

FOR LEASE

810 Saxon Blvd | Orange City, FL



HIGHLIGHTS

- **AutoZone Coming Soon.**
- .60 acre outparcel.
- 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: 24,000 vpd



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Demographics	1 Mile	3 Miles	5 Miles
Population	7,083	51,143	99,456
Average HH Income	\$74,869	\$68,354	\$70,882
Employees	5,100	19,360	29,596

