



FOR SALE

2290 Professional Building
2290 South Volusia Ave, Orange City, FL 32763

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PROPERTY SUMMARY

- Value-Add: With opportunities for strategic improvements – such as rent adjustments, lease renewals, or cosmetic upgrades – this investment offers significant upside potential.
- Outstanding visibility on South Volusia Ave (US-17) with high traffic counts of 31,000 VPD.
- Great mix of successful local tenants & History of high occupancy.

PROPERTY OVERVIEW

- Sale Price: \$1,450,000
- CAP Rate: 7.03%
- Occupancy: 100%
- Building Size: 9,091 RSF
- Lot Size: 1.10 AC

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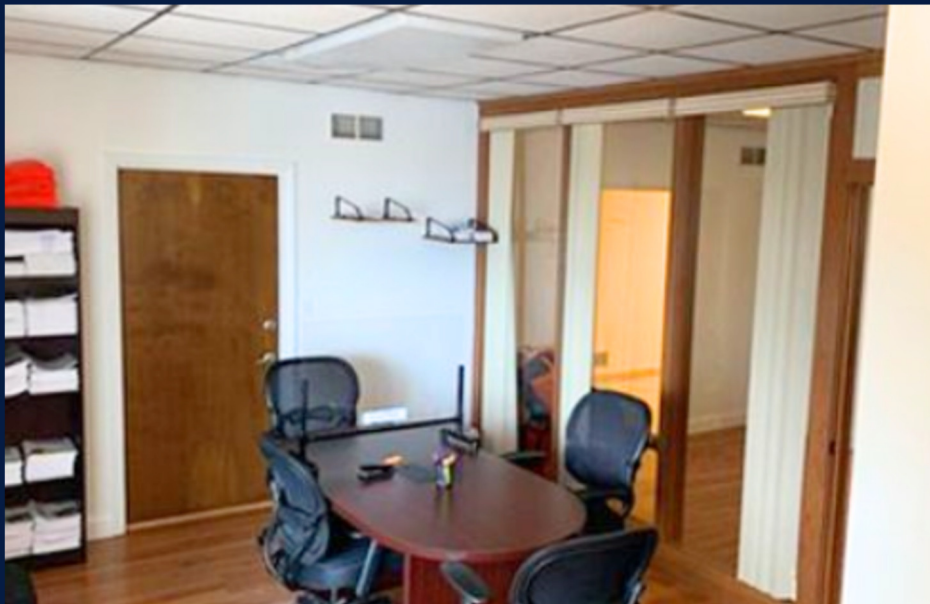


**PROFESSIONAL COMMERCIAL
REAL ESTATE SERVICES**

300 S. Orange Ave, Ste 1000
Orlando, FL 32801

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PROPERTY PHOTOS



PROPERTY PHOTOS





S VOLUSIA AVE 31,000 cars per day

ENTERPRISE RD

VETERANS MEMORIAL PKWY 15,400 cars per day



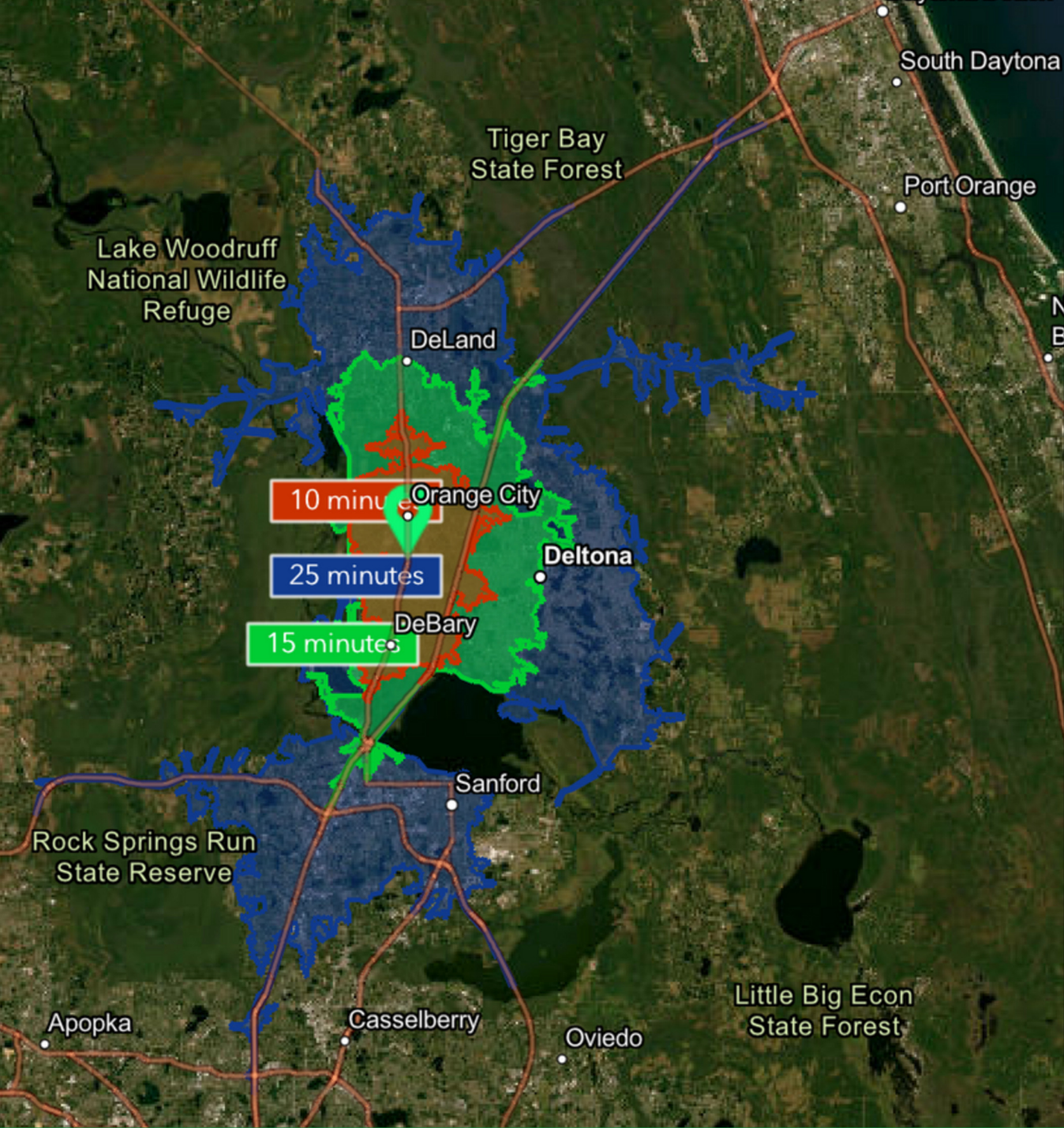
108,500 cars per day



25,000 cars per day

SAXON BLVD 31,500 cars per day

RETAIL TRADE AREA



2025 Estimated Population	
10 minutes	50,018
15 minutes	126,999
25 minutes	342,924
2025 Total Households	
10 minutes	20,836
15 minutes	50,109
25 minutes	134,717
2025 Average Household Income	
10 minutes	\$95,711
15 minutes	\$95,151
25 minutes	\$103,077

DRIVE-TIME DEMOGRAPHICS



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