

Retail Space For Lease

894 Saxon Boulevard, Unit 3

Orange City, FL 32763



OFFERING SUMMARY

AVAILABLE SF: Unit 3 - 1,178 SF

LEASE RATE: \$1,625 per Month
Modified Gross

YEAR BUILT: 2005

TRAFFIC COUNT: 34,000 AADT

ZONING: CG-1 General
Commercial, Restricted

PROPERTY OVERVIEW

1,178 SF retail space For Lease.
Great high traffic Saxon Boulevard location.
Building and Monument Signage available.
Adequate Parking Spaces.
Approximately 0.75 miles to US 17-92 and one mile to Interstate 4.
Ready for immediate occupancy!

LOCATION OVERVIEW

Located just east of Enterprise Road on the south side of Saxon Boulevard.

John W. Trost, CCIM
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos

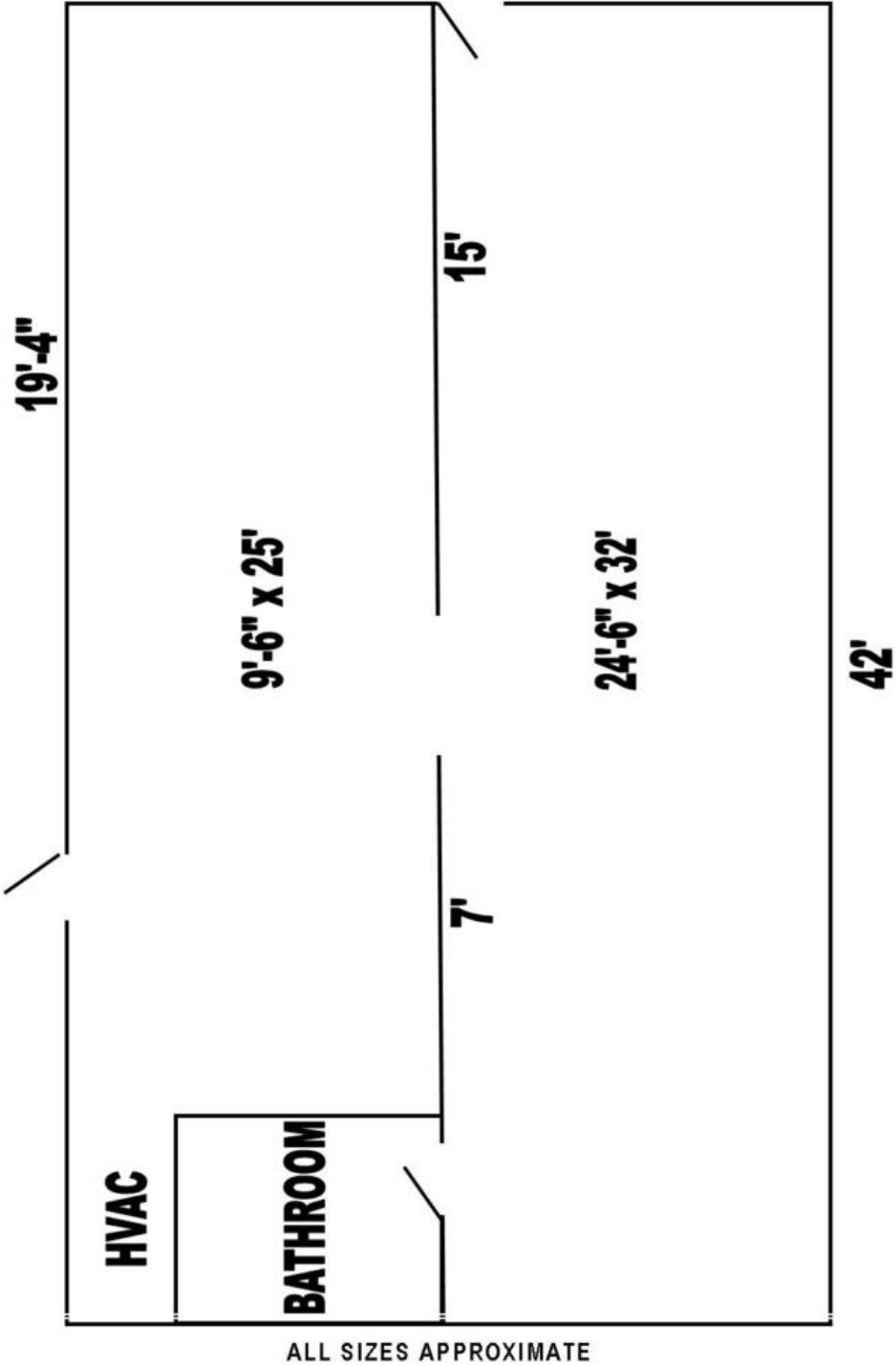


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Floor Plan Sketch

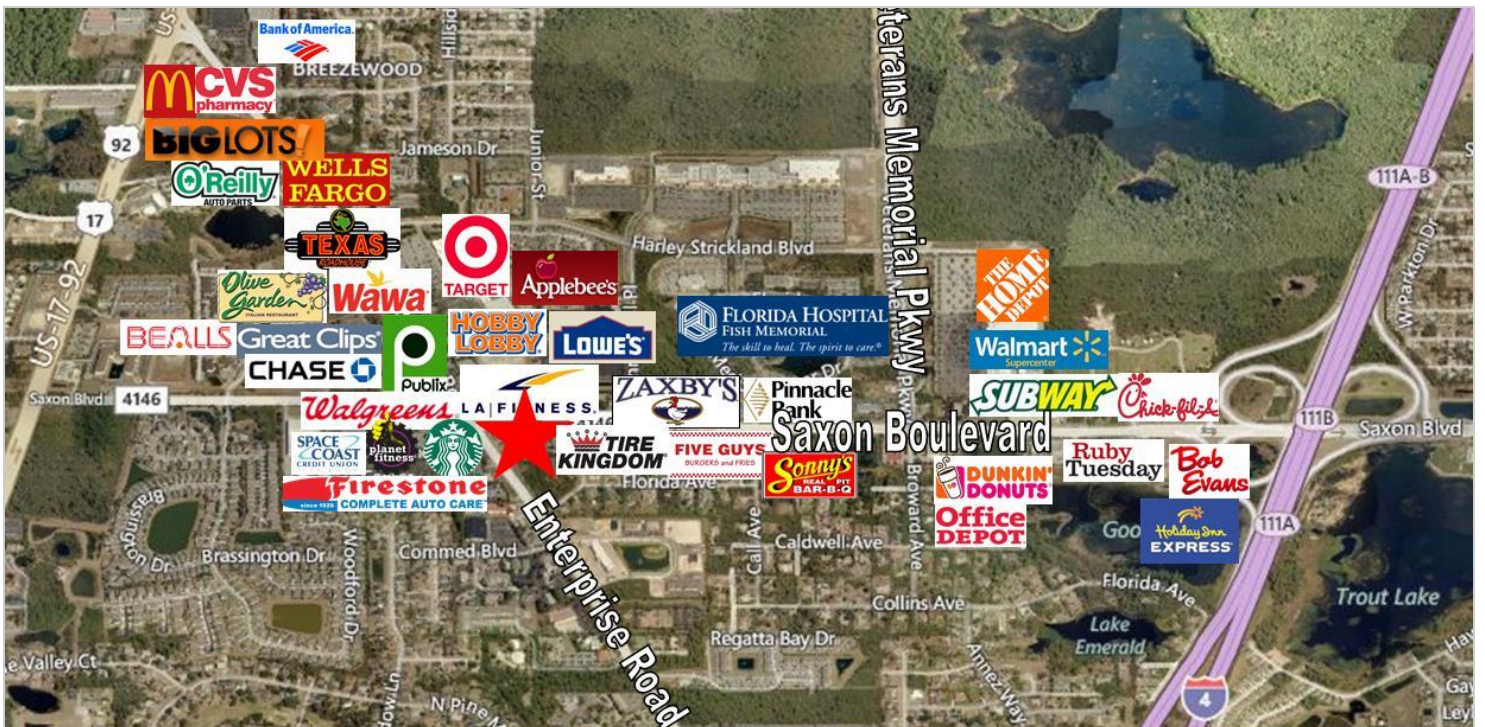
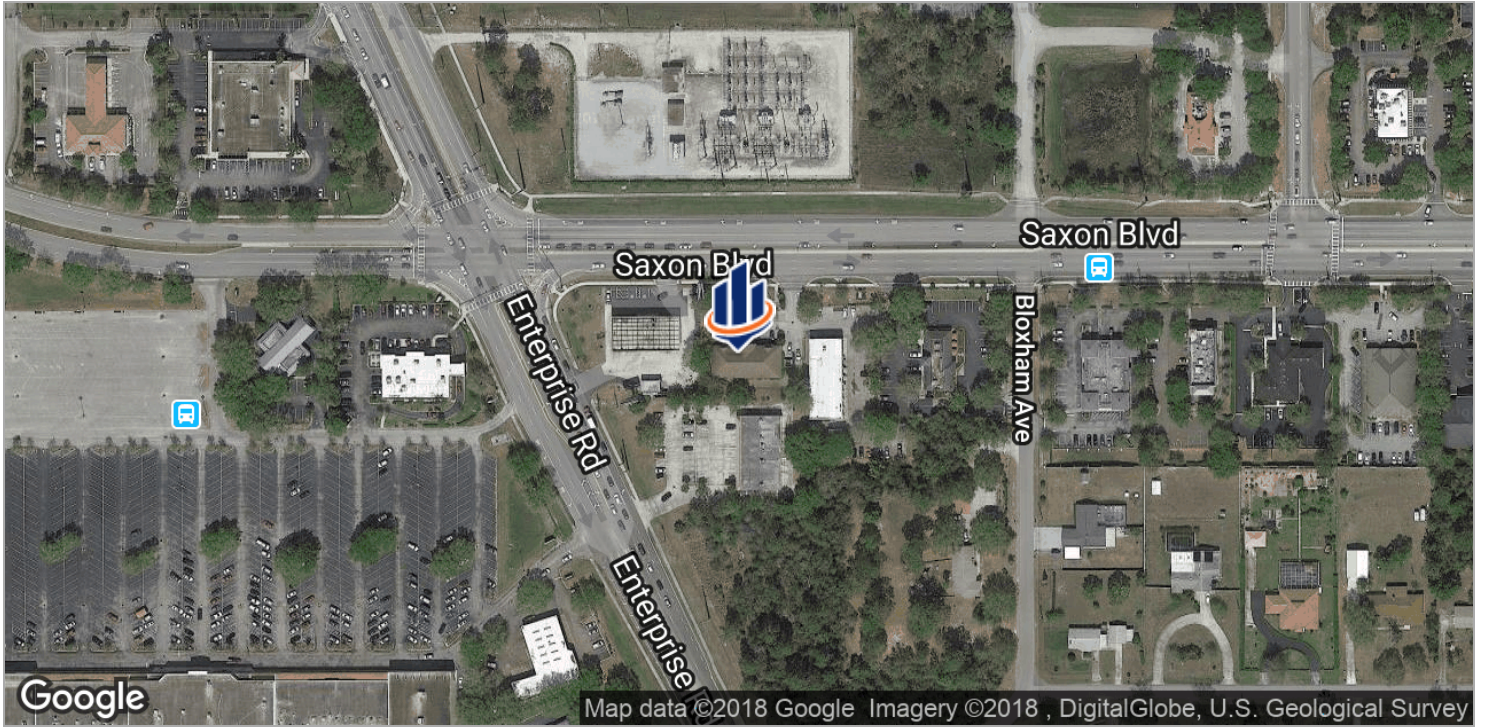


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Location Maps

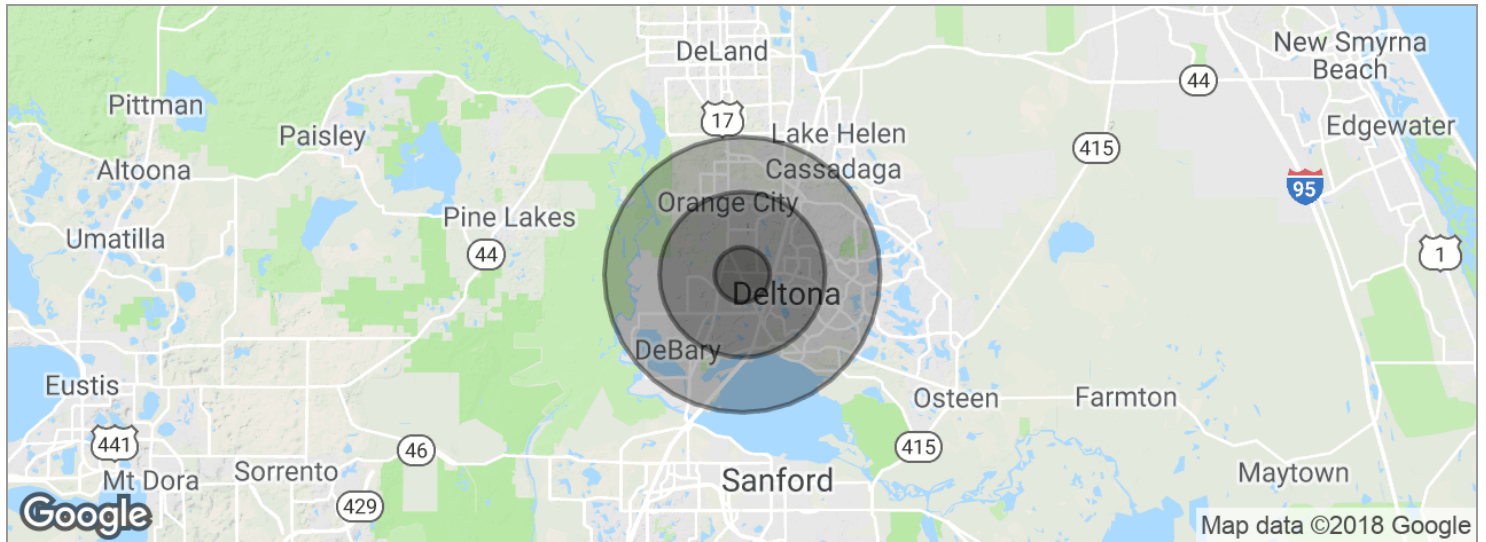


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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,922	42,664	88,837
Median age	40.3	43.8	42.7
Median age [Male]	38.9	42.3	41.2
Median age [Female]	41.8	45.3	44.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,631	17,616	35,086
# of persons per HH	2.4	2.4	2.5
Average HH income	\$53,423	\$55,920	\$57,656
Average house value	\$266,928	\$197,208	\$191,611

* Demographic data derived from 2010 US Census

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