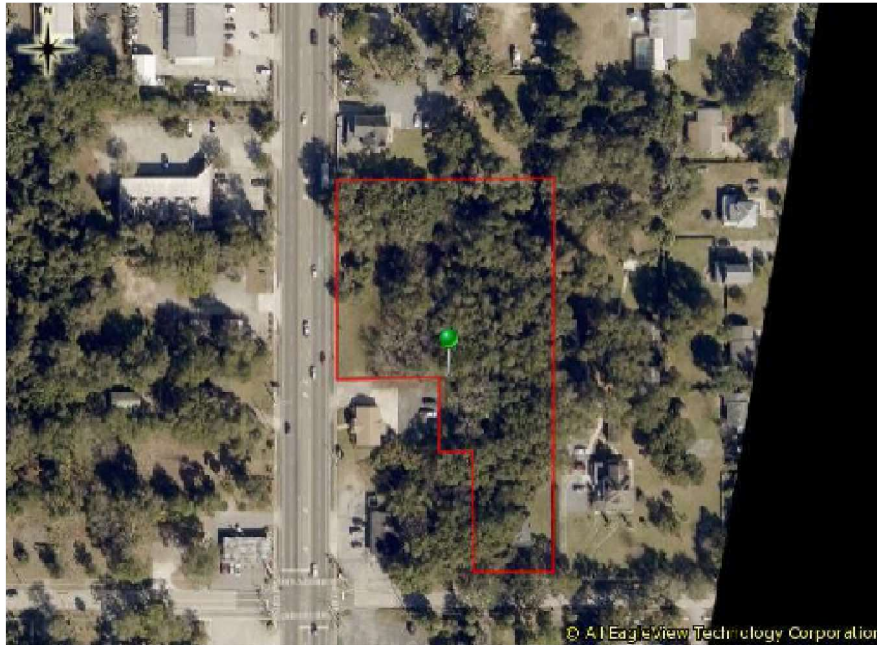


# FOR SALE

**145 E FRENCH AVE**  
145 E French Ave Orange City, FL 32763



## PROPERTY DESCRIPTION

2.47 Acres, Zoned CG-1 Allowing for several Retail and/or Office uses with additional access at the Intersection of Volusia Ave. (17/92) and French Ave.

## PROPERTY HIGHLIGHTS

- 225 Ft. Frontage on 17/92
- Over 350 Ft. of Depth
- CG-1 Zoning Allows For Multiple Retail or Office Uses
- Additional Access on Side Street
- Potential Owner Joint Venture
- Water and Sewer Accessible

## OFFERING SUMMARY

Sale Price:	\$590,000
Number of Units:	1
Lot Size:	107,593 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	246	834	3,032
Total Population	590	1,998	7,171
Average HH Income	\$91,002	\$88,838	\$83,468

**Eric Alexander**  
(386) 956-9366



**COLDWELL BANKER  
COMMERCIAL**  
AI GROUP

# SALE

## 145 E FRENCH AVE

145 E French Ave Orange City, FL 32763



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(386) 956-9366



**COLDWELL BANKER**  
**COMMERCIAL**  
AI GROUP

# SALE

## 145 E FRENCH AVE

145 E French Ave Orange City, FL 32763

### PROPERTY DESCRIPTION

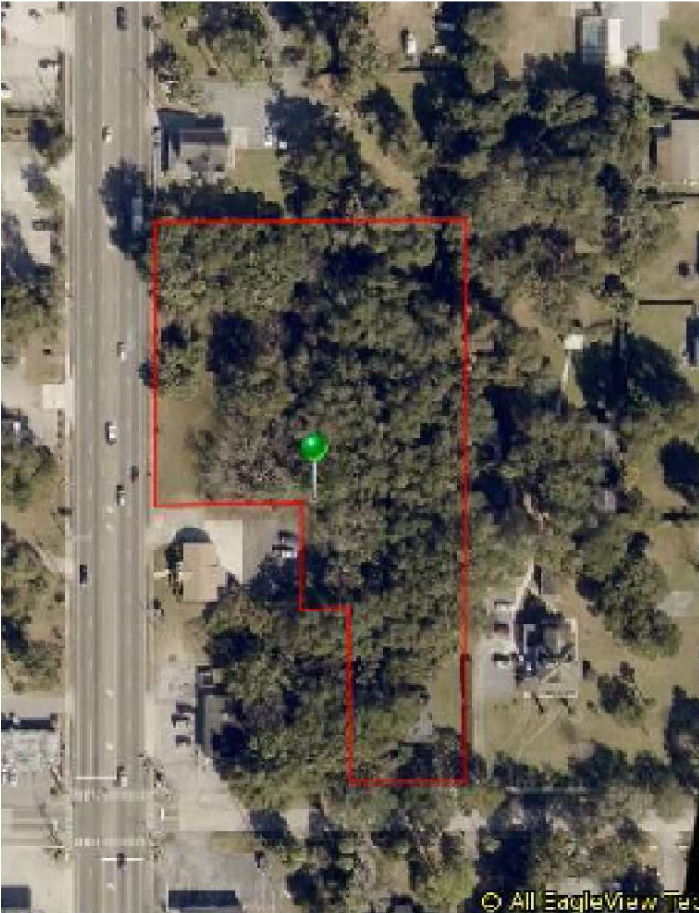
2.47 Acres, Zoned CG-1 Allowing for several Office and/or Retail Uses too numerous to mention. Owner may entertain a Purchase Money Mortgage or Joint Venture. Great location for Medical/Dental or Professional Offices, Child Care, Restaurant, Bank or Credit Union, Pharmacy, Church, Light Industrial/Flex Space.

### LOCATION DESCRIPTION

Two Lots North of the Intersection of French Ave. and Volusia Ave. (17/92) with access on both Volusia Avenue and French Avenue, between Orange City and Deland, Florida. This Property is close to I-4 via 472 less than a Mile North or Saxon Blvd. 1-1/2 Miles to the South.

### SITE DESCRIPTION

2.47 Acres with 225 Ft. Frontage and over 350 Ft. Depth on Volusia Ave. (17/92) and French Ave. Plus additional Acreage For Parking and Access From French Avenue.



**Eric Alexander**  
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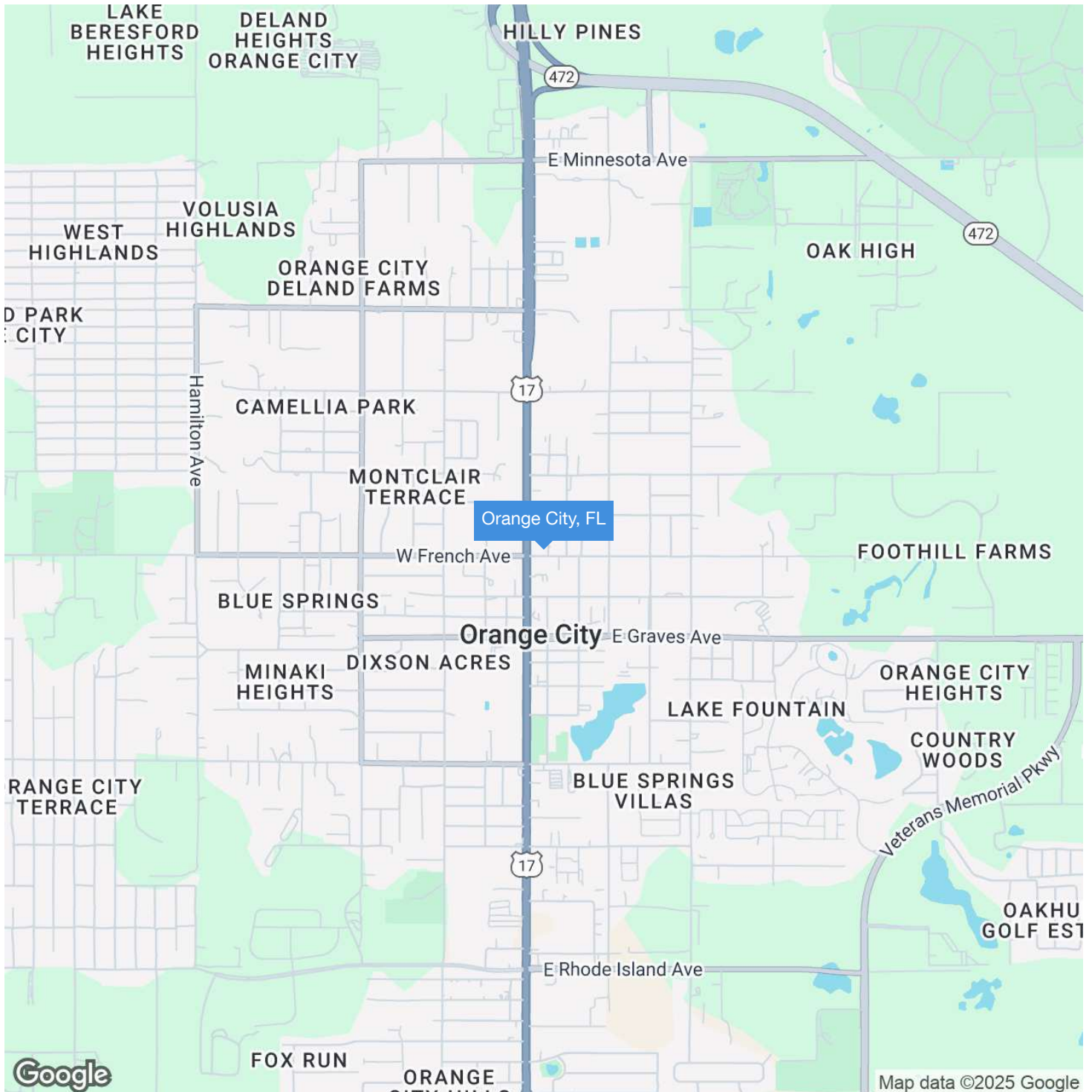
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# SALE

## 145 E FRENCH AVE

145 E French Ave Orange City, FL 32763



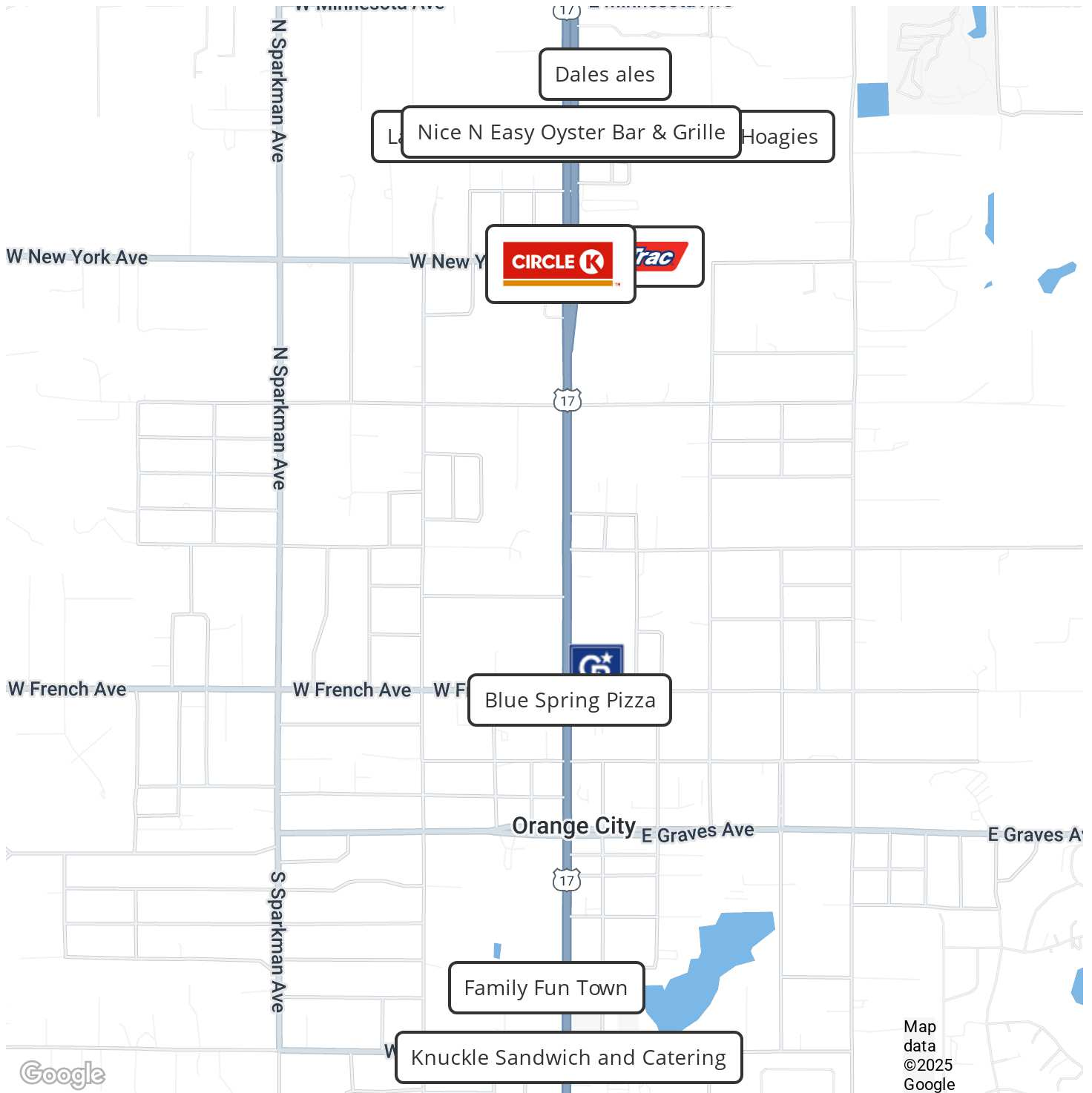
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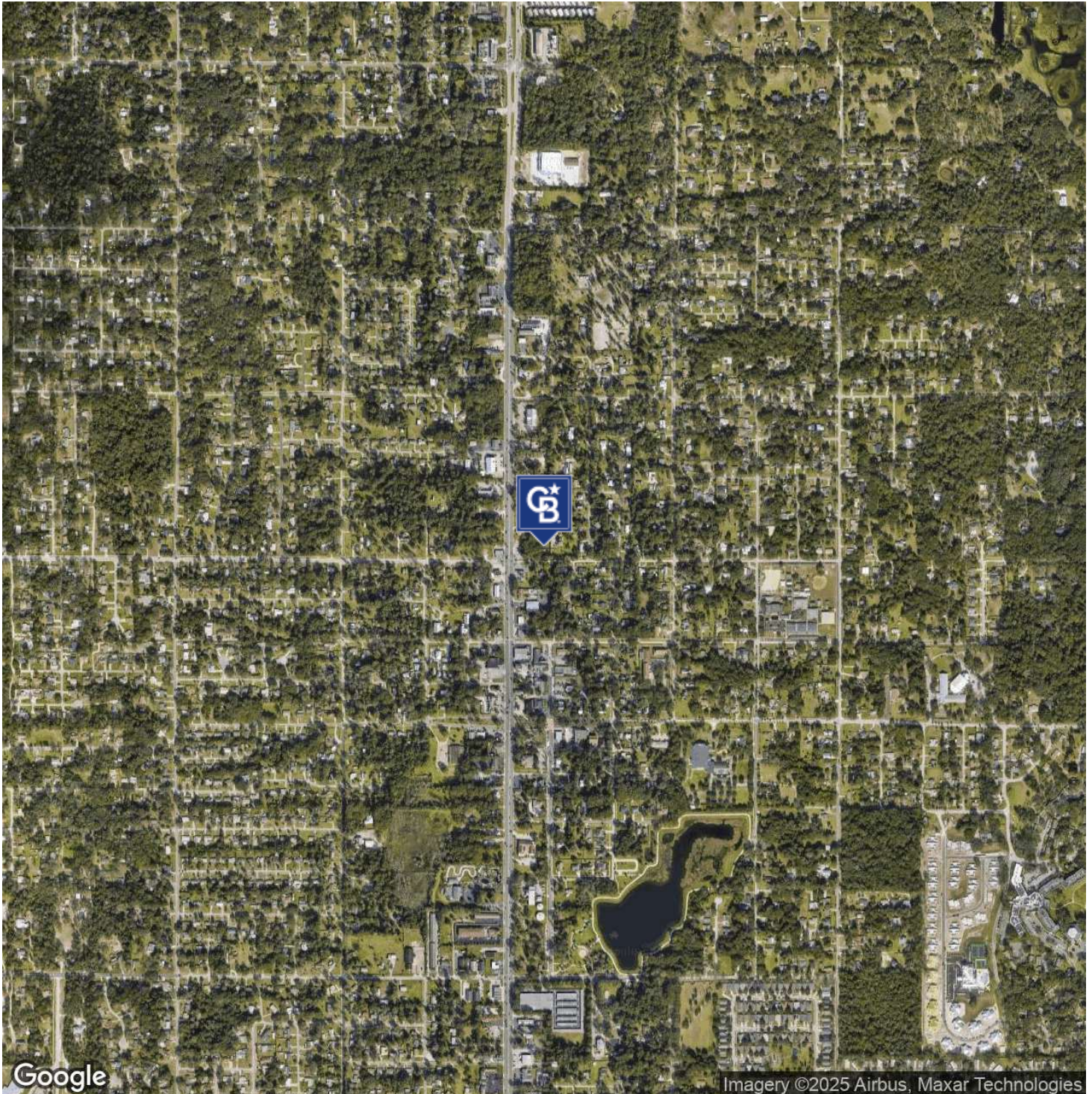


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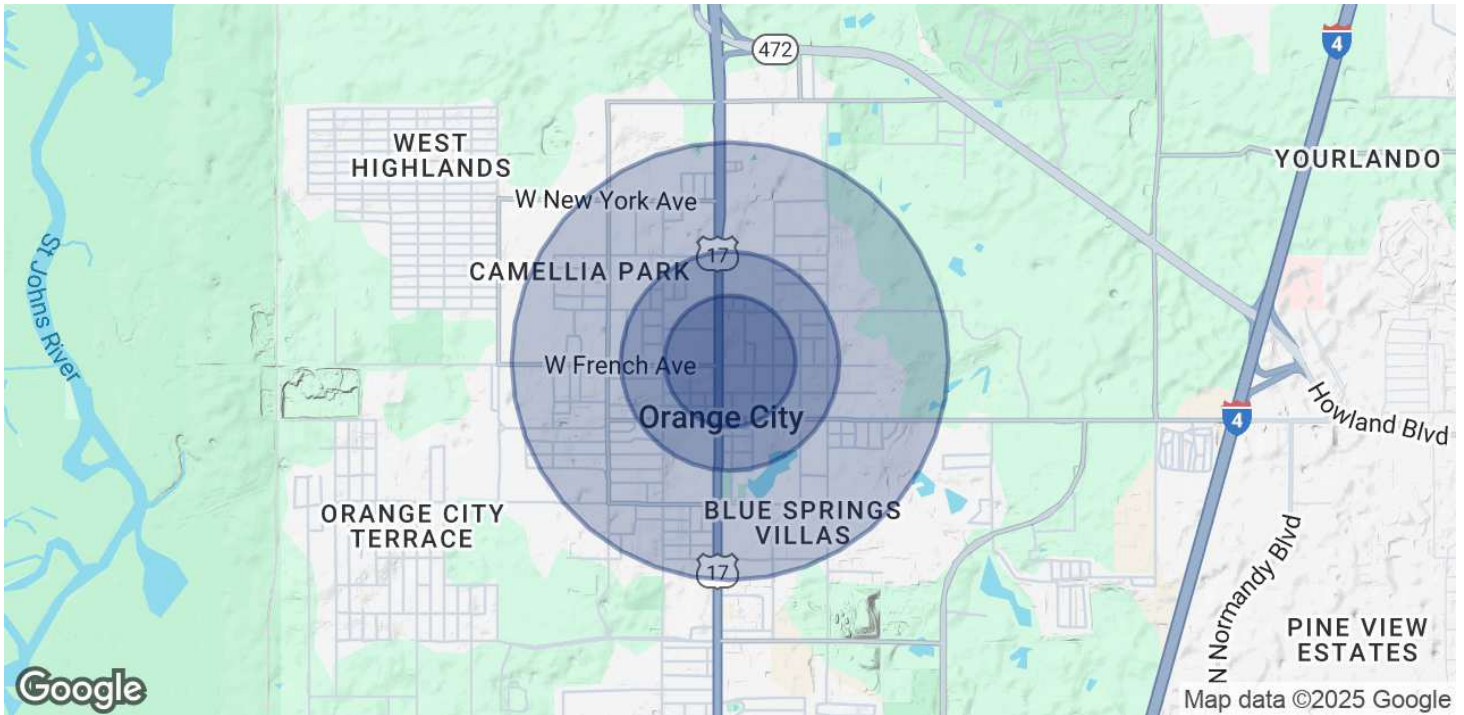
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# SALE

**145 E FRENCH AVE**  
145 E French Ave Orange City, FL 32763



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	590	1,998	7,171
Average Age	45	44	46
Average Age (Male)	44	44	45
Average Age (Female)	46	45	47

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	246	834	3,032
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$91,002	\$88,838	\$83,468
Average House Value	\$277,484	\$286,005	\$281,741

Demographics data derived from AlphaMap

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