

## MEDICAL/PROFESSIONAL OFFICE TIMESHARE

ORANGE CITY, FL 32763

# 1119 Saxon Blvd



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	19,397 SF +/-
Available SF:	3,625 SF +/-
Year Built:	1999
Zoning:	1800 - OFF MULTISTORY

### PROPERTY OVERVIEW

**\*\*TIMESHARE OPPORTUNITY IN ORANGE CITY\*\***

Suite 202 is available for timeshare in Orange City at 3,625 SF +/- . The suite is perfect for any medical or professional office user looking to open a satellite office in Orange City. Suite 202 is available for timeshare Mondays - Thursdays and includes 5 private offices, a central handwashing sink/breakroom, x-ray, large reception, and a conference room.

1119 Saxon Blvd is located adjacent to the AdventHealth Fish Memorial Hospital Campus. Located right at the high-traffic intersection of Saxon Blvd (30,500 Annual Average Daily Traffic) and Veterans Memorial Parkway (14,800 AADT) which provides easy access for all clients. The property is also less than 1 mile from Interstate 4 and is surrounded by additional medical, professional office, and retail users.

### PROPERTY HIGHLIGHTS

- Move In Ready Medical/Professional Office Timeshare in Orange City
- Gross Lease Structure - Available Mondays - Thursdays
- Adjacent to AdventHealth Fish Memorial Hospital
- Access to Saxon Blvd (32,000 Annual Average Daily Traffic), Veterans Memorial Hwy (14,100 AADT), and Interstate 4

PRESENTED BY  
**DANIELLE KOVIE**

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OFFICE BUILDING

## For Timeshare

ADDITIONAL PHOTOS

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**For Lease**

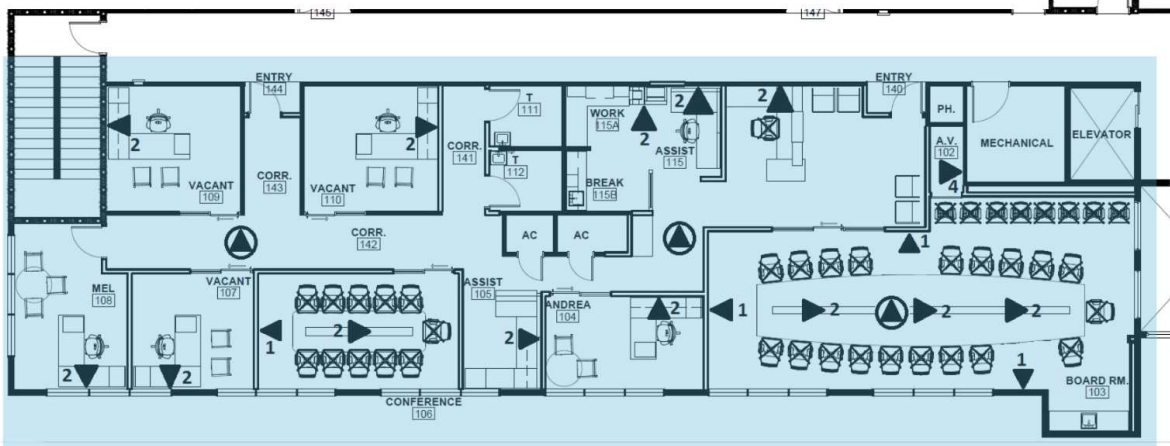
## FLOOR PLAN

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## Available Monday-Thursday



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## LOCATION MAP

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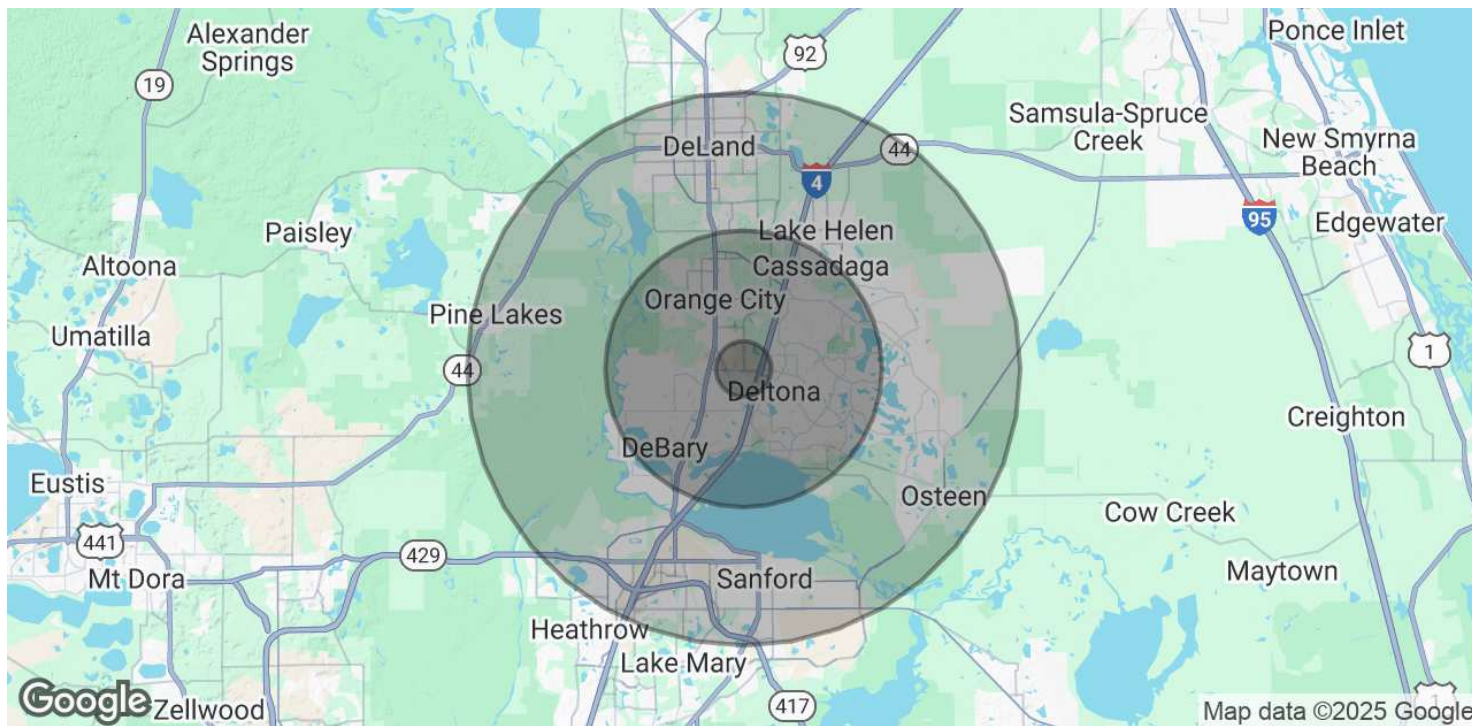
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## DEMOGRAPHICS MAP & REPORT

ORANGE CITY, FL 32763

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,959	104,765	277,591
Average Age	46.2	42.6	40.4
Average Age (Male)	44.5	41.4	38.6
Average Age (Female)	49.2	44.0	41.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,329	41,705	109,507
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$61,942	\$64,874	\$68,511
Average House Value	\$191,035	\$185,126	\$199,607

2020 American Community Survey (ACS)

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