

# LEASE

## 2415 SOUTH VOLUSIA AVENUE

2415 South Volusia Avenue Orange City, FL 32763



### PROPERTY DESCRIPTION

Office space available for Lease on highly trafficked Hwy 17-92. Zoned GC-2 allows for a variety of businesses. Located in Orange City's Business District, you are in close proximity to many different retailers, restaurants and professional offices within a few minutes drive. The space has an open reception area with 4 Offices and storage/AC room and 1 restroom.

### PROPERTY HIGHLIGHTS

- Located in Business District
- High Traffic Count
- Monument Sign

### OFFERING SUMMARY

|                  |                    |
|------------------|--------------------|
| Lease Rate:      | \$20.00 SF/yr (MG) |
| Number of Units: | 1                  |
| Available SF:    | 1,050 SF           |
| Building Size:   | 1,050 SF           |
| Zoning:          | GC-2               |

| DEMOGRAPHICS      | 1 MILE   | 2 MILES  | 3 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 1,843    | 8,487    | 18,730   |
| Total Population  | 3,915    | 17,980   | 42,801   |
| Average HH Income | \$50,805 | \$63,128 | \$64,620 |

**Anthony Avila**  
386 456 6653



**COLDWELL BANKER  
COMMERCIAL**  
AI GROUP

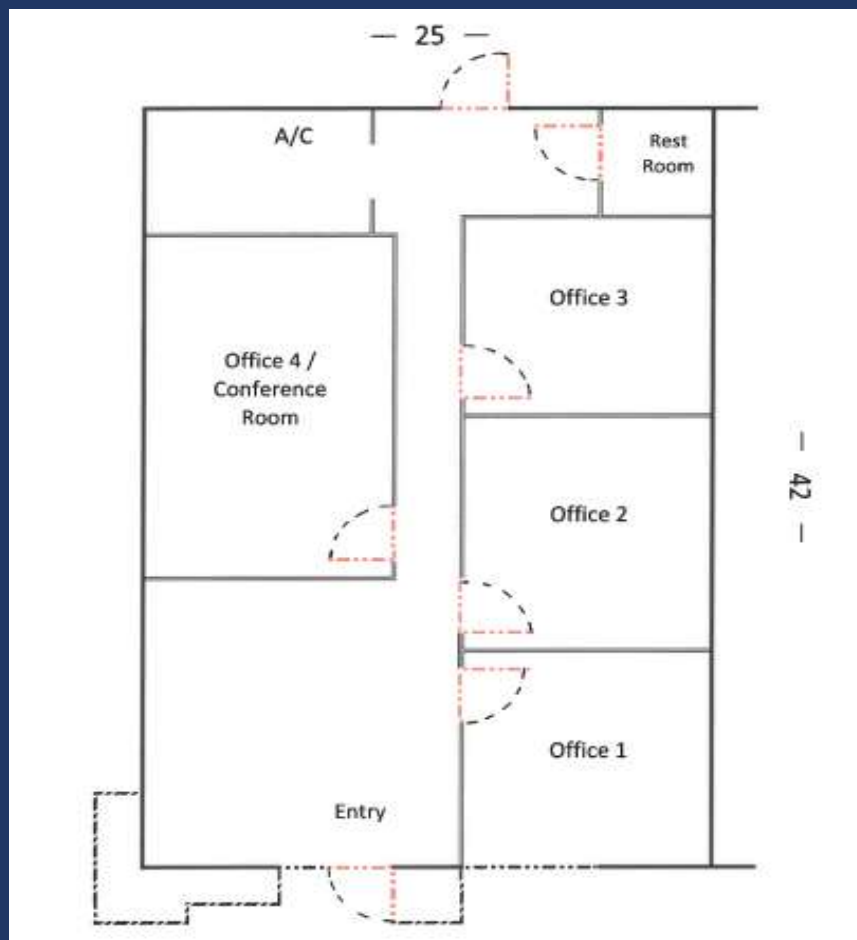
# FOR LEASE

## 2415 S. Volusia Ave Unit A-4

1050 Sq. Ft.



FLOOR PLAN  
FOR REFERENCE USE ONLY



Coldwell Banker Commercial AI Group  
1019 Town Center Drive Suite 200  
Orange City, Florida 32763

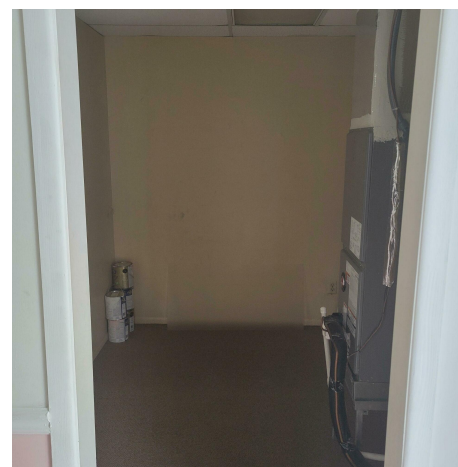
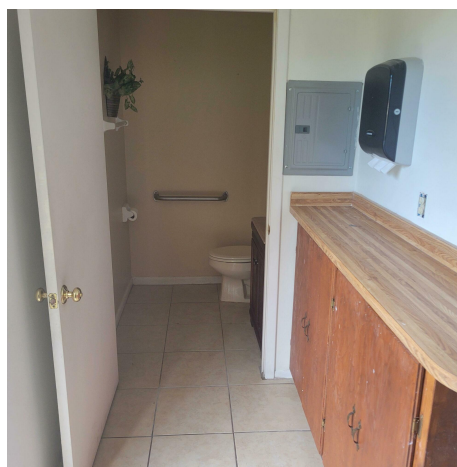
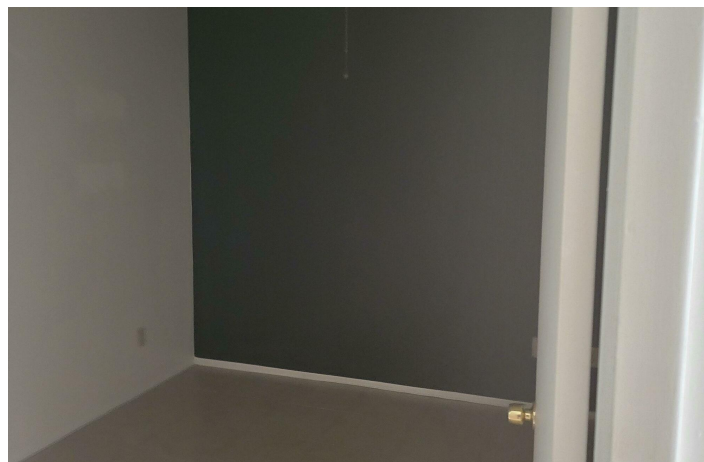
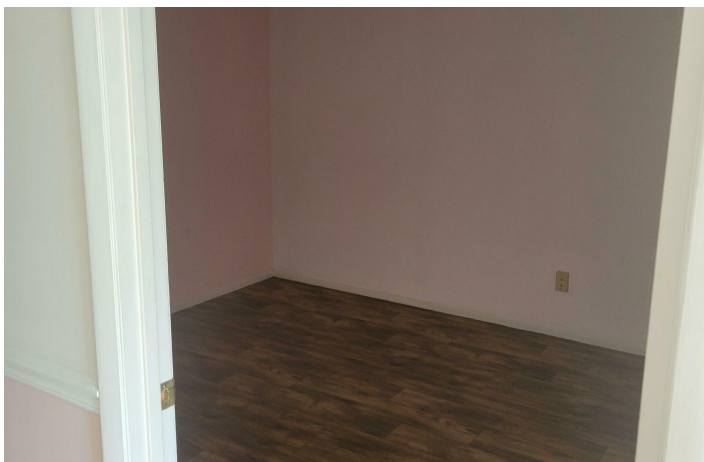
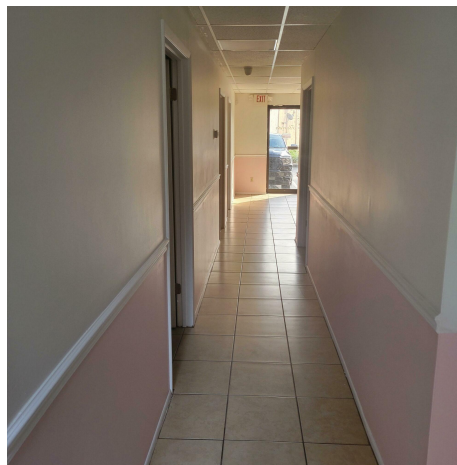
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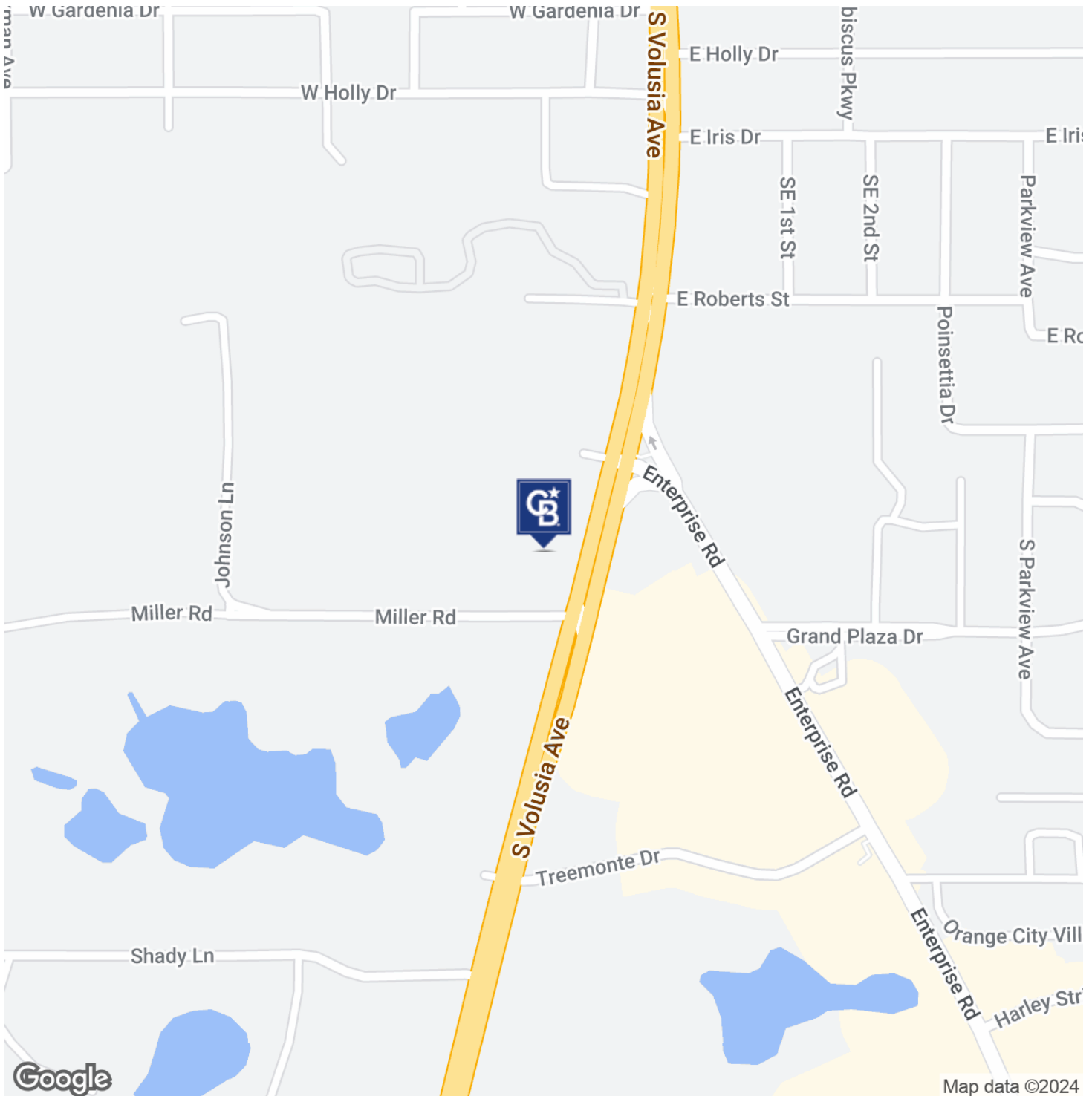


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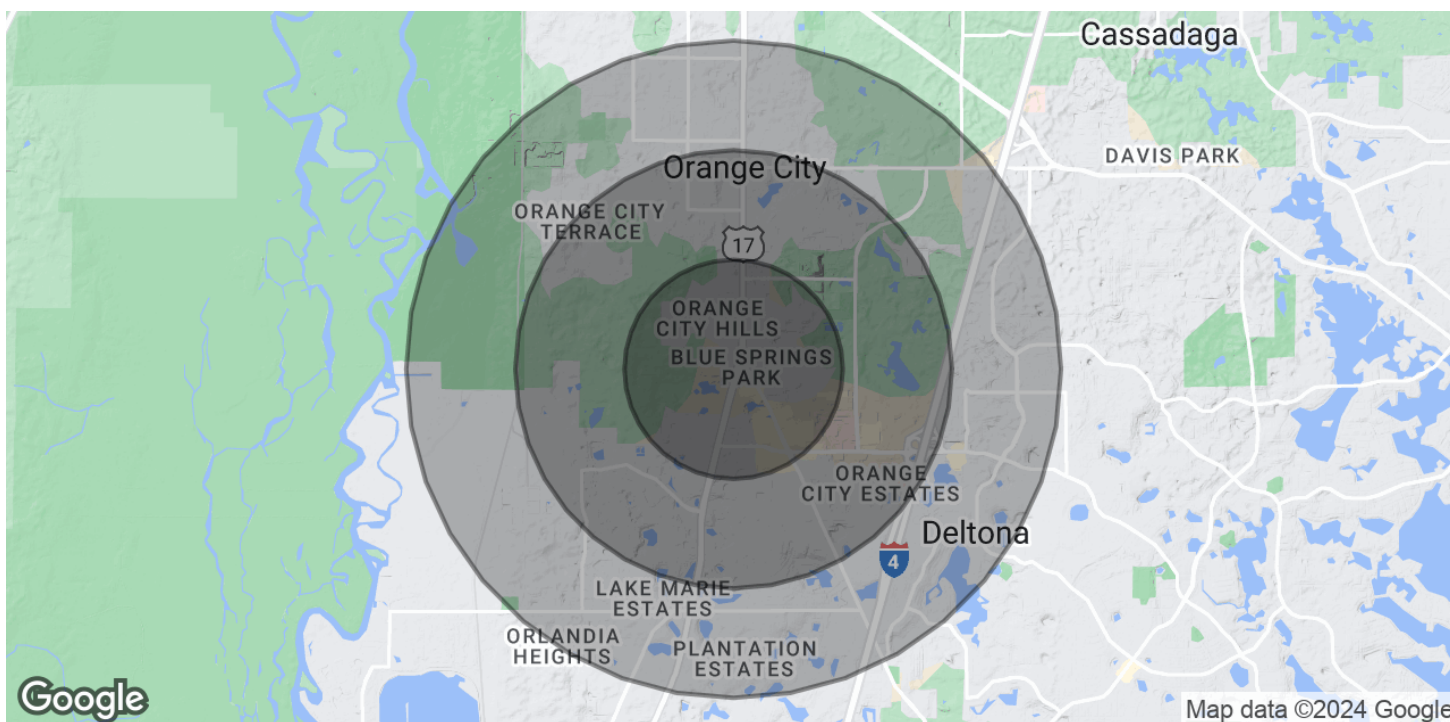


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| POPULATION           | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 3,915  | 17,980  | 42,801  |
| Average Age          | 44.4   | 48      | 45.2    |
| Average Age (Male)   | 42.4   | 46.6    | 43.7    |
| Average Age (Female) | 48.1   | 51.3    | 47.2    |

| HOUSEHOLDS & INCOME | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,843     | 8,487     | 18,730    |
| # of Persons per HH | 2.1       | 2.1       | 2.3       |
| Average HH Income   | \$50,805  | \$63,128  | \$64,620  |
| Average House Value | \$150,698 | \$180,536 | \$184,157 |

\* Demographic data derived from 2020 ACS - US Census

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