816 Saxon Blvd

Orange City Marketplace
For Lease



PROPERTY DESCRIPTION

• The property is conveniently located on the corner of Saxon Boulevard and Enterprise Road.
• Join these nationals tenants: AutoZone, pOp Shelf, Dollar Tree, Planet Fitness, Domino's Pizza, and Rent A Center
• Just one mile from interstate 4, with close proximity to the SunRail station in Debary.
• The Shopping center has a strong daytime population due to the local and national tenant mix.
• Combined traffic count of 58,500 vehicles per day.

LOCATION DESCRIPTION

Prime location at the corner of Saxon Boulevard and Enterprise Road.
High traffic area
Great visibility and signage

SPACES	LEASE RATE	SPACE SIZE
828-913	$16.00 SF/yr	8,400 SF
852-35	$24.00 SF/yr	1,600 SF

OFFERING SUMMARY

Lease Rate:	$16 - 24 SF/yr ($5.69/sf NNN)
Number of Units:	12
Available SF:	1,600 - 8,400 SF
Lot Size:	23.5 Acres
Building Size:	172,079 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,320	21,954	41,409
Total Population	7,631	54,112	106,860
Average HH Income	$90,130	$86,407	$86,966

VITOR DE SOUSA, CCIM
Retail Sales & Leasing
321.722.0707 x15
vitor@teamlbr.com

JEFFERY T. ROBISON, CCIM
President | Broker
321.722.0707 x13
Jeff@TeamLBR.com

LBR Lightle Beckner Robison, Incorporated
Commercial Real Estate Services

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816	Mexican Restaurant	5,780 SF
816 1-2	Pinch-A-Penny	3,200 SF
816 8	U.S. Marine Corps	1,020 SF
822 1	Crazy Hot Buys	12,306 SF
822 2	Gift Shop	750 SF
822 3	Gift Shop	618 SF
822 4	Racing & Card Club	29,329 SF
828 7	Domino's Pizza	1,470 SF
828 8	Smoke Shop	1,470 SF
828 9-13	AVAILABLE	8,400 SF
834 16	The Flour Patch	900 SF
834 17	Supreme Massage	1,200 SF
834 18	Med Spa	900 SF
834 19-22	Rent-A-Center	4,200 SF
840 24	Sherwin Williams	3,850 SF
846	CareerSource	13,500 SF
852 28	BX Cuts II	1,600 SF
852 29-30	U.S. Navy	2,400 SF
852 31-33	Red Crab	5,600 SF
852 35	AVAILABLE	1,600 SF
858	Dollar Tree — LEASED	16,012 SF
860	Planet Fitness	21,599 SF
862	Diane's Natural Market	7,120 SF
864 36-37	Moya Sushi Asian Cuisine	2,400 SF
864 38	Mattress Outlet	1,600 SF
870 39	Sage Dental	2,100 SF
870 41	Saigon Sizzle	2,100 SF
870 42-43	Nail Salon	2,800 SF
870 44	Borichino	1,050 SF
870 45	Pharmacy	1,050 SF
876	Conviva Care Center	10,000 SF
826 1	Storage Unit	3,417 SF

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Location Map

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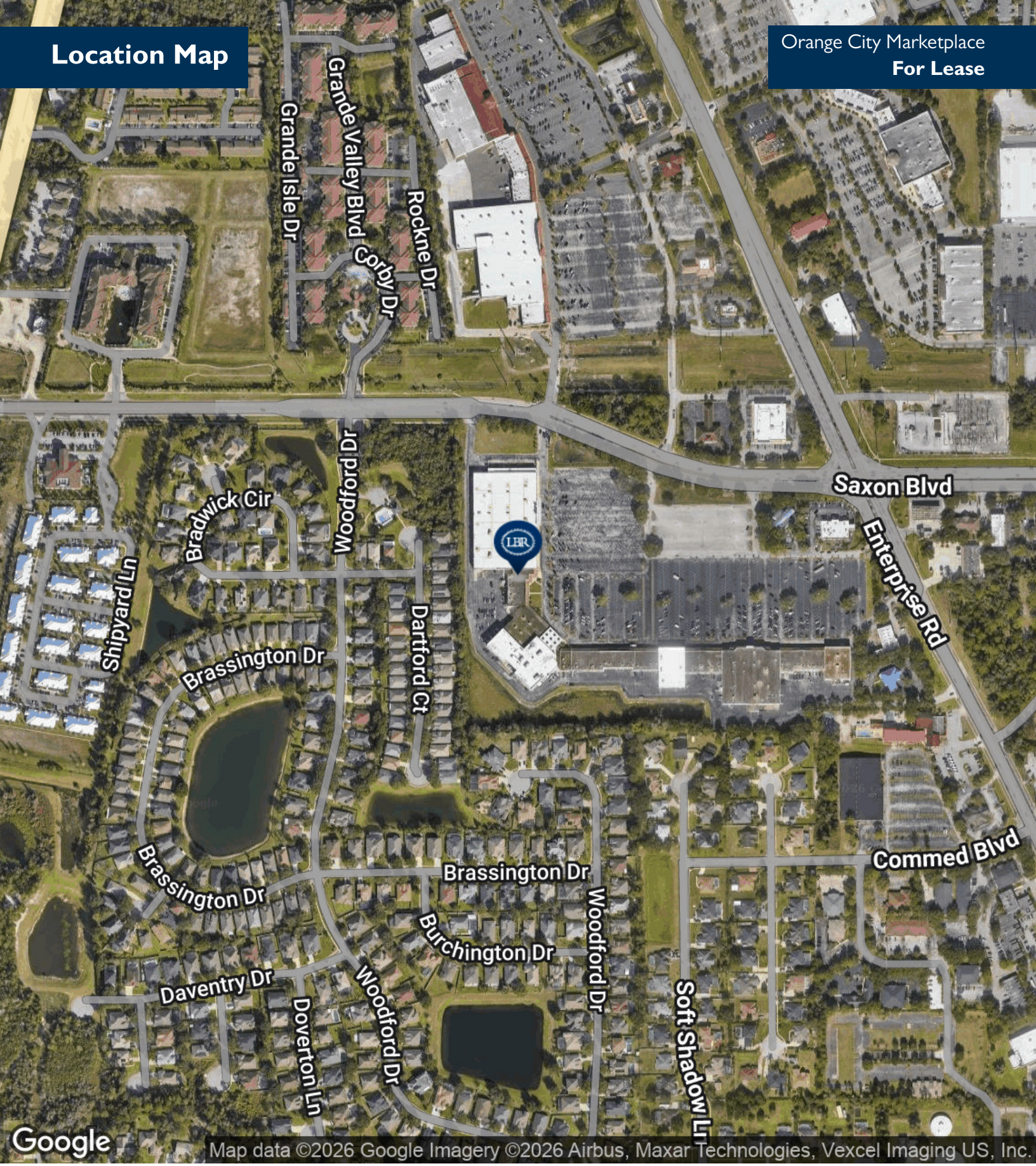

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Demographics Map & Report

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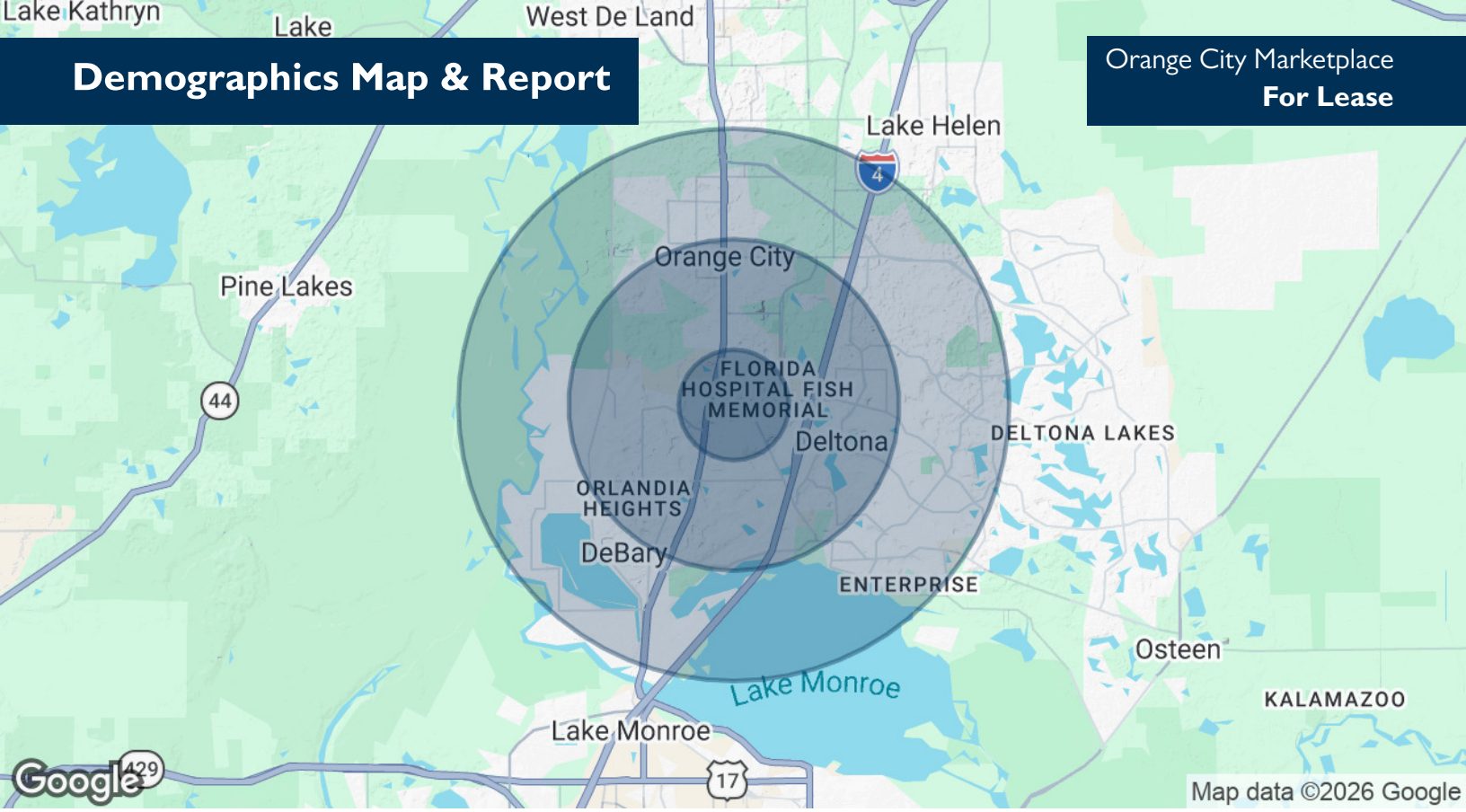

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,631	54,112	106,860
Average Age	49	45	44
Average Age (Male)	46	44	43
Average Age (Female)	51	47	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,320	21,954	41,409
# of Persons per HH	2.3	2.5	2.6
Average HH Income	$90,130	$86,407	$86,966
Average House Value	$330,409	$302,019	$292,104

2020 American Community Survey (ACS)

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