

RETAIL PLAZA & LAND FOR SALE

SPRING HILLS CENTER

2487 & 2495 S Volusia Ave. | Orange City, FL 32763

PROPERTY	16,000 SF Retail Plaza + 3.5 AC MX2 Zoned Land
YEAR BUILT	1985
LOCATION	Directly on Hwy 17-92
ASKING PRICE	\$2,300,000



KIRA KREKE
M: 816-719-0056
T: 407-691-0505
kkreke@holdthyssen.com

301 S. New York Avenue
Suite 200
Winter Park, FL 32789
www.holdthyssen.com

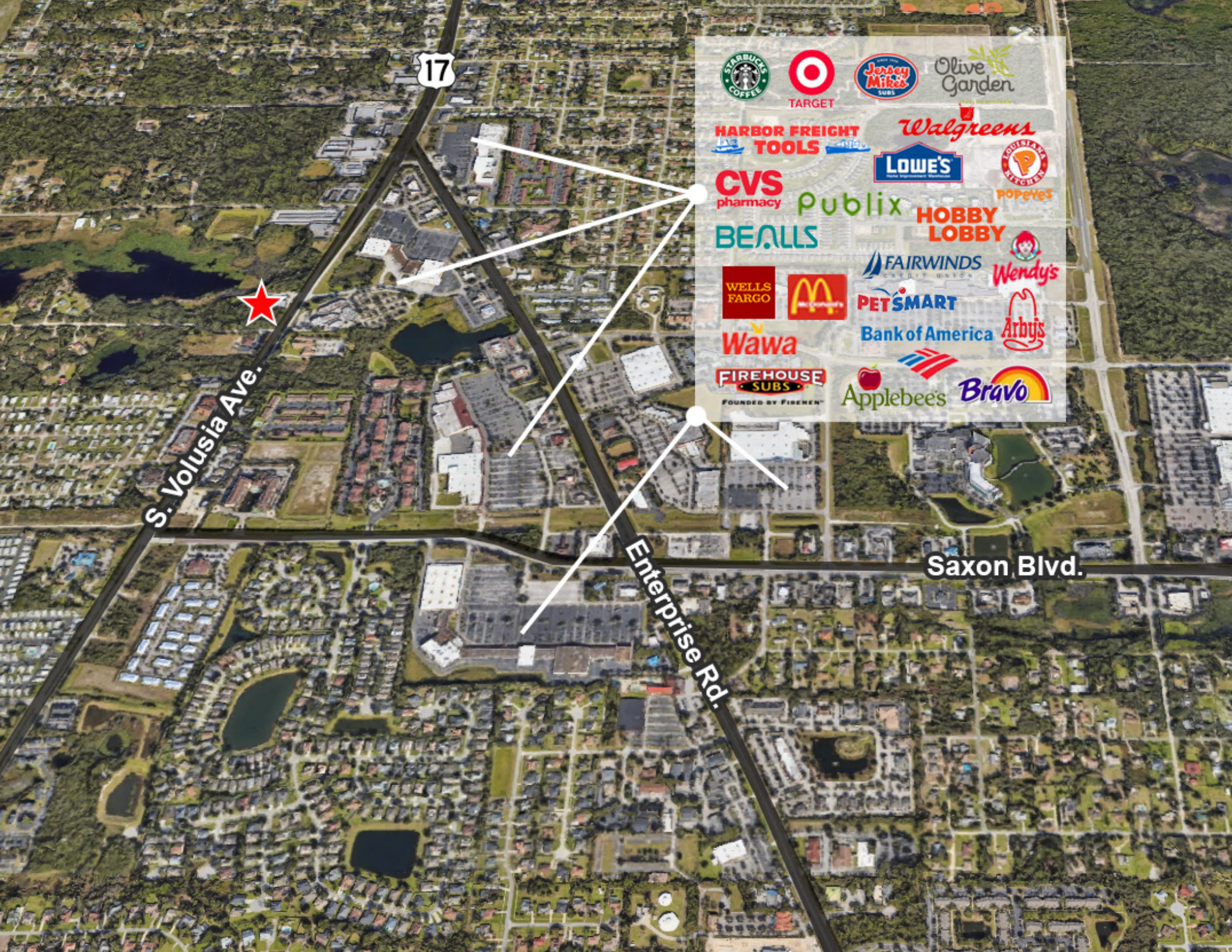


PROPERTY HIGHLIGHTS

- Value add investment or development opportunity!
- Multi tenant, single-story, 16,000 SF Retail Plaza.
- Includes 3.5 acres of commercial land (MX2) on a corner lot.
- Ample parking - 78 spaces
- Pylon signage
- Frontage on S. Volusia Avenue (Hwy 17-92)

This summary has been prepared by Hold-Thyssen, Inc. for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, Hold-Thyssen, and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller, and therefore are subject to variation. No representation is made by Seller or Hold-Thyssen as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller, Hold-Thyssen and its employees, disclaim any responsibility for inaccuracies, and expect prospective purchasers to exercise independent due diligence in verifying all such information. The bearer of this property summary agrees that neither Hold-Thyssen, Inc. nor the Seller shall have any liability for any reason to any Potential Purchaser or Related Parties resulting from the use of this property summary.





17

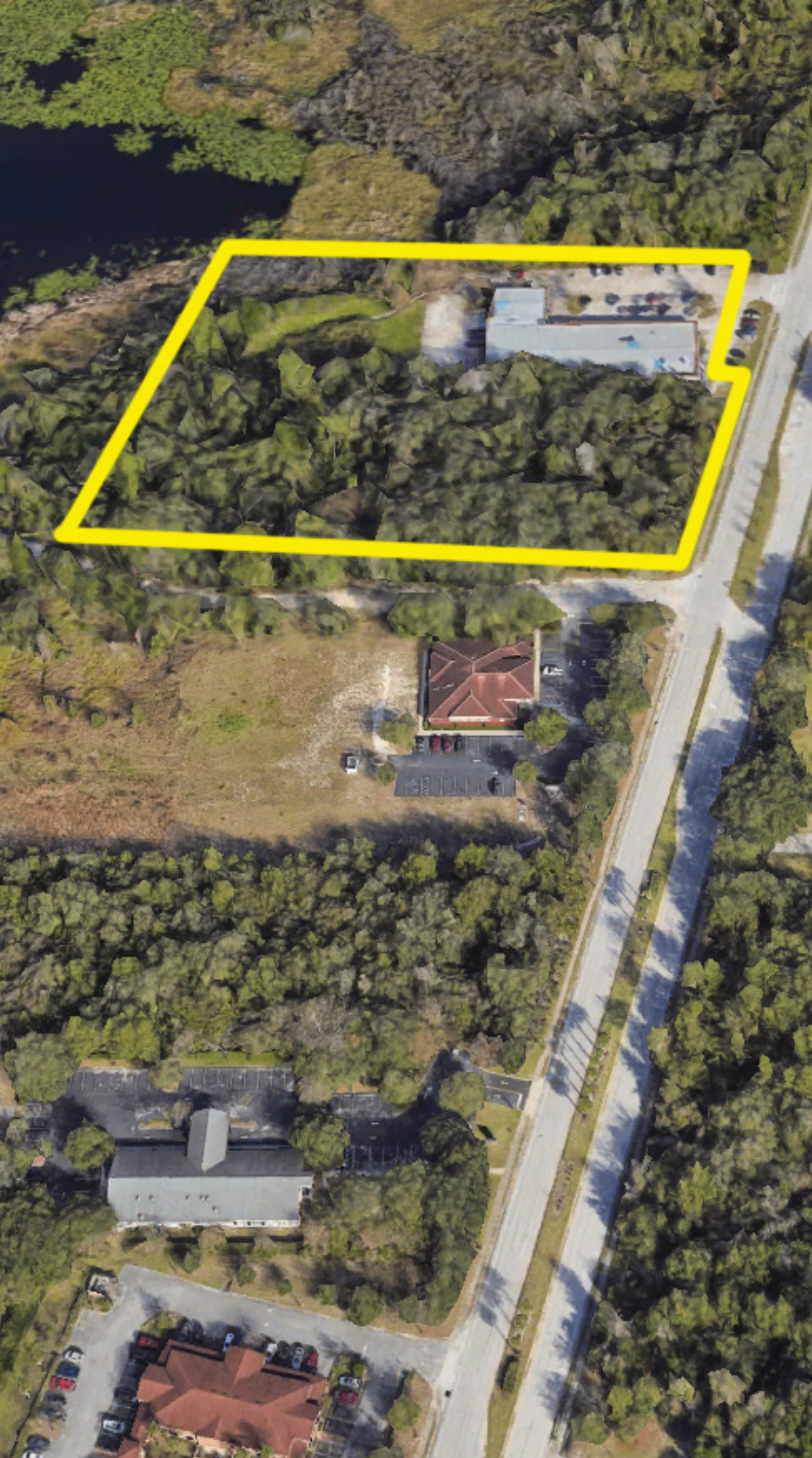
S. Volusia Ave.

Enterprise Rd.

Saxon Blvd.



MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	20,860	101,664	293,634
2023 Estimate	20,237	98,688	286,228
Growth 2010-2023	1.2%	1.2%	1.2%
Growth 2023-2028	0.6%	0.6%	0.5%
Median Age	48.5	44.7	41.5



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	9,133	40,830	114,198
2023 Estimate	8,853	39,531	111,048
Growth 2010-2023	1.1%	1.1%	1.1%
Growth 2023-2028	0.6%	0.7%	0.6%



INCOME	1-MILE	3-MILE	5-MILE
2023 Average Household Income	\$69,846	\$72,651	\$77,434
2023 Median Household Income	\$52,033	\$60,109	\$61,013



KIRA KREKE
 M: 816-719-0056
 T: 407-691-0505
 kkreke@holdthysen.com

301 S. New York Avenue
 Suite 200
 Winter Park, FL 32789
 www.holdthysen.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. Hold Thyssen, Inc. is a licensed real estate broker.