLE SPACES	LEASE RATE	SPACE SIZE
2401 East Graves Ave suite 15	\$10.00 - 12.00 SF/yr	450 SF
2401 East Graves Ave suite 19	\$10.00 - 12.00 SF/yr	450 SF
2401 East Graves Ave suite 21	\$10.00 - 12.00 SF/yr	450 SF

Gabriel Garrido, CCIM
386 775 8633



COLDWELL BANKER
COMMERCIAL
AI GROUP

LEASE

2401 E GRAVES AVE

2401 E Graves Ave Orange City, FL 32763



Gabriel Garrido, CCIM
386 775 8633



COLDWELL BANKER
COMMERCIAL
AI GROUP

LEASE

2401 E GRAVES AVE

2401 E Graves Ave Orange City, FL 32763



Gabriel Garrido, CCIM
386 775 8633

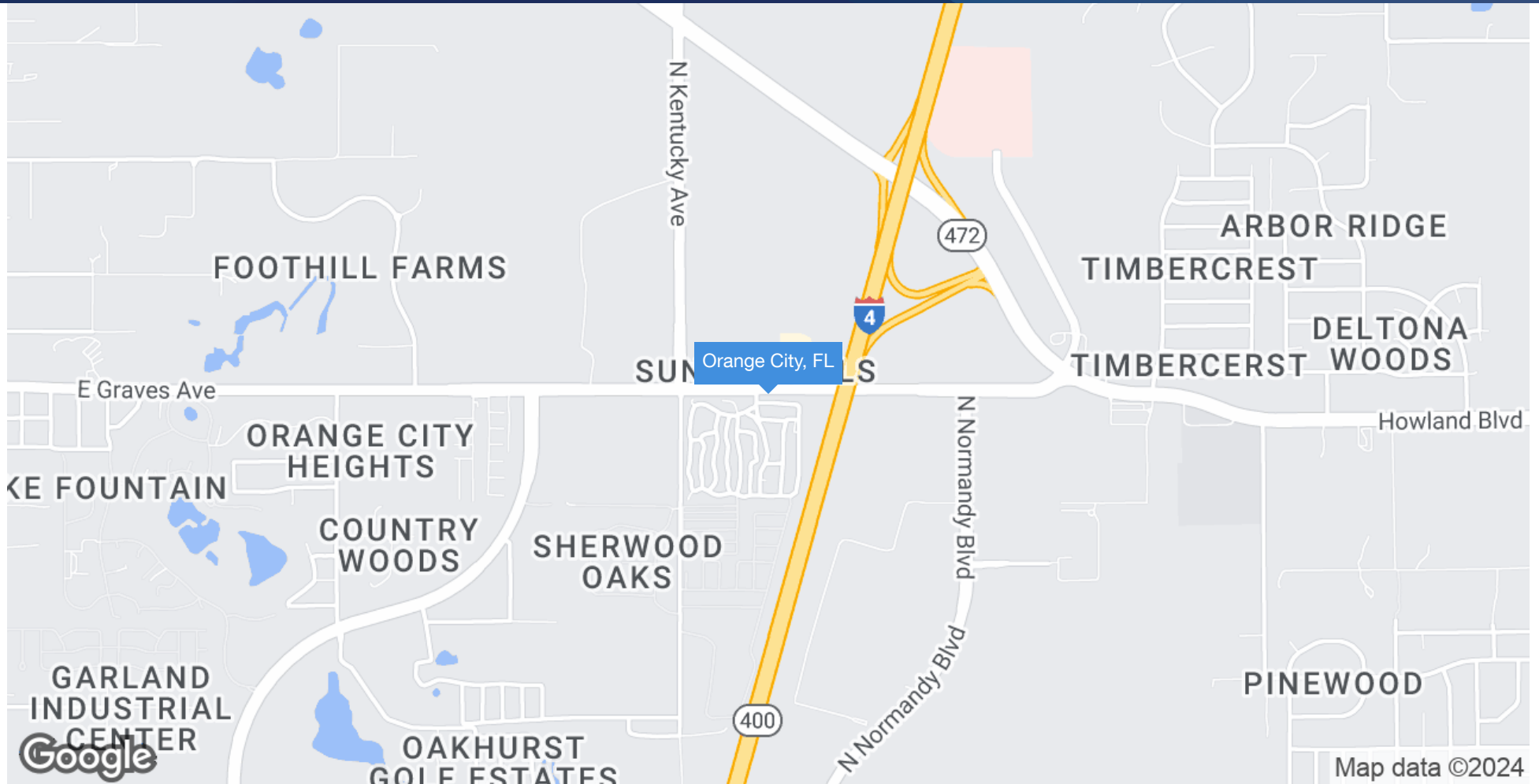


COLDWELL BANKER
COMMERCIAL
AI GROUP

LEASE

2401 E GRAVES AVE

2401 E Graves Ave Orange City, FL 32763



Gabriel Garrido, CCIM
386 775 8633

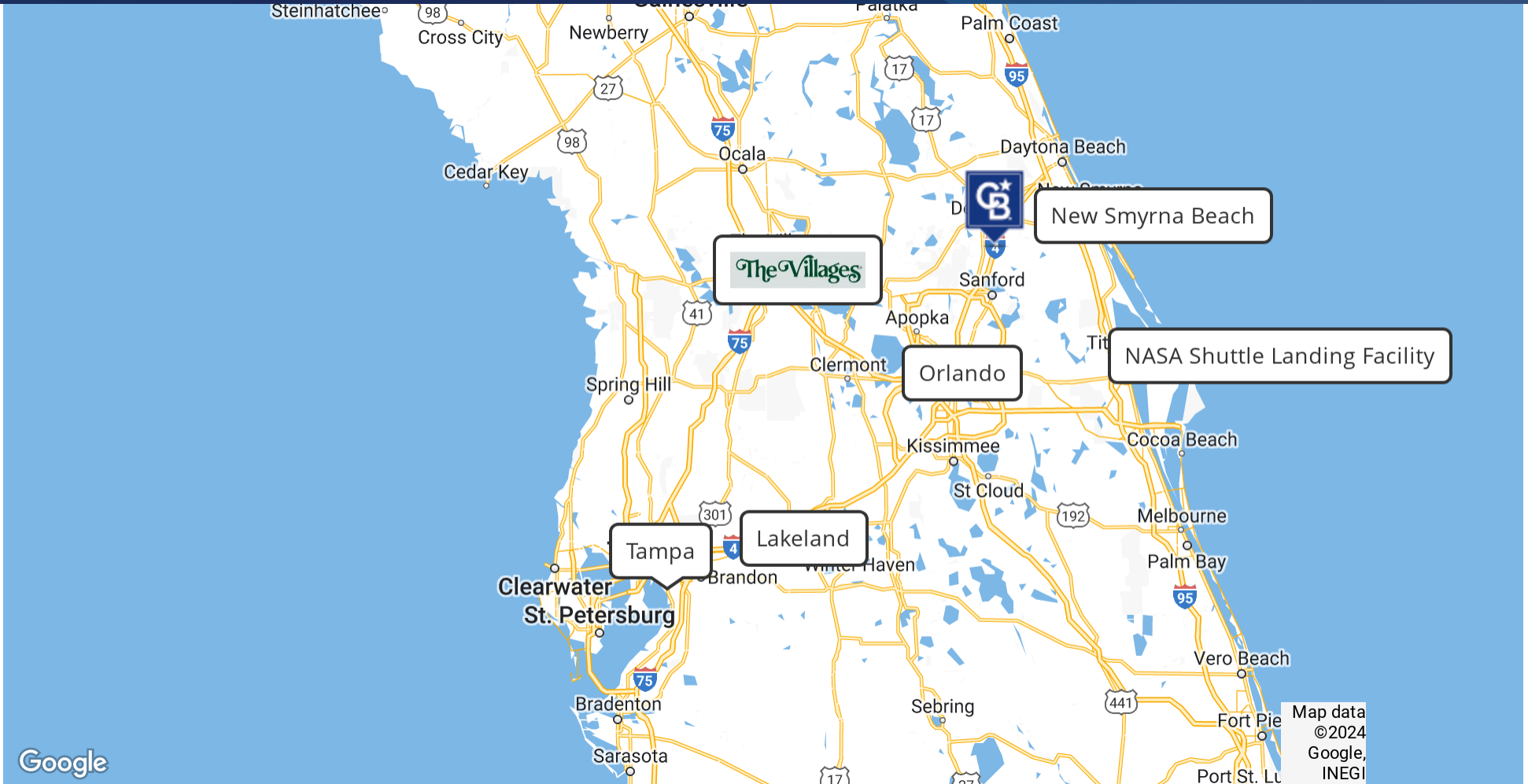


COLDWELL BANKER
COMMERCIAL
AI GROUP

LEASE

2401 E GRAVES AVE

2401 E Graves Ave Orange City, FL 32763



Google

Map data
©2024
Google,
INEGI

Gabriel Garrido, CCIM
386 775 8633

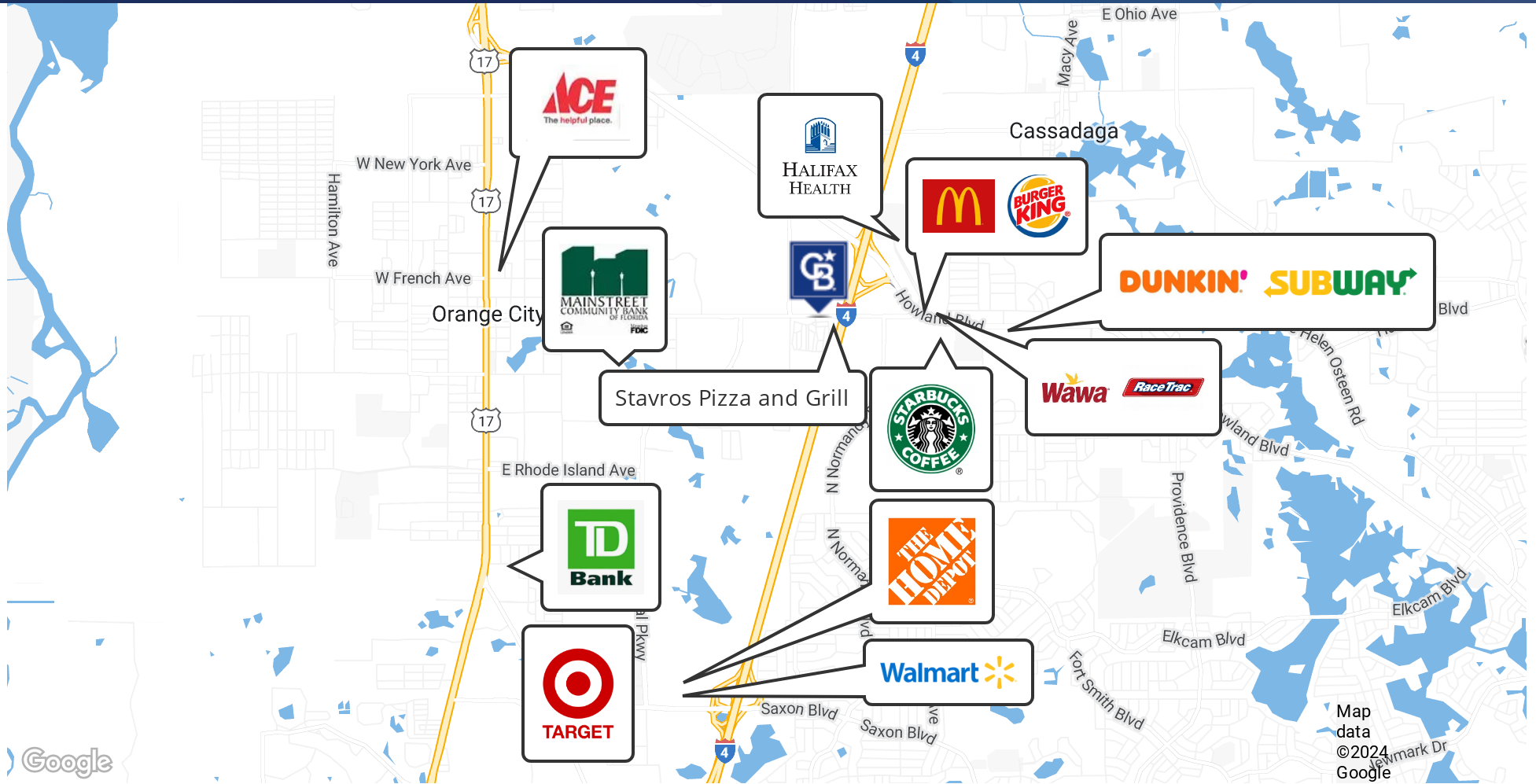


COLDWELL BANKER
COMMERCIAL
AI GROUP

LEASE

2401 E GRAVES AVE

2401 E Graves Ave Orange City, FL 32763



Gabriel Garrido, CCIM
386 775 8633



COLDWELL BANKER
COMMERCIAL
AI GROUP

8 mile infographic proffile

122-140 Rich Ave (8 miles)
 122-140 Rich Ave, Orange City, Florida, 32763
 Ring of 8 miles

Prepared by Esri
 Latitude: 28.94952
 Longitude: -81.26225



2020 Census Summary

122-140 Rich Ave
 Ring of 8 miles

The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

2010-2020 ANNUAL GROWTH RATE



1.31%
Population



2.62%
Group Quarters



1.26%
Households

KEY FACTS

201,623
Total Population

82,301
Housing Units

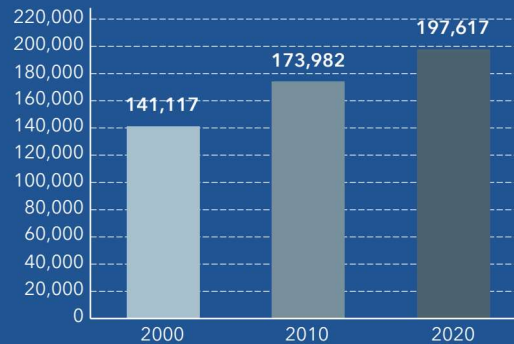
1,003.8
Population Density

2.59
Average Household Size

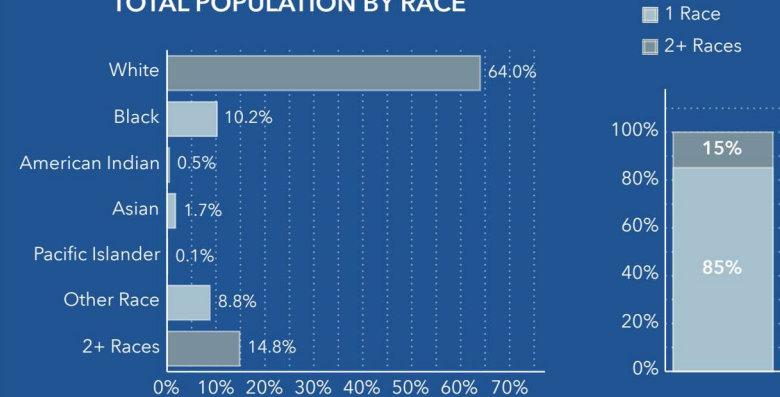
76,433
Total Households

72.6
Diversity Index

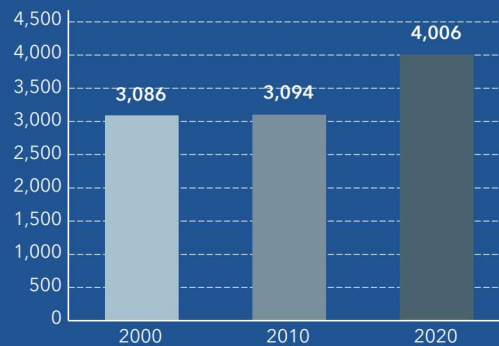
HOUSEHOLD POPULATION



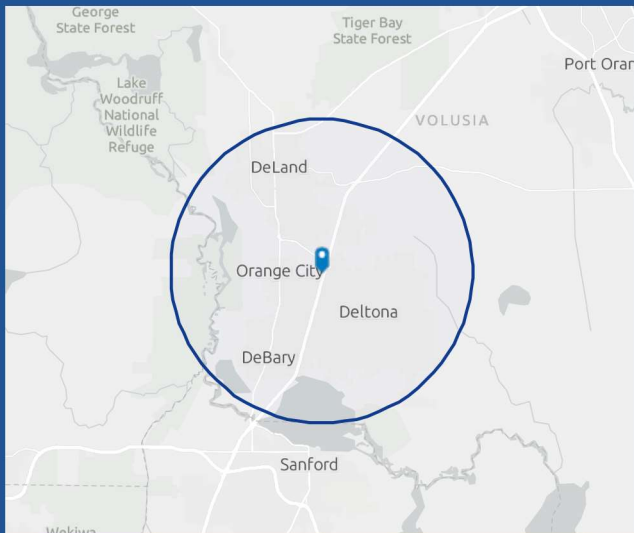
TOTAL POPULATION BY RACE



GROUP QUARTERS



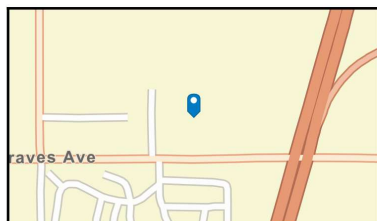
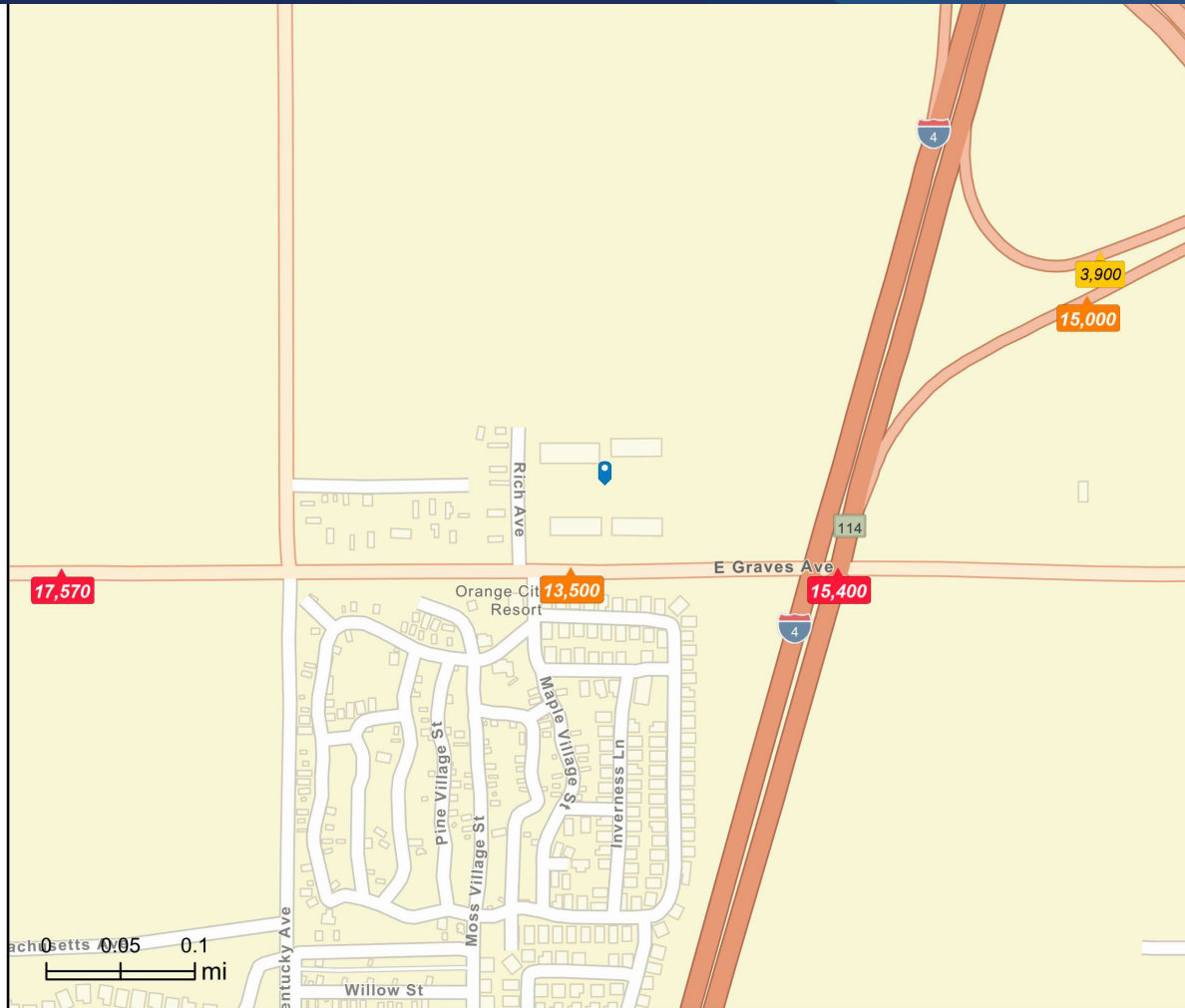
POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	41,173	160,450
1 Race	32,666	139,051
White	22,233	106,763
Black	5,291	15,276
American Indian/Alaska Native	192	721
Asian	602	2,813
Pacific Islander	24	101
Some Other Race	4,324	13,377
2 or More Races	8,507	21,399



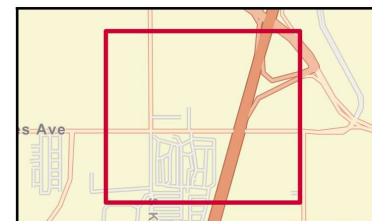
Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

LEASE

2401 E GRAVES AVE
2401 E Graves Ave Orange City, FL 32763



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Gabriel Garrido, CCIM
386 775 8633

Source: ©2024 Kalibrate Technologies (Q2 2024).



COLDWELL BANKER
COMMERCIAL
AI GROUP

July 10, 2024

LEASE

2401 E GRAVES AVE

2401 E Graves Ave Orange City, FL 32763

WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+
Professionals

Presence in
40 COUNTRIES

OVER 12,500
Transactions

\$6.34 BILLION
Sales Volume

\$1.77 BILLION
Lease Volume

Based on Coldwell Banker Commercial financial data 01/01/2023 – 12/31/2023

Gabriel Garrido, CCIM
386 775 8633



**COLDWELL BANKER
COMMERCIAL**
AI GROUP

LEASE

2401 E GRAVES AVE

2401 E Graves Ave Orange City, FL 32763



GABRIEL GARRIDO, CCIM

Broker Associate

gabriel@cbcaigroup.com

Direct: **386.775.8633** | Cell: **305.923.9983**

FL #2578

AI Group

1019 Town Center Drive
Orange City, FL 32763
386.775.8633

Gabriel Garrido, CCIM
386 775 8633



COLDWELL BANKER
COMMERCIAL
AI GROUP