

LEASE

2401 E GRAVES AVE

2401 E Graves Ave Orange City, FL 32763



Gabriel Garrido, CCIM
(386) 775-8633

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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.

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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.

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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:	\$10.50 to \$13.00
CAM	\$5.52 SF/yr
Available Units:	700, 13-14, 650
Lot Size:	290,280 SF
Building Size:	48,860 SF

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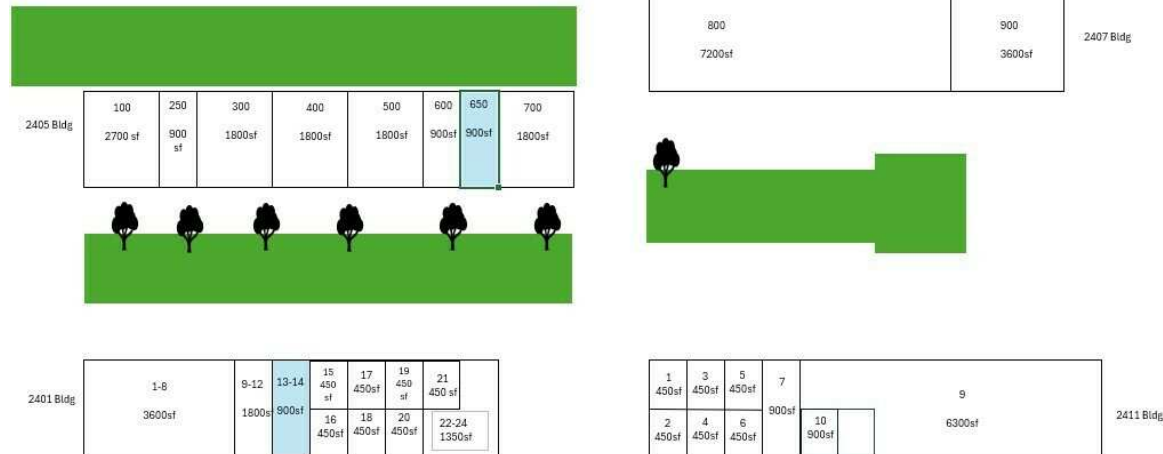


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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2405 East Graves Ave unit 650	-	900 SF	NNN	\$10.50 SF/yr
2401 East Graves Ave unit 13-14	-	900 SF	NNN	\$13.00 SF/yr
2405 East Graves Ave unit 700	-	1,800 SF	NNN	\$10.50 SF/yr

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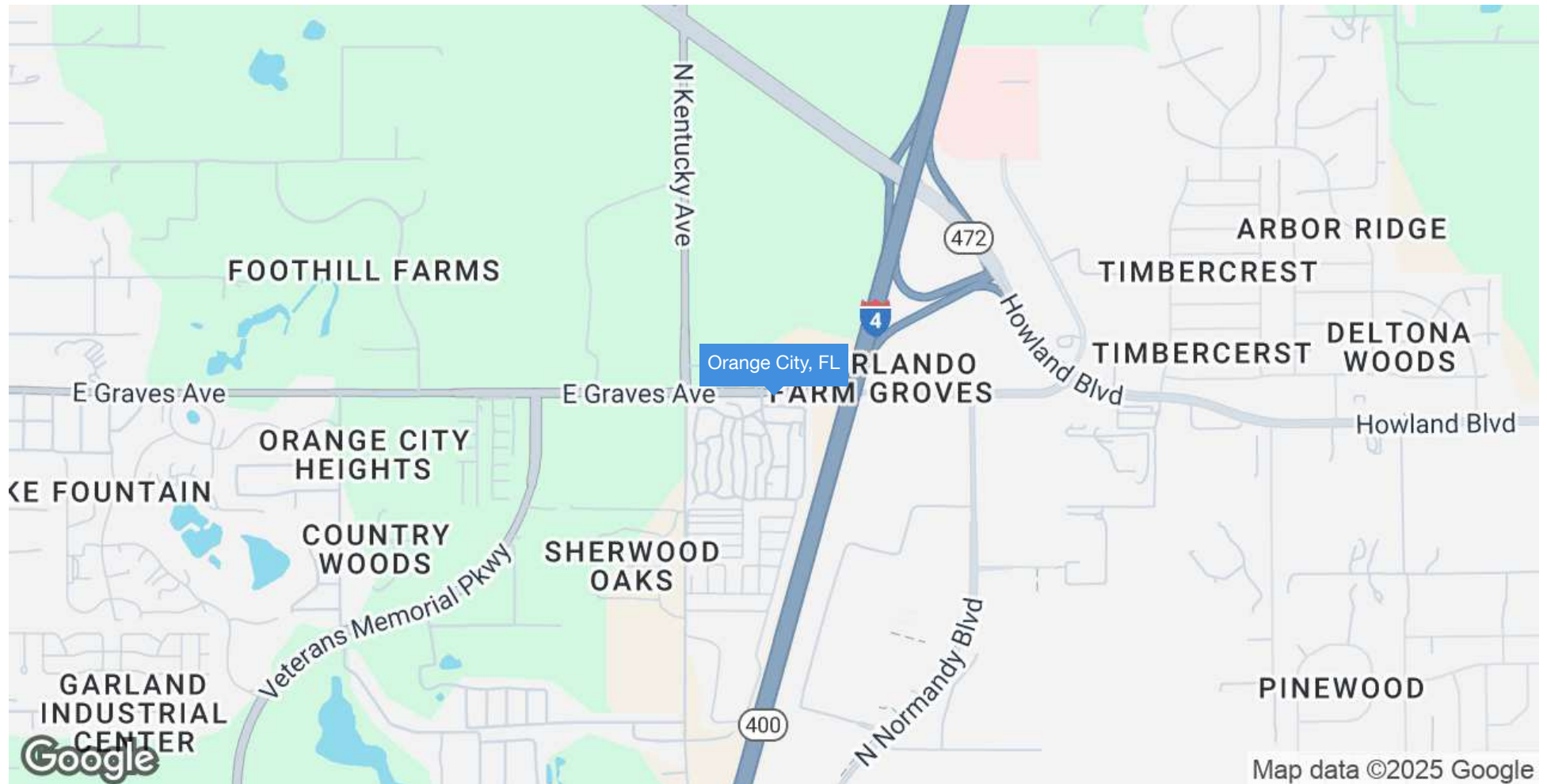


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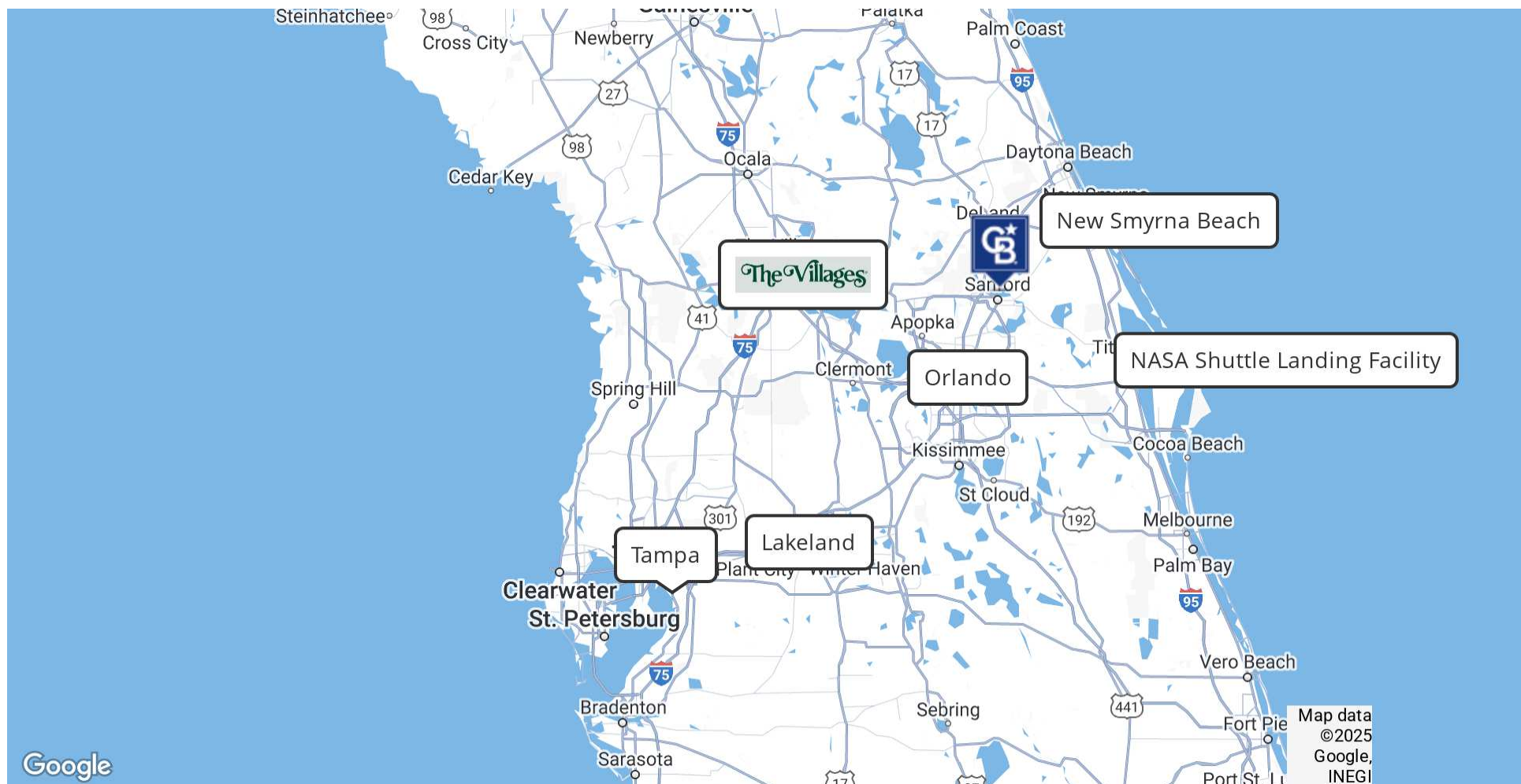


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8 mile infographic prophile

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.

KEY FACTS

201,623	82,301	1,003.8	2.59	76,433	72.6
Total Population	Housing Units	Population Density	Average Household Size	Total Households	Diversity Index

2010-2020 ANNUAL GROWTH RATE



1.31%
Population

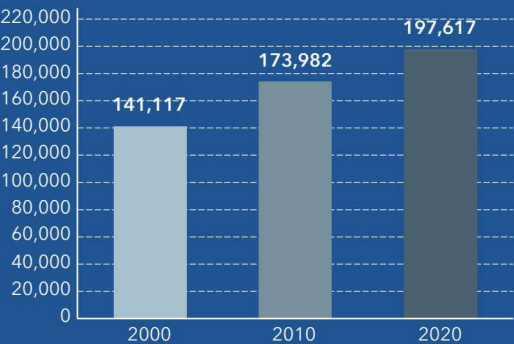


2.62%
Group Quarters

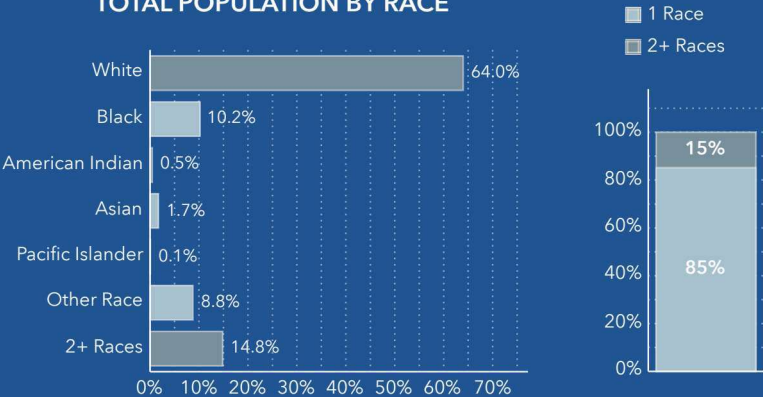


1.26%
Households

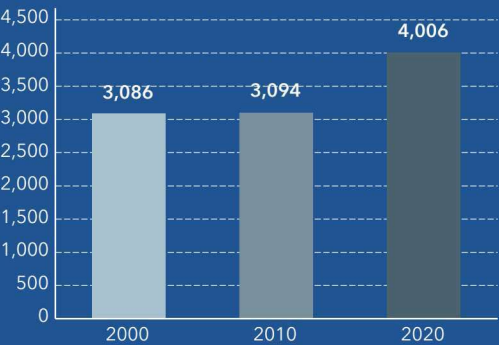
HOUSEHOLD POPULATION



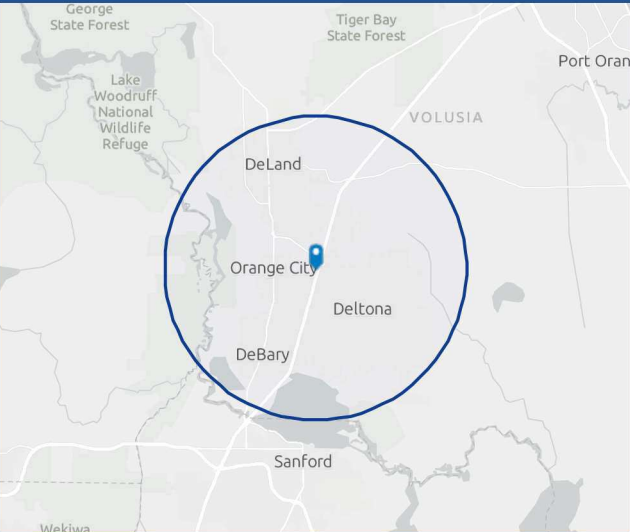
TOTAL POPULATION BY RACE



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

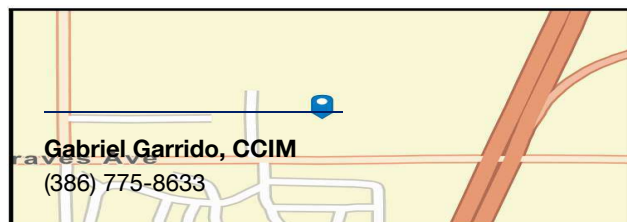
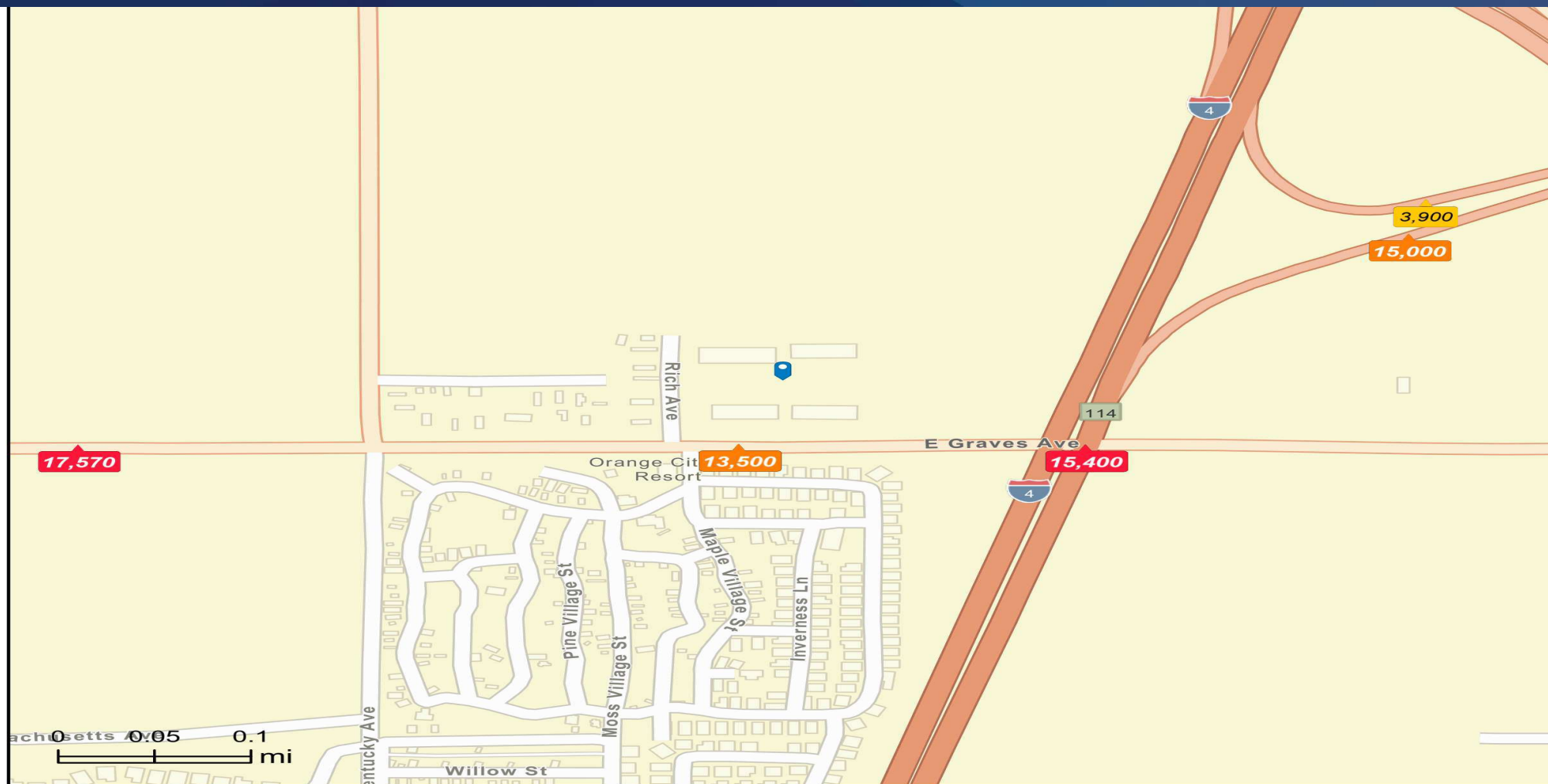


Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

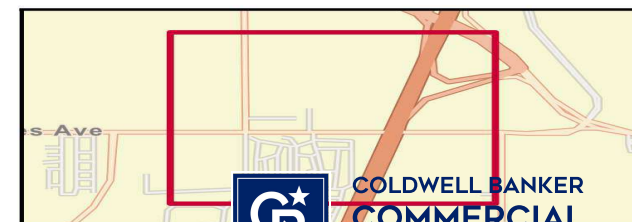
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Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).



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July 10, 2024

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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.

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- 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

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