

FOR LEASE

ENTERPRISE PLAZA

2499 Enterprise Road | Orange City, FL 32763

| | |
|----------------------|----------------------|
| PROPERTY | Retail |
| SF AVAILABLE | 1,054 SF & 1,360 SF |
| BUILDING SIZE | 17,408 SF |
| SITE SIZE | 1.75 AC |
| YEAR BUILT | 1989; Renovated 1996 |



PROPERTY HIGHLIGHTS

- > 17,408 SF neighborhood shopping center
- > Located between 17-92 and Saxon Blvd.
- > Easy access to I-4 and other major thoroughfares
- > Excellent demographics
- > Ideal for retail and office tenants
- > Ample parking
- > High visibility
- > Join Sherwin Williams, Firehouse Subs, Cricket and more
- > 1,054 SF and 1,360 SF spaces available



DARBY HOLD
T: 407-691-0505
M: 407-810-0454
dhold@holdthyssen.com

301 S New York Ave
Suite 200
Winter Park, FL 32789
www.holdthyssen.com

This summary has been prepared by Hold-Thyssen, Inc. for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, Hold-Thyssen, and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller, and therefore are subject to variation. No representation is made by Seller or Hold-Thyssen as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller, Hold-Thyssen and its employees, disclaim any responsibility for inaccuracies, and expect prospective purchasers to exercise independent due diligence in verifying all such information. The bearer of this property summary agrees that neither Hold-Thyssen, Inc. nor the Seller shall have any liability for any reason to any Potential Purchaser or Related Parties resulting from the use of this property summary.





MARKET DEMOGRAPHICS



| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|------------------|--------|--------|---------|
| 2025 Projection | 7,220 | 52,772 | 107,316 |
| 2020 Estimate | 6,700 | 49,102 | 99,506 |
| Growth 2010-2020 | 11.02% | 9.04% | 11.65% |
| Growth 2020-2025 | 7.76% | 7.47% | 7.85% |
| Average Age | 43.90 | 43.70 | 42.30 |



| HOUSEHOLDS | 1-MILE | 3-MILE | 5-MILE |
|------------------|--------|--------|--------|
| 2025 Projection | 3,234 | 21,867 | 42,368 |
| 2020 Estimate | 3,008 | 20,355 | 39,278 |
| Growth 2010-2020 | 9.42% | 8.91% | 12.02% |
| Growth 2020-2025 | 7.51% | 7.43% | 7.87% |



| INCOME | 1-MILE | 3-MILE | 5-MILE |
|-------------------------------|----------|----------|----------|
| 2019 Average Household Income | \$59,413 | \$64,740 | \$66,255 |
| 2019 Median Household Income | \$43,988 | \$52,303 | \$53,794 |



DARBY HOLD
 T: 407-691-0505
 M: 407-810-0454
 dhold@holdthysen.com

301 S New York Ave
 Suite 200
 Winter Park, FL 32789
 www.holdthysen.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. Hold Thysen, Inc. is a licensed real estate broker.