# Lease

## Beautiful Office space for Lease in Orange City

1087 Town Center Dr Orange City, FL 32763




### PROPERTY DESCRIPTION

This is a Great opportunity for your business to move into a nicely renovated Office space. This suite has 3 Private Offices, Large Office/Conference room, Pocket doors and a Large ADA Restroom. Located in the heart of Orange City Business District and situated between a variety of Medical and Professional Offices.

### PROPERTY HIGHLIGHTS

- Centrally located between Orlando and Daytona Beach
- Nicely renovated Office Space with New A/C
- Pocket Doors
- Monument Sign

### OFFERING SUMMARY

| | |
|---|---|
| Lease Rate: | $17.00 Base/ $6.13 CAM PSF |
| Available SF: | 1,209 SF |
| Lot Size: | 21,774 SF |
| Building Size: | 3,880 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Households | 284 | 634 | 2,593 |
| Total Population | 750 | 1,670 | 6,345 |
| Average HH Income | $122,985 | $122,151 | $101,425 |

**Anthony Avila**
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COLDWELL BANKER COMMERCIAL AI GROUP

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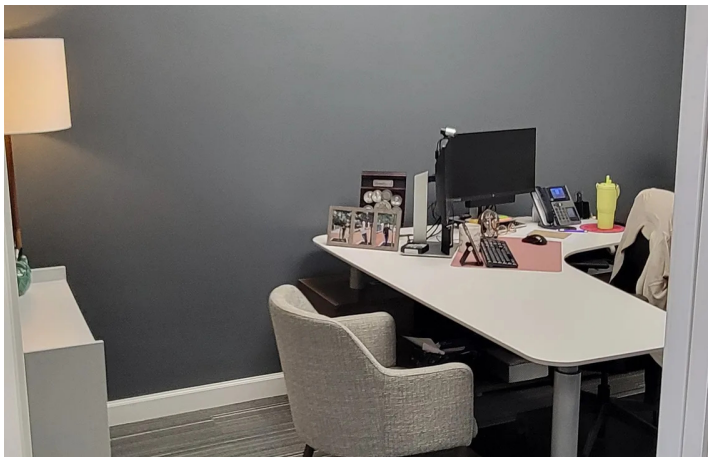










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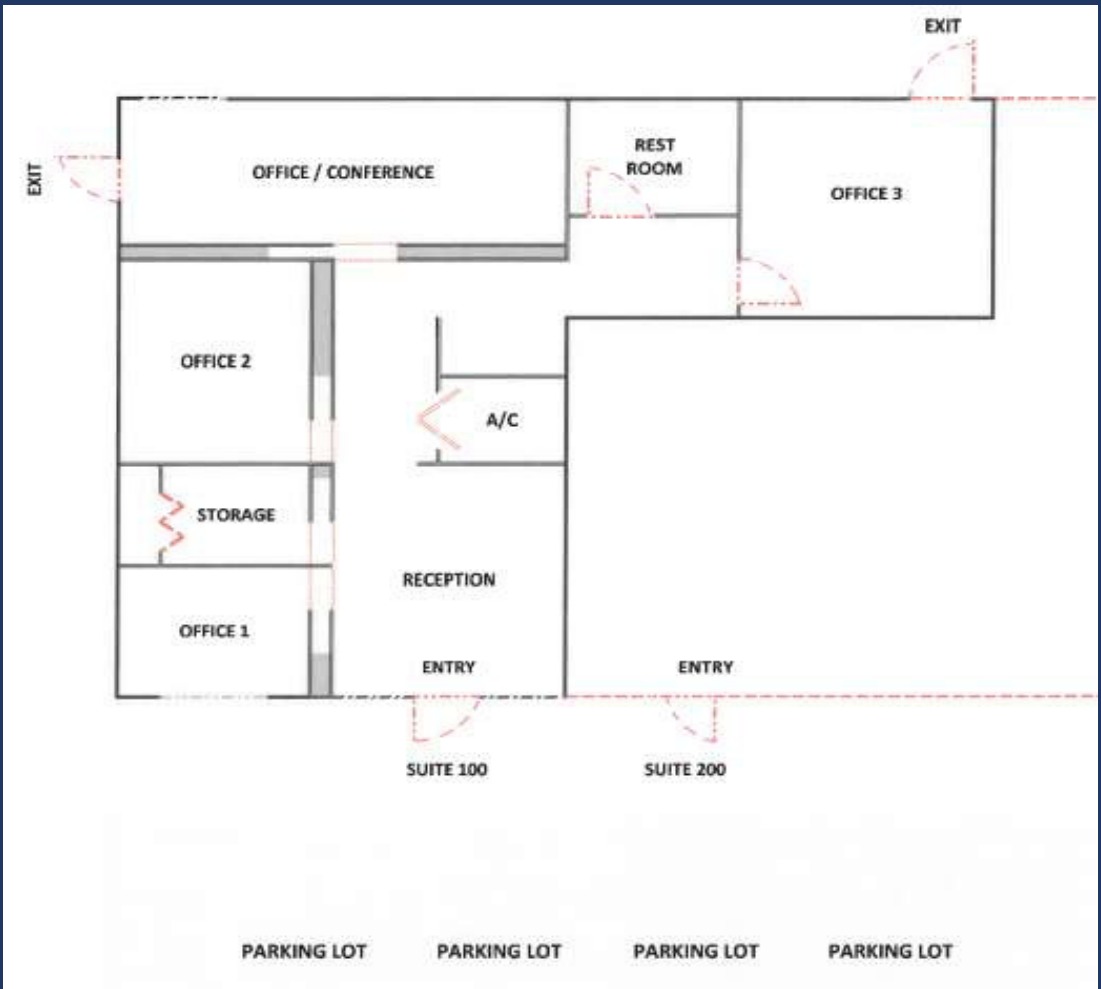
# FOR LEASE
# 1087 TOWN CENTER DR.-100
# 1209 Sq. Ft.

FLOOR PLAN
FOR REFERENCE USE ONLY

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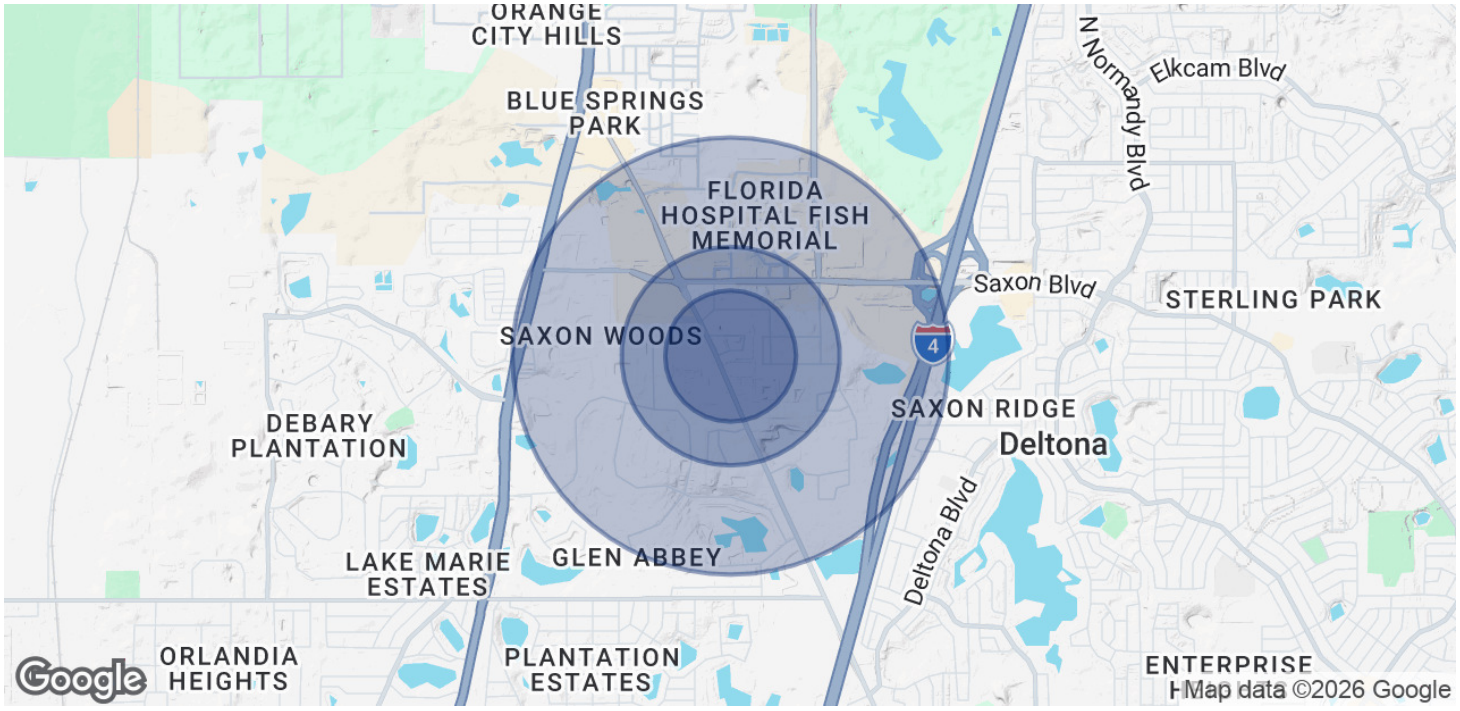


| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Population | 750 | 1,670 | 6,345 |
| Average Age | 46 | 46 | 46 |
| Average Age (Male) | 44 | 44 | 43 |
| Average Age (Female) | 47 | 47 | 48 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Households | 284 | 634 | 2,593 |
| # of Persons per HH | 2.6 | 2.6 | 2.4 |
| Average HH Income | $122,985 | $122,151 | $101,425 |
| Average House Value | $387,535 | $385,427 | $340,204 |

*2020 American Community Survey (ACS)*

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