



### PROPERTY DESCRIPTION

- The property is conveniently located on the corner of Saxon Boulevard and Enterprise Road.
- Join these national tenants: Planet Fitness, Domino's Pizza, and Rent A Center.
- Shadow anchored by Ollie's Bargain Outlet, Starbucks, AutoZone, and Popsheff.
- Just one mile from interstate 4, with close proximity to the SunRail station in Debary.
- Second Generation Restaurant available.
- The Shopping center has a strong daytime population due to the local and national tenant mix.
- Combined traffic count of 58,500 vehicles per day.

### LOCATION DESCRIPTION

Prime location at the corner of Saxon Boulevard and Enterprise Road.  
High traffic area  
Great visibility and signage

### OFFERING SUMMARY

Lease Rate:	\$12.00 - 24.00 SF/yr (\$5.69/sf NNN)
Number of Units:	12
Available SF:	900 - 16,012 SF
Lot Size:	23.5 Acres
Building Size:	172,079 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,320	21,954	41,409
Total Population	7,631	54,112	106,860
Average HH Income	\$90,130	\$86,407	\$86,966

SPACES	LEASE RATE	SPACE SIZE
828-913	\$14.00 SF/yr	8,400 SF
858	\$12.00 SF/yr	16,012 SF
852-35	\$24.00 SF/yr	1,600 SF
834-16	\$24.00 SF/yr	900 SF

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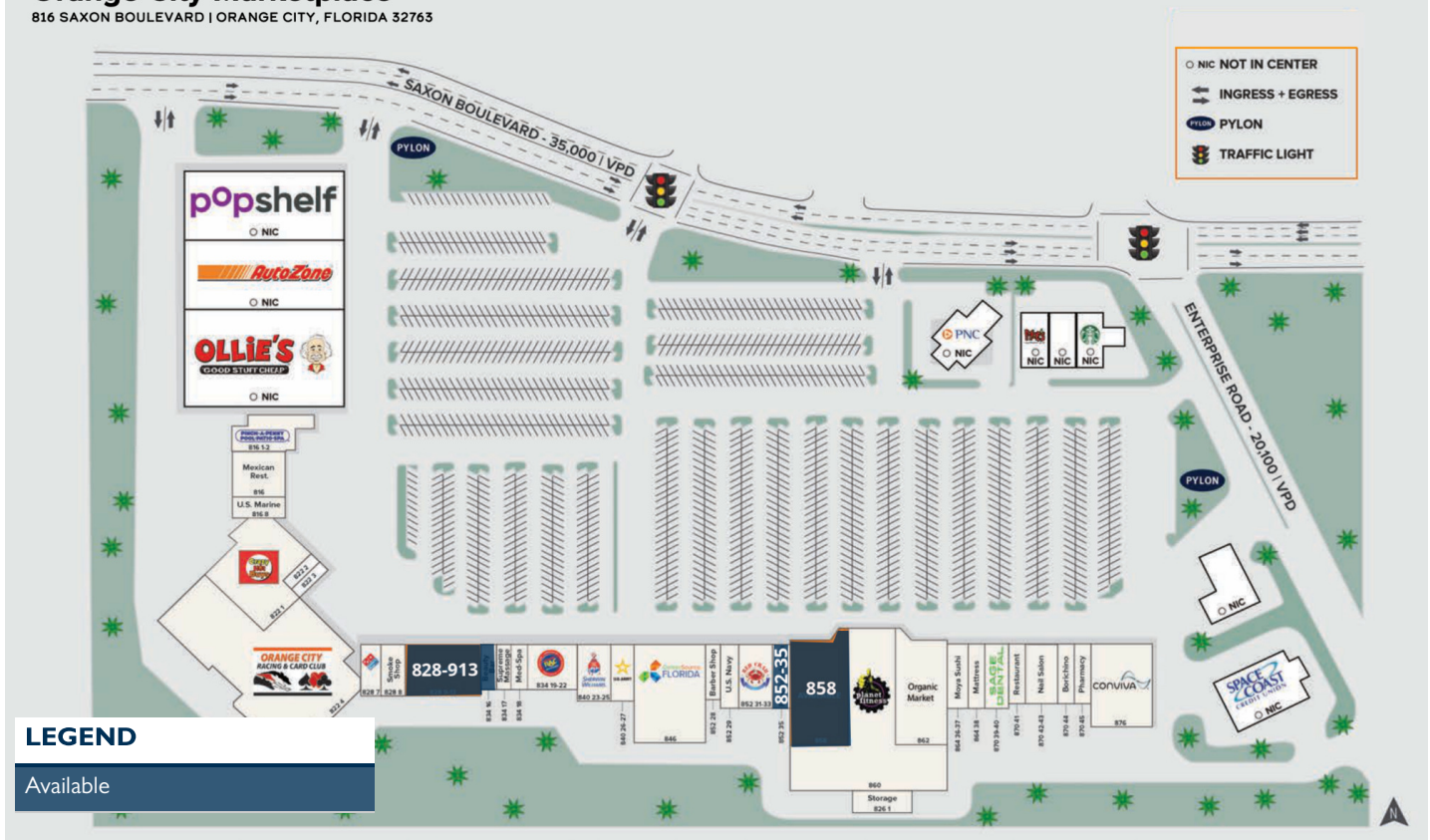
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## Orange City Marketplace

816 SAXON BOULEVARD | ORANGE CITY, FLORIDA 32763



## LEASE INFORMATION

Lease Type:	\$5.69/sf NNN	Lease Term:	Negotiable
Total Space:	900 - 16,012 SF	Lease Rate:	\$12.00 - \$24.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
828-913	Available	8,400 SF	\$5.69/sf NNN	\$14.00 SF/yr	-
858	Available	16,012 SF	\$5.69/sf NNN	\$12.00 SF/yr	-
852-35	Available	1,600 SF	\$5.69/sf NNN	\$24.00 SF/yr	-
834-16	Available	900 SF	\$5.69/sf NNN	\$24.00 SF/yr	-

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## Additional Photos

## Orange City Marketplace For Lease



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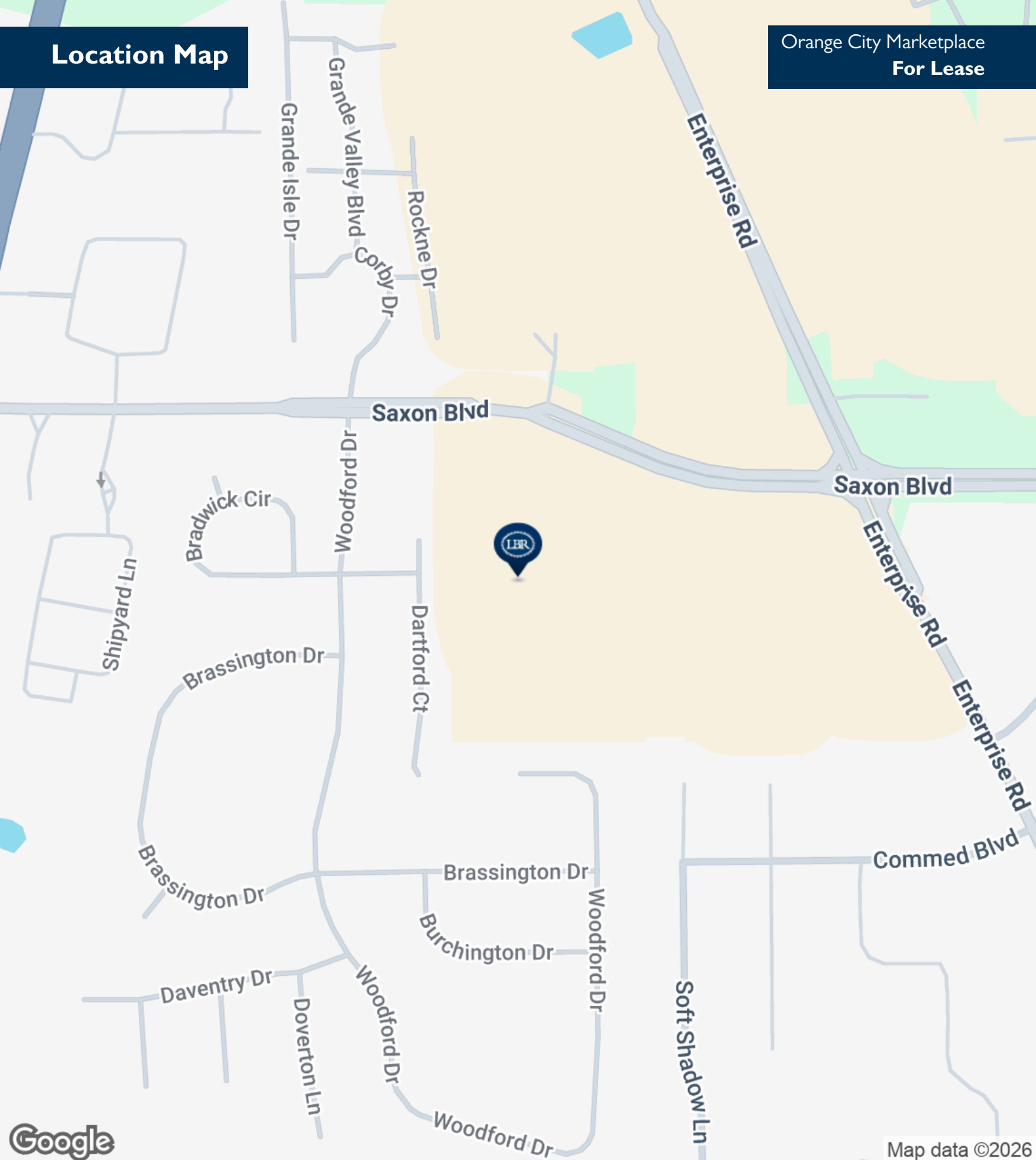
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## Location Map

Orange City Marketplace  
**For Lease**



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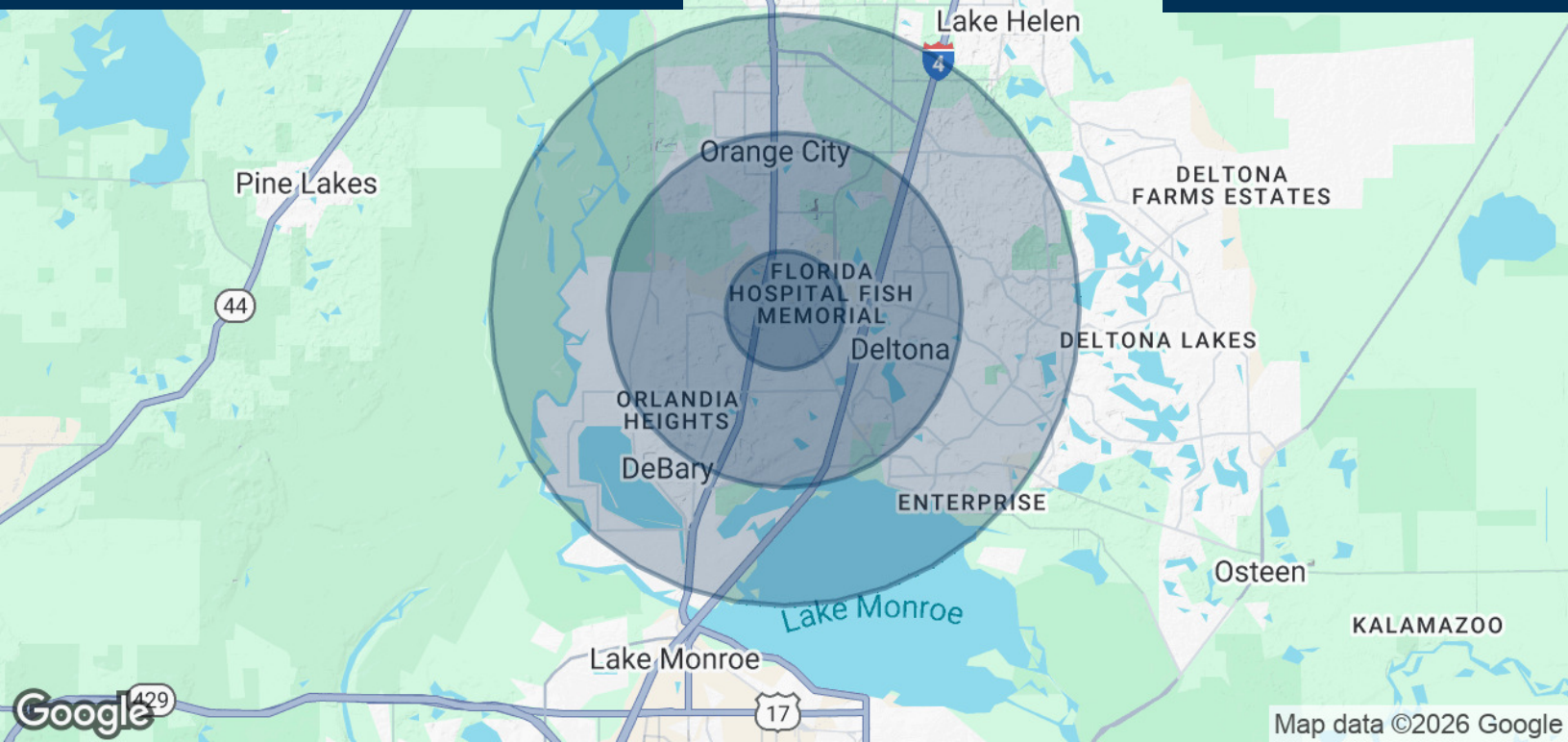


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# Demographics Map & Report

Orange City Marketplace  
For Lease



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,631	54,112	106,860
Average Age	49	45	44
Average Age (Male)	46	44	43
Average Age (Female)	51	47	45

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,320	21,954	41,409
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$90,130	\$86,407	\$86,966
Average House Value	\$330,409	\$302,019	\$292,104

Demographics data derived from AlphaMap

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