

## FREESTANDING RETAIL BUILDING



### PROPERTY DESCRIPTION

3,240 SF Freestanding Building on 0.37+/- Acres.  
85+/- feet of frontage on Blue Springs Avenue.  
Four double doors could be converted to overhead doors.  
12' ceiling height.  
Approximately 15 parking spaces.  
Great for Retail, Medical, Office, Pharmacy, Child Care Center, and many other uses under CG-2 zoning.

### LOCATION DESCRIPTION

Located on the southeast corner of Blue Springs Avenue and Park Drive just west of Volusia Avenue.  
Approximately 2.8 miles to Interstate 4.

### LOCATION ADDRESS

196 W. Blue Springs Avenue  
Orange City, FL 32763

**JOHN W. TROST, CCIM**  
Principal | Senior Advisor  
O: 386.301.4581 | C: 386.295.5723  
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### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$229,900
<b>LOT SIZE:</b>	0.37+/- Acres
<b>BUILDING SIZE:</b>	3,240 SF
<b>YEAR BUILT:</b>	1983
<b>PARCEL NO:</b>	8010-12-01-0180
<b>TRAFFIC COUNT:</b>	Blue Springs Avenue 3,800 AADT Volusia Avenue 32,000 AADT
<b>ZONING:</b>	CG-2, Commercial General

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,574	13,862	38,948
<b>TOTAL POPULATION</b>	6,182	33,098	98,139
<b>AVERAGE HH INCOME</b>	\$58,309	\$65,856	\$70,004

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## ADDITIONAL PHOTOS

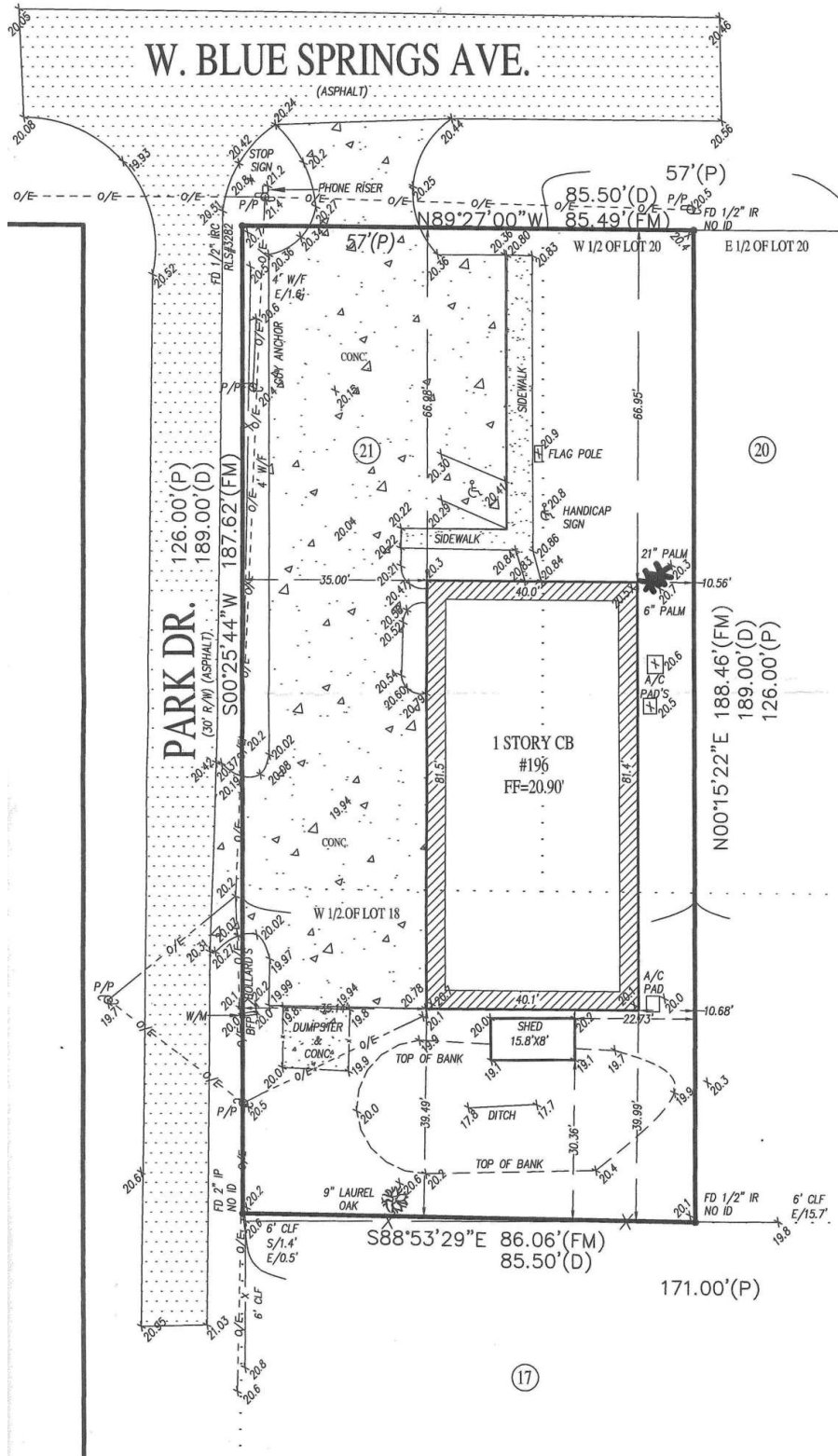


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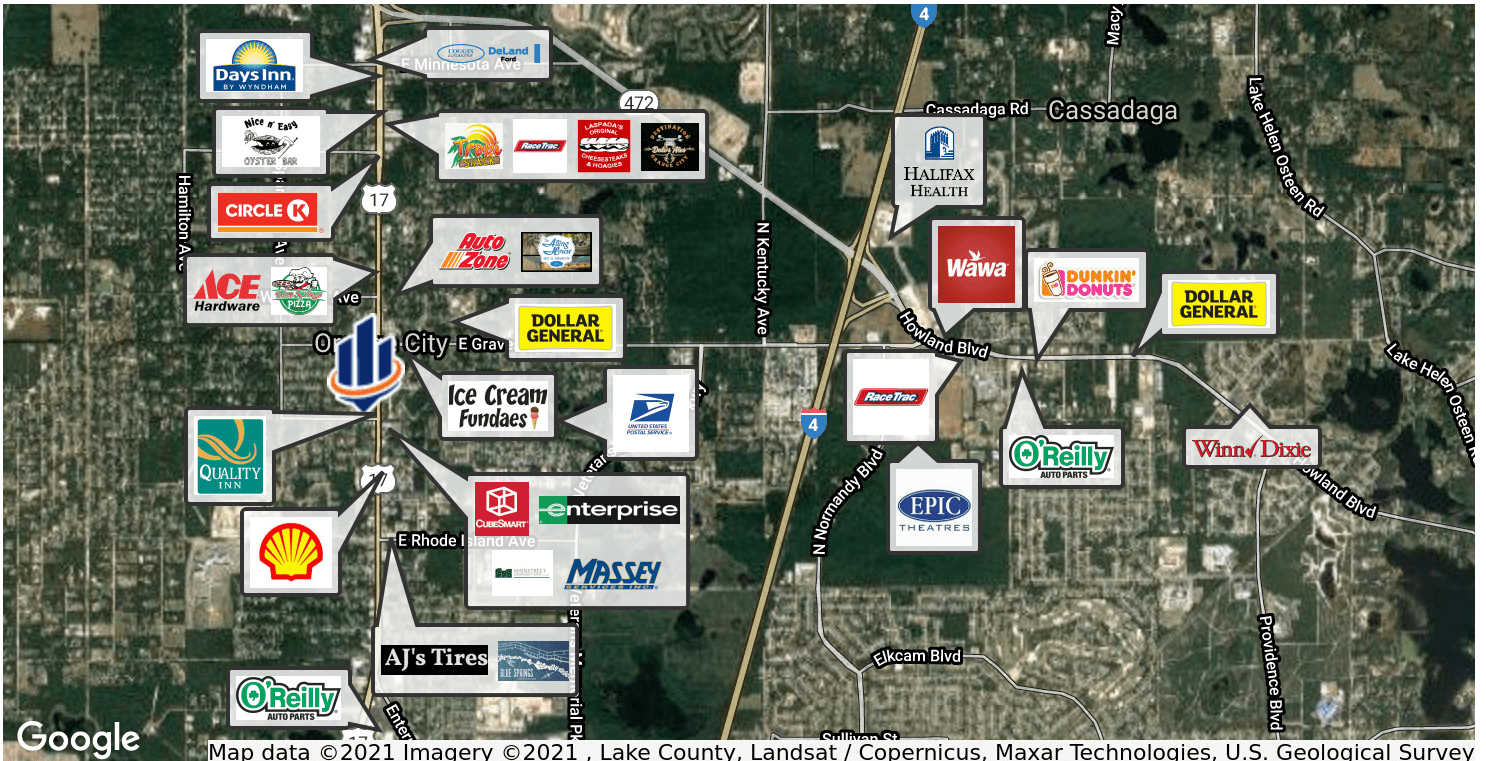
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LOCATION MAPS



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