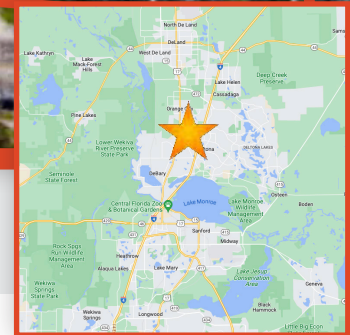




2750 ENTERPRISE ROAD, ORANGE CITY, FL 32763
ENTERPRISE CENTER – ORANGE CITY



PROPERTY HIGHLIGHTS

- Great location with high visibility and traffic counts
- Perfect for medical/office use
- Build Out Incentive/Allowance for qualified tenants
- Great parking with 5.81/1,000 parking ratio
- Excellent signage

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	6,291	54,020	100,871
Households	2,569	22,066	39,719
Avg. HH Income	\$74,354	\$66,768	\$68,997

FOR MORE INFORMATION



Bobby Bridges
407-616-1025
bobby@v3capital.com

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For More Information:

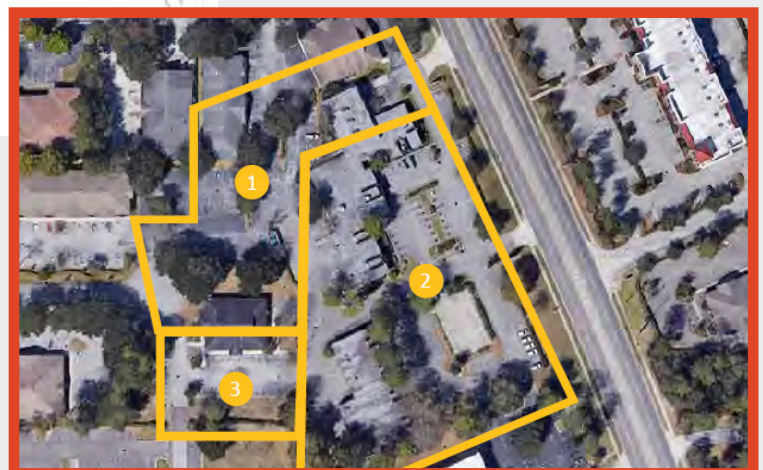
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SITE PLAN



SUITE	TENANT	SF
BUILDING 1		
2740	Williams FloorCenter	7,600
2742 A&B	Volusia County Property Appraiser	6,300
2744	Available	2,350
2746	Direct General Insurance	1,650
BUILDING 2		
2750 A&B	Kids Spot	2,800
2752-B	Accord Specialty Pharmacy	1,200
2754	Department of Education	3,000
2756	Quest Diagnostics	3,003
BUILDING 3		
2730-A	Bass Aba Therapy	3,500
2730-B	Hanger Clinic	1,625
2730-C	Bass Aba Therapy	1,325
BUILDING 4		
830-A	Orange City Pharmacy	1,300
830-B	Groups Recover Together	2,000
830 C&D	Central Florida MRI	3,500
BUILDING 5		
2765-A	Broadway Dreams Dance	1,100
2765 B&C	LHC Group	2,640
2765D	Available	1,200
TOTAL		46,693

#	Property
1	830 Commed Blvd & 2730 Enterprise Rd Orange City, FL 32763
2	2740 Enterprise Road Orange City, FL 32763
3	2765 Rebecca Lane Orange City, FL 32763



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RETAILER MAP



2744 (2,350 SF)

2765-D (1,200 SF)

