



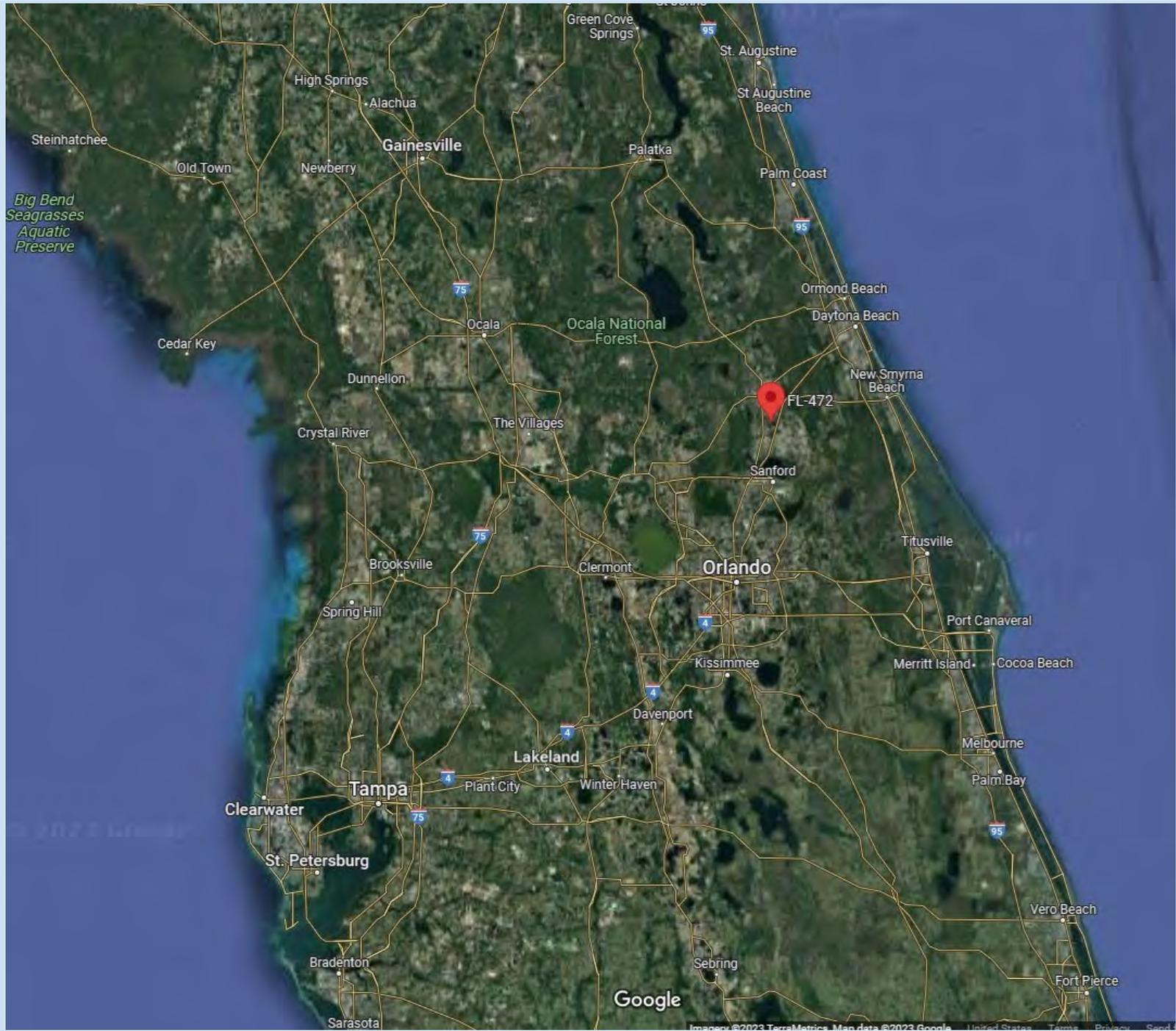
SOUTHEAST
COMMERCIAL

Southeast Commercial—FL

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Quick Service Restaurant Available for Lease | 949 Saxon Blvd, Orange City, FL

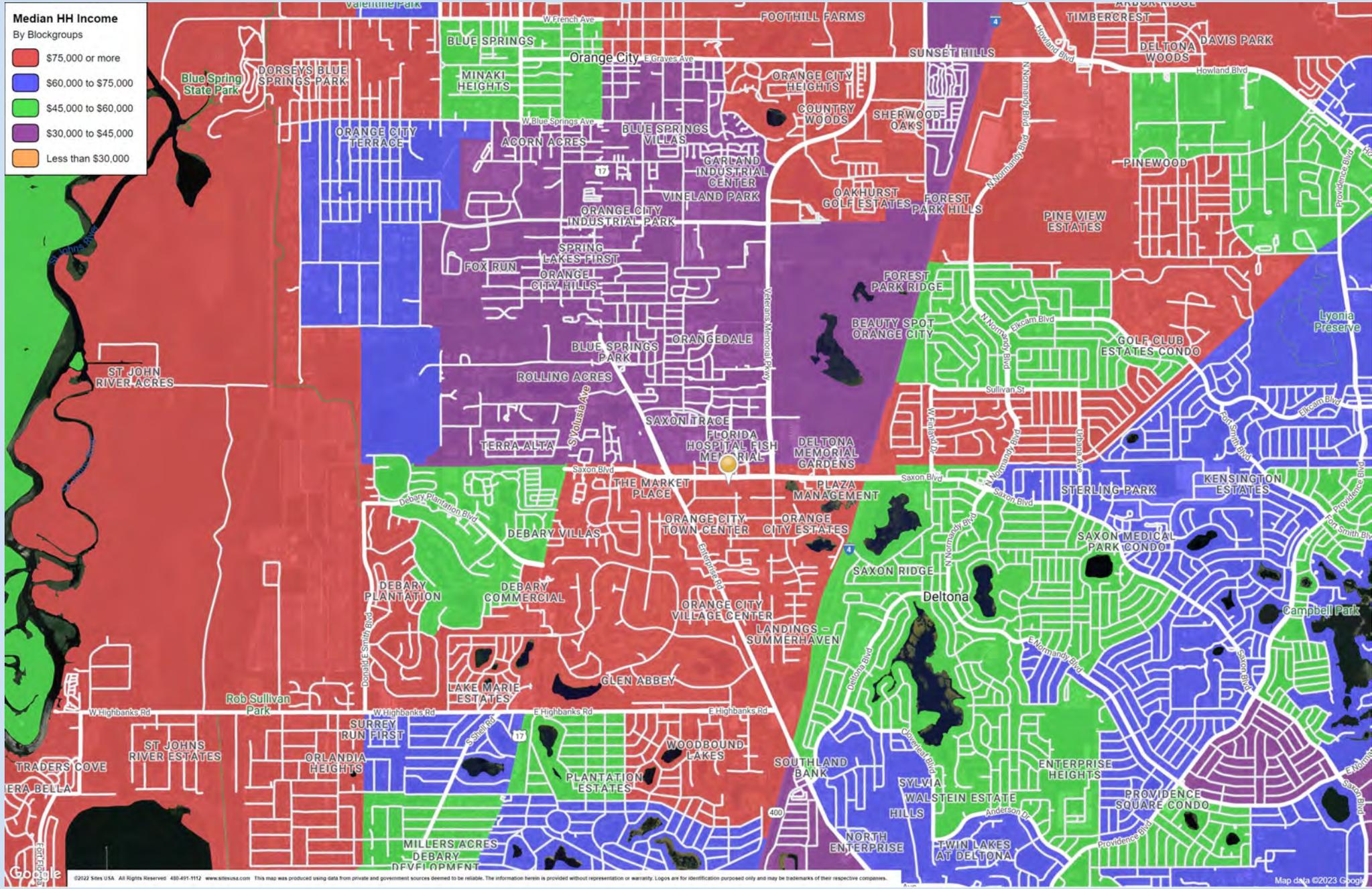


Property Highlights



- 3,159 SF QSR w/drive-thru available for lease
- Lot size .88 ac
- Built 2004
- Concrete block construction
- 26 parking spaces
- Monument signage
- Fronting Advent Health Fish Memorial Hospital
- Under 1 mile from I-4 with 114,394 ADT
- Strong traffic count on Saxon Blvd, 35,130 ADT
- Currently operating QSR with well above average sales
- Do not contact staff
- Pricing: contact Broker

High Median Household Income Area



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Area Highlights

Orange City is located midway between Daytona Beach and Orlando and is part of the Deltona–Daytona Beach–Ormond Beach, MSA .

- Orange City has had an average growth rate of 10% since 2020 and enjoys a high median income of \$71,096 within 1 mile of the site.
- Site is adjacent to and shares access with a 70 ac medical campus that includes Advent Health Fish Memorial Hospital, a 257 bed acute care hospital. The hospital has recently had a \$100 million expansion. Employes 1,000 people with an average salary of \$30,000 to \$113, 000. <https://www.adventhealth.com/hospital/adventhealth-fish-memorial/news/construction-underway-adventhealth-fish-memorials-100-million-expansion>
- Less than a mile from I-4, providing easy access to Orlando and its suburbs, as well as Daytona Beach to the east. Surrounded by medical, professional office and notable retailers such as Walmart, Home Depot, Lowe’s, Michael’s, Office Depot, Ulta and more.

Demographics

	3 mile	5 miles	7miles
Population	58,033	110,713	173,815
Median Age	44.7	43.1	42.1
Median HH Income	\$65,757	\$69,336	\$68,817

Traffic Count

Saxon Blvd: 42,648 ADT

I-4: 114,394 ADT



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