

# FOR LEASE

810 Saxon Blvd | Orange City, FL



## HIGHLIGHTS

- Big box redevelopment.
- .60 acre outparcel available.
- 4,512 SF for flex, medical, industrial, or office space.
- Located in main retail corridor with Publix, LA Fitness, Hobby Lobby, Target, and Lowe's nearby.
- Almost 1,500 parking spaces in the center.
- Signaled entrance.
- New facade.
- Easy access to I-4.

### Traffic Counts

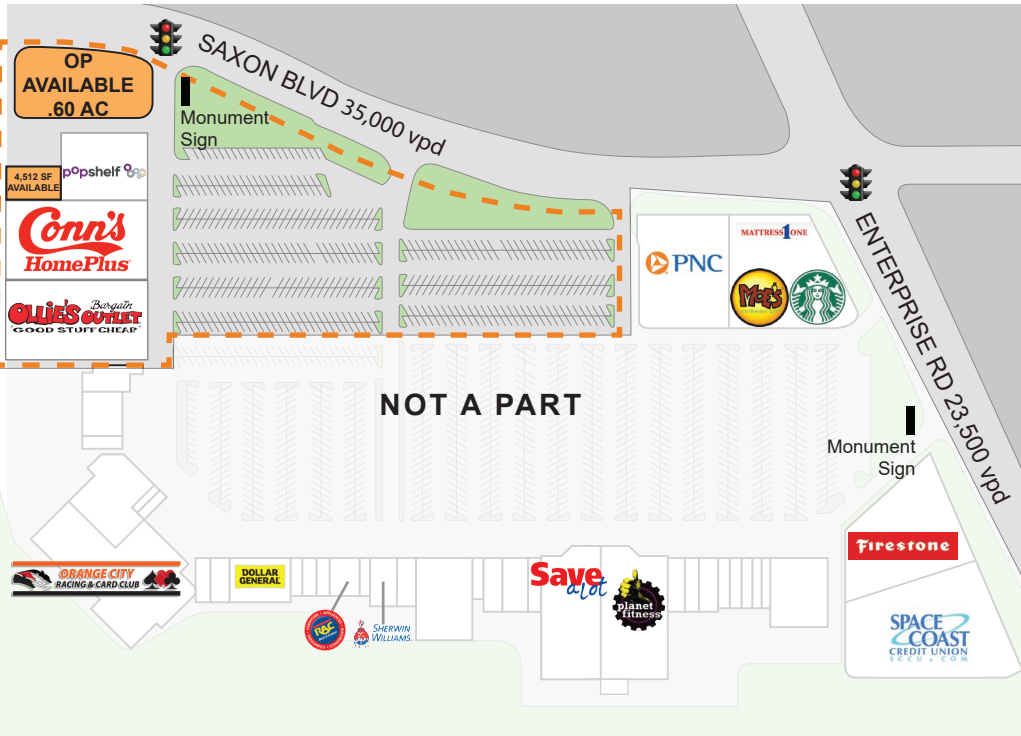
Saxon Blvd: 35,000 vpd  
Enterprise Rd: 23,500 vpd





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Demographics	1 Mile	3 Miles	5 Miles
Population	7,101	48,412	92,194
Average HH Income	\$62,340	\$56,548	\$57,720
Employees	4,487	15,620	22,676

