

**FOR LEASE**  
**3240± SF**  
**AVAILABLE**



**196 W BLUE SPRINGS AVE, ORANGE CITY, FL 32763**

Beautiful block, single-story building  
with retail/office/warehouse suites

Ample free parking (4.6/1000 SF)

Zoning CG-2

Suites from 713-3240 SF with open  
floor plans can be combined to lease  
together

100% A/C in each suite with brand-new  
HVAC systems

16' ceilings

New interior/external lighting,  
bathrooms, and garage bay door



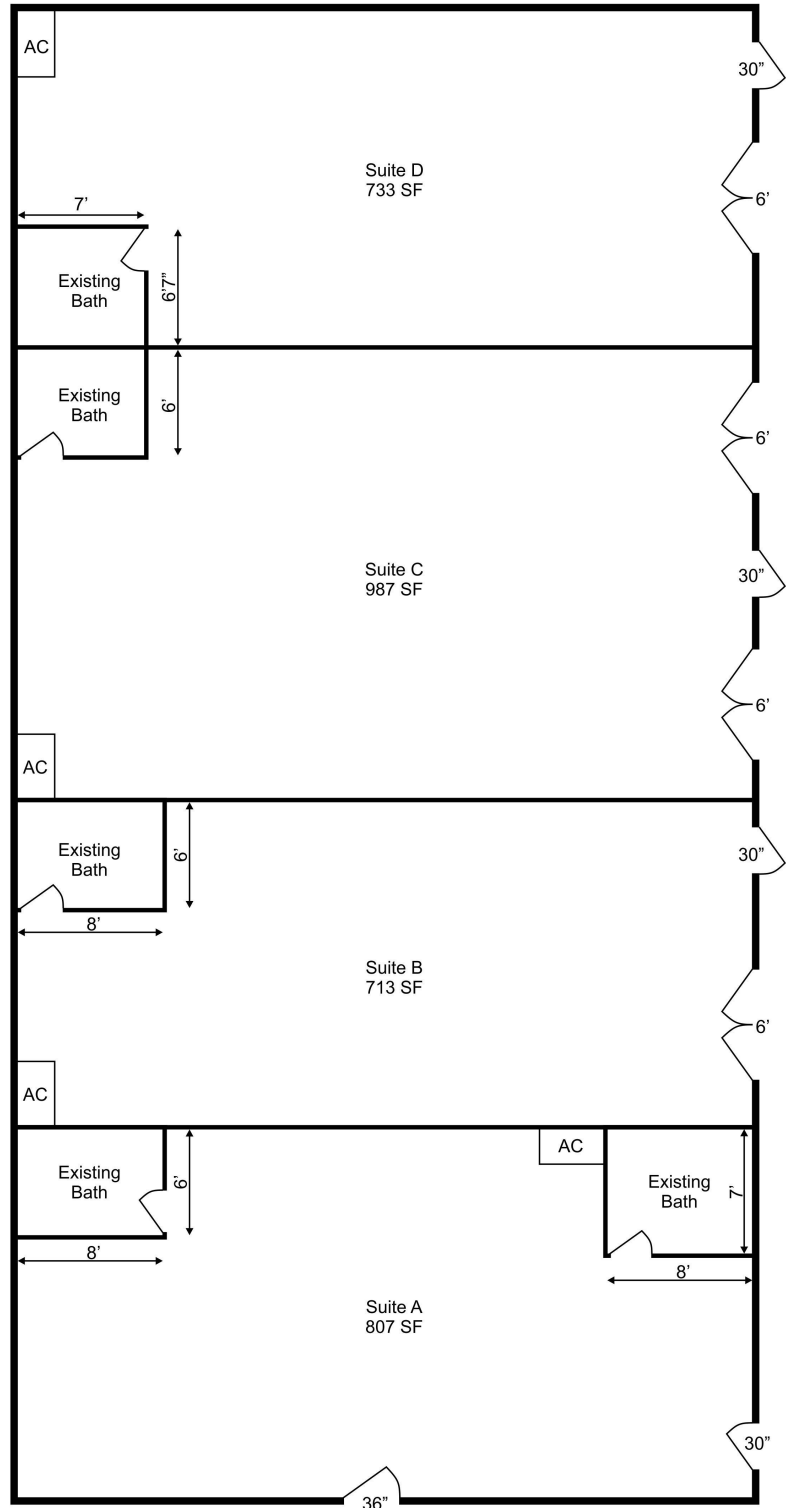
**KAVEH ALBEKORD**  
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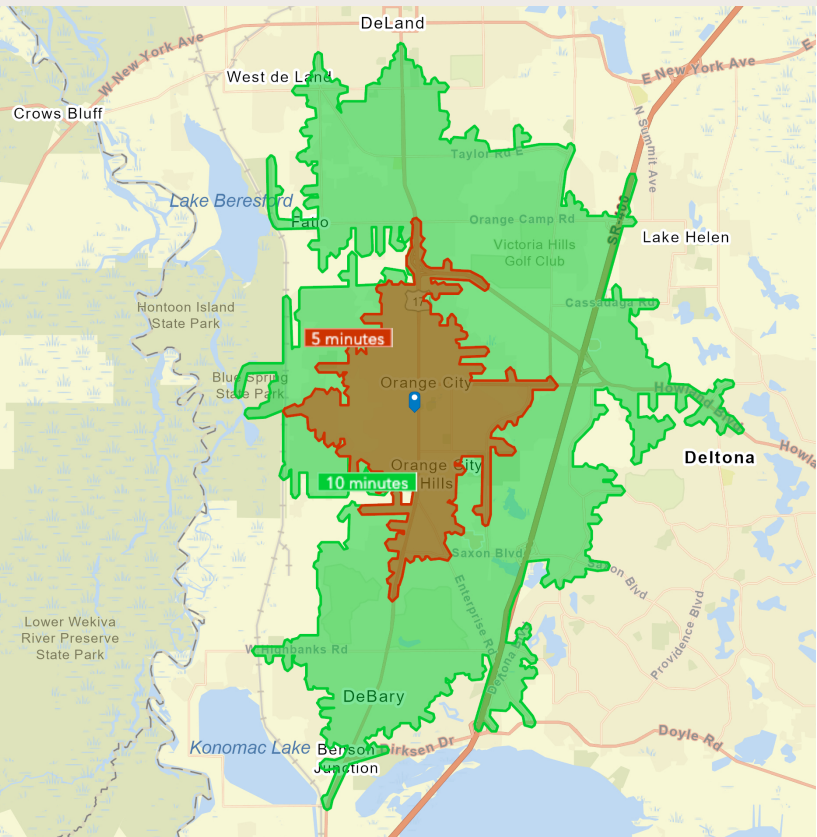


Separate electrical meters, air conditioning, and bathrooms in each suite

Ability to add additional roll-up doors and flooring to suite if needed

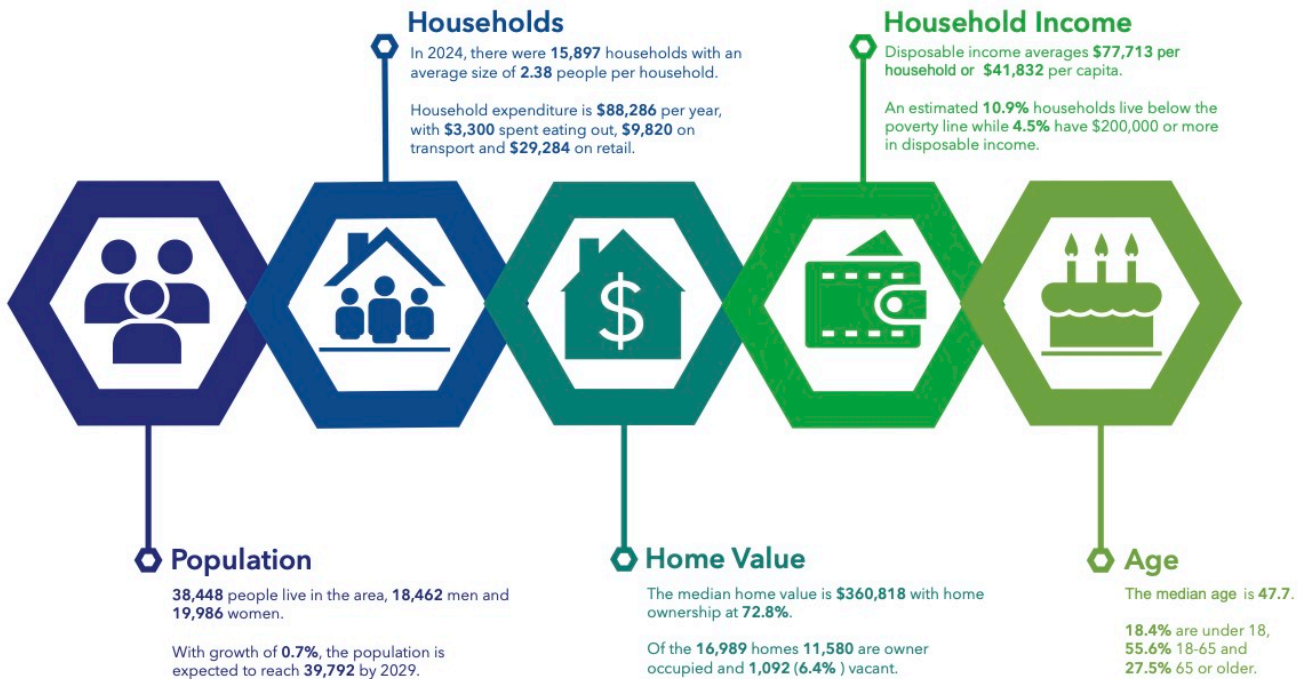


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- Located just off high traffic S. Volusia Ave.
- 10 minute drive to Stetson University
- Easy access to Interstate 4 making it within half an hour of Daytona Beach, Sanford, and metro Orlando

## DEMOGRAPHICS (10 MIN DRIVE TIME)



Source: Esri, ACS, Esri-U.S. BLS. Esri forecasts for 2024, 2018-2022, 2029.



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