

RETAIL PLAZA FOR SALE

SPRING HILLS CENTER

2487 S Volusia Ave. | Orange City, FL 32763

PROPERTY	16,000± SF Retail Plaza 2.73 AC Lot
ZONING	MX2
YEAR BUILT	1985
LOCATION	Directly on Hwy 17-92
ASKING PRICE	Part of Portfolio - Contact Agent



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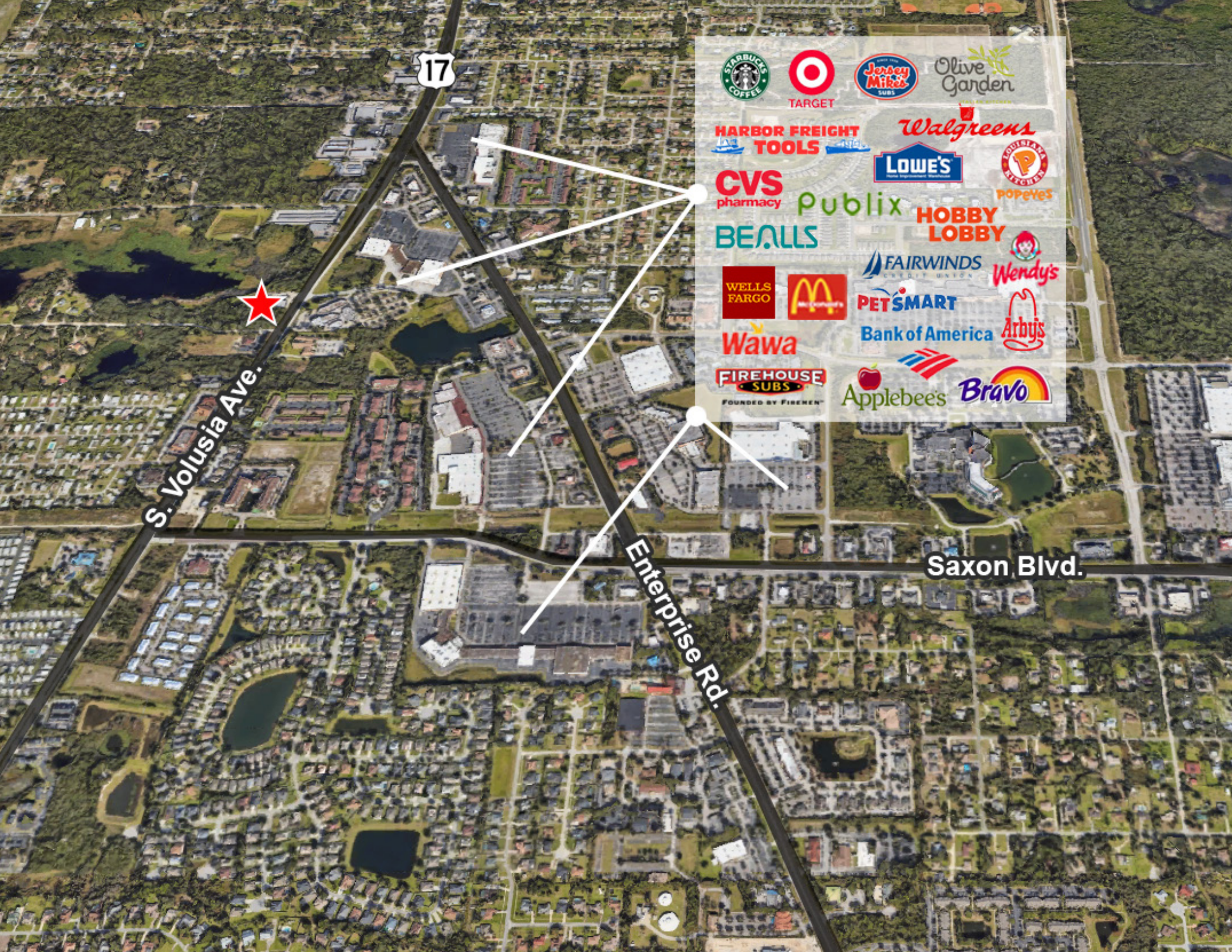


PROPERTY HIGHLIGHTS

- **Value add investment!**
- Multi tenant, single-story, retail strip center
- Ample parking - 78 surface spaces
- Pylon signage
- 184' of frontage directly on Highway 17-92
- Traffic Count: 23,146 AADT

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17

S. Volusia Ave.

Enterprise Rd.

Saxon Blvd.



MARKET DEMOGRAPHICS



16,000± SF Retail

S. Volusia Ave. (US 17-92)



POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	20,860	101,664	293,634
2023 Estimate	20,237	98,688	286,228
Growth 2010-2023	1.2%	1.2%	1.2%
Growth 2023-2028	0.6%	0.6%	0.5%
Median Age	48.5	44.7	41.5



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	9,133	40,830	114,198
2023 Estimate	8,853	39,531	111,048
Growth 2010-2023	1.1%	1.1%	1.1%
Growth 2023-2028	0.6%	0.7%	0.6%



INCOME	1-MILE	3-MILE	5-MILE
2023 Average Household Income	\$69,846	\$72,651	\$77,434
2023 Median Household Income	\$52,033	\$60,109	\$61,013



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