

**FOR  
LEASE**

## Freestanding Retail Building

**1035 S. VOLUSIA AVE  
ORANGE CITY, FL 32763**



### **CONTACT**

**Vincent F. Wolle, CCIM, SIOR**  
407.448.1823 *mobile*  
CREManager@Gmail.com

**Results Real Estate Partners, LLC**  
*Licensed Commercial Real Estate Brokers*

365 International Parkway  
Lake Mary, Florida 32746

407.647.0200 *main*  
407.647.0205 *fax*

**www.ResultsREPartners.com**

### PROPERTY FEATURES

- 4,756 SF Freestanding Building (Currently leased to a pawn shop)
- 100% AC Showroom (2,500 SF+/-)
- .25 Acre Site Zoned Commercial (Orange City) with cross access and parking.
- Located in HW 17-92 (Volusia Ave) surrounded by retail users including banks, restaurants, service users, and lodging
- Owner will replace the roof and paint inside and outside of the property and may amortize improvements over the lease term for a credit tenant.
- OPEX is \$3.43 (2025)

**Lease Rate: \$15.00 Absolute NNN**  
( $\$5,945.00$  Base +  $\$1,359.42$  NNN =  $\$7,304.42$  Gross)

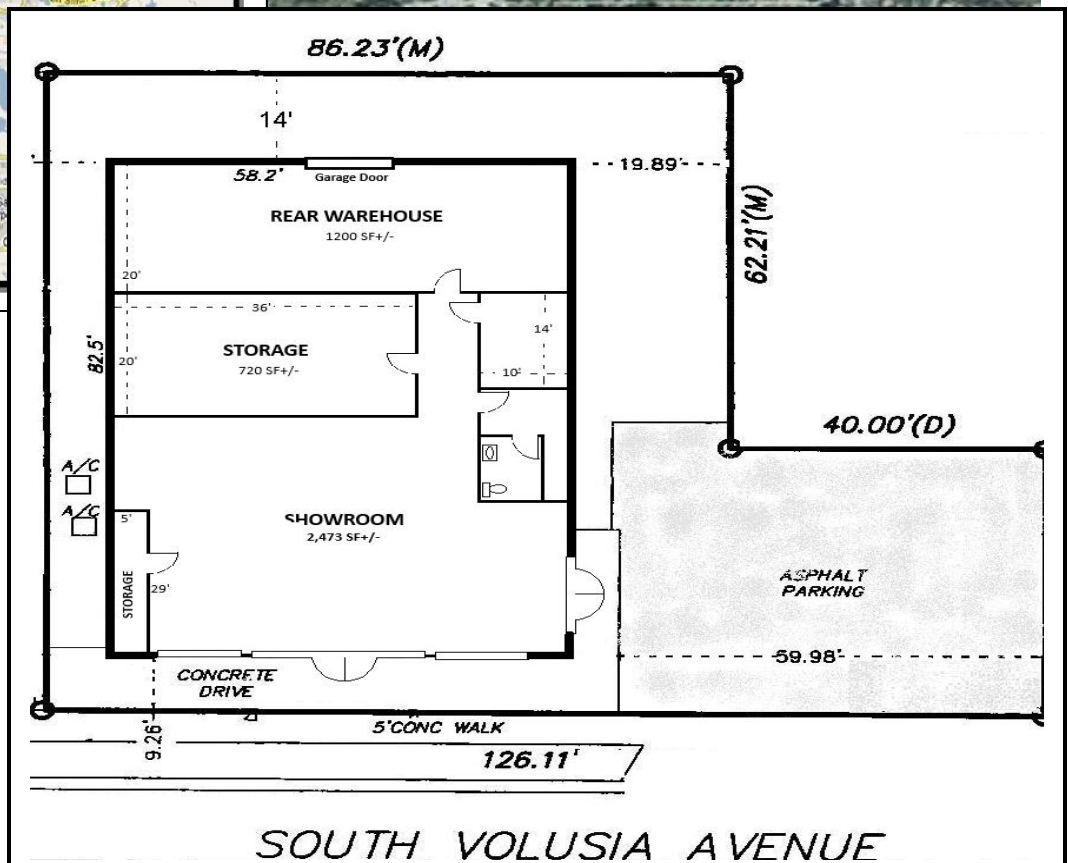
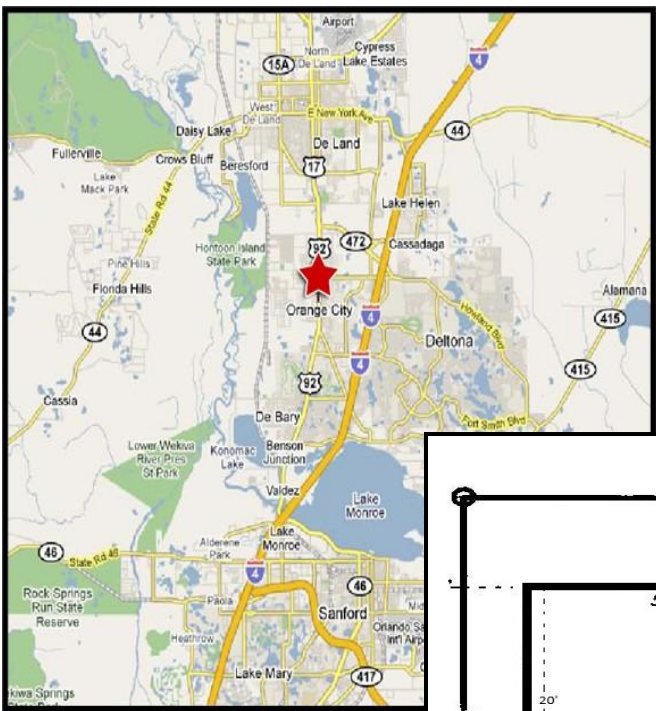
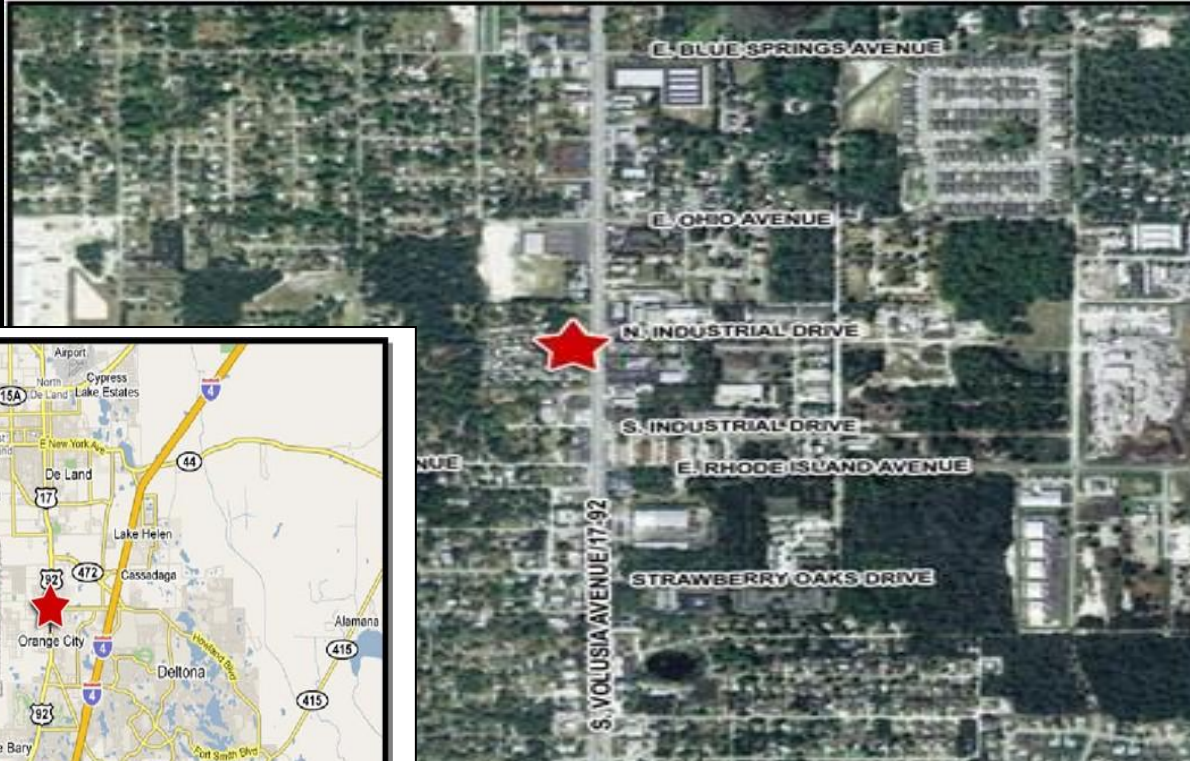
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