

PRIME RETAIL/OFFICE FOR SALE

THE TIFFANY CENTRE

2583 South Volusia Avenue Orange City, FL 32763



SALE PRICE \$775,000

John Wanamaker, CCIM, LEED AP
(386) 456-6650

Anthony Avila
(386) 532-4119

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COLDWELL BANKER
COMMERCIAL
AI GROUP

SALE

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2583 South Volusia Avenue Orange City, FL 32763



PROPERTY DESCRIPTION

Outstanding owner-user or investment opportunity!

Own a **2,788-square-foot Commercial Office/Retail Condominium** in one of Orange City's most visible and accessible business locations on **U.S. Highway 17-92**. This highly sought-after location offers exceptional frontage, strong daily traffic counts, and outstanding visibility for your business.

The flexible floor plan features a large open workspace, private offices, two restrooms, and a layout that can easily accommodate medical, professional, retail, or service-oriented businesses. Whether you're expanding your practice, relocating your business, or investing in commercial real estate, this property offers the versatility to meet your needs.

Ideally positioned between Sanford, Deltona, Orange City, and DeLand, the property provides convenient access to a large and growing customer base throughout West Volusia County. Interstate 4 is just 5–10 minutes away via multiple exits, allowing for quick travel throughout Central Florida, including Orlando and Daytona Beach.

Located less than two miles from AdventHealth Fish Memorial Hospital, this professional business center is home to established medical and business professionals, making it an excellent location for physicians, specialists, attorneys, accountants, insurance agencies, real estate firms, financial advisors, wellness providers, and other professional services

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PROPERTY HIGHLIGHTS

- 2,788± square feet of professional office/retail space
- Prime U.S. Highway 17-92 location with excellent visibility
- High-traffic commercial corridor with strong consumer exposure
- Spacious open floor plan with private offices
- Two restrooms
- Flexible layout suitable for medical, office, retail, or service businesses
- Minutes from Interstate 4
- Less than two miles from AdventHealth Fish Memorial Hospital
- Convenient access to Sanford, Deltona, Orange City, DeLand, Orlando, and Daytona Beach
- Ample on-site parking
- Excellent opportunity for an owner-user or commercial investor

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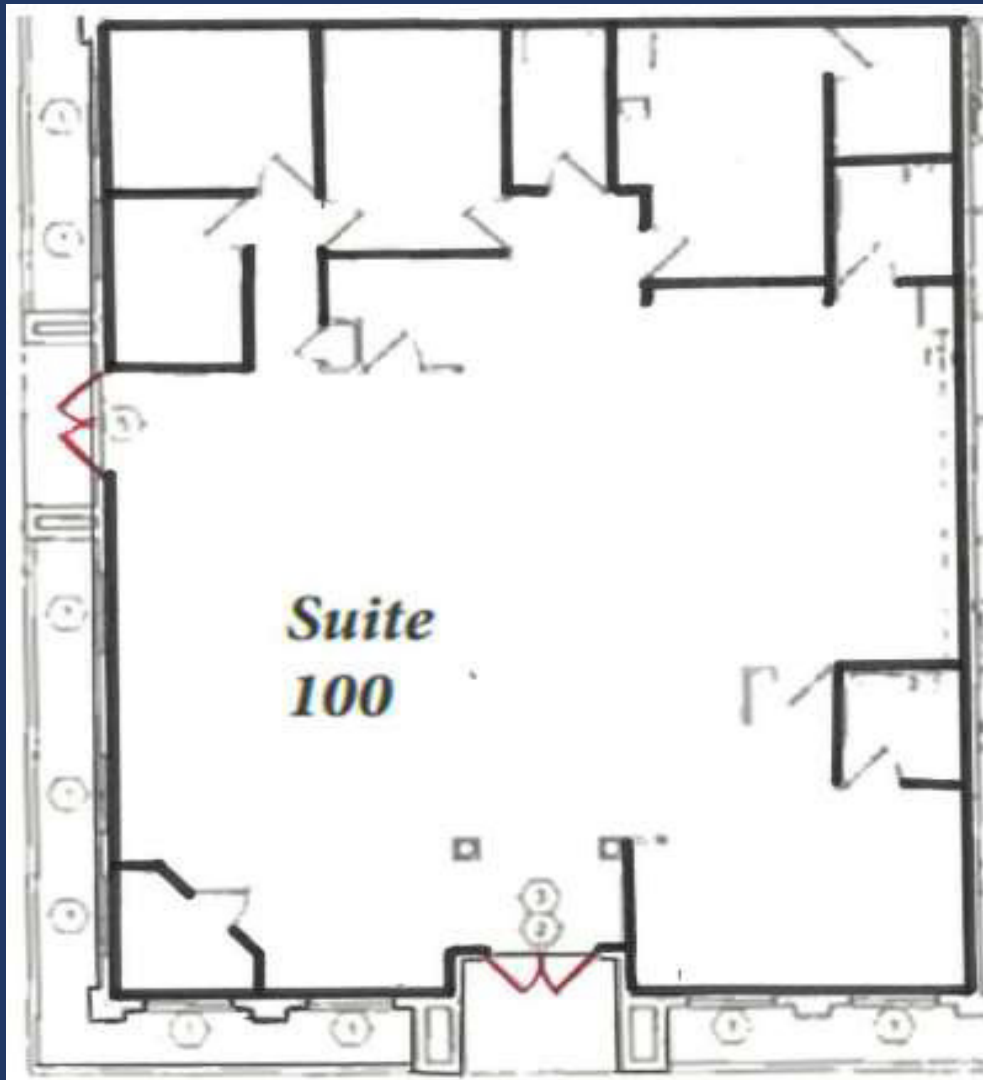
FOR SALE
2583 S. VOLUSIA AVE- 100
Approx. 2,788 Sq. Ft.



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FLOOR PLAN
FOR REFERENCE USE ONLY



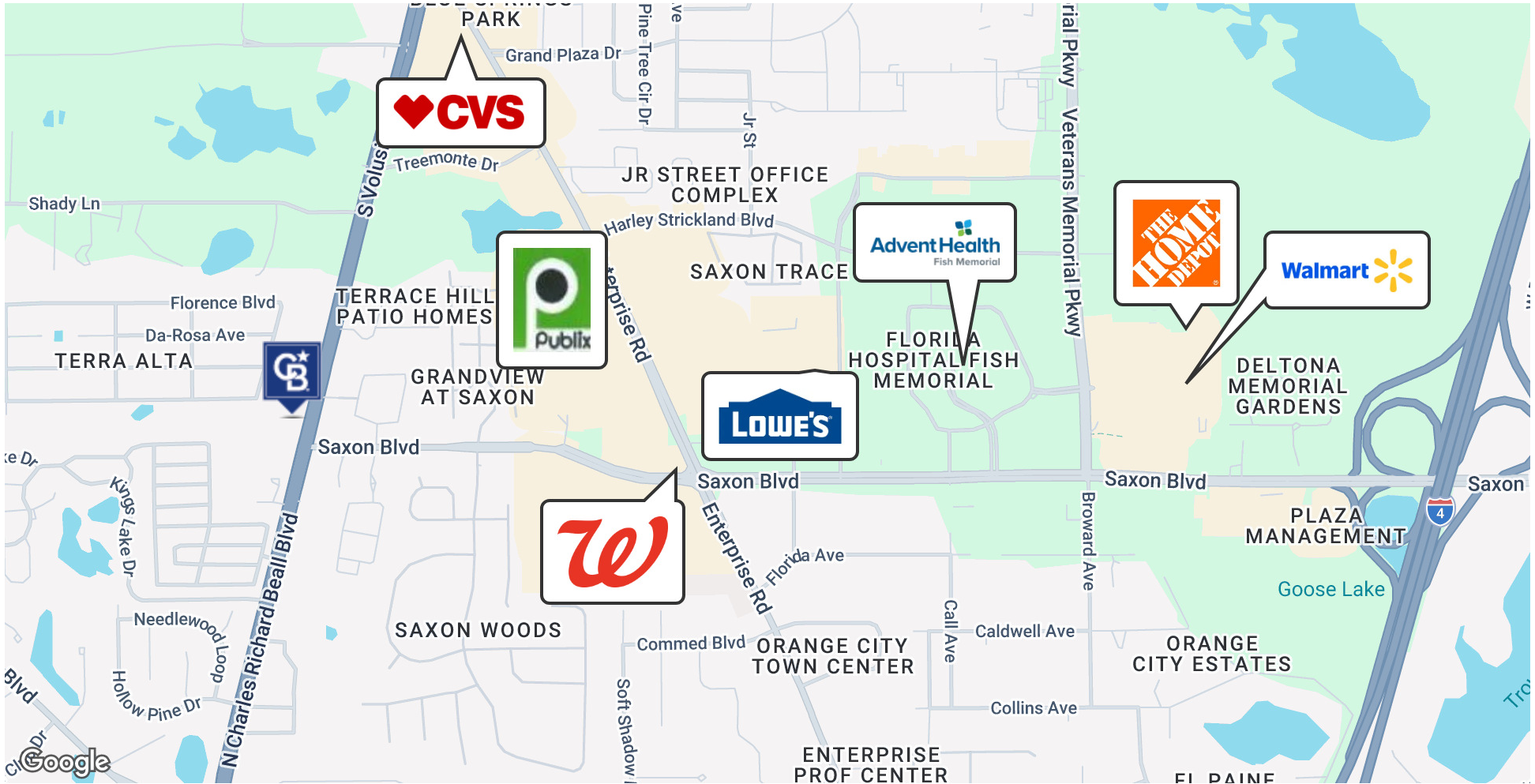
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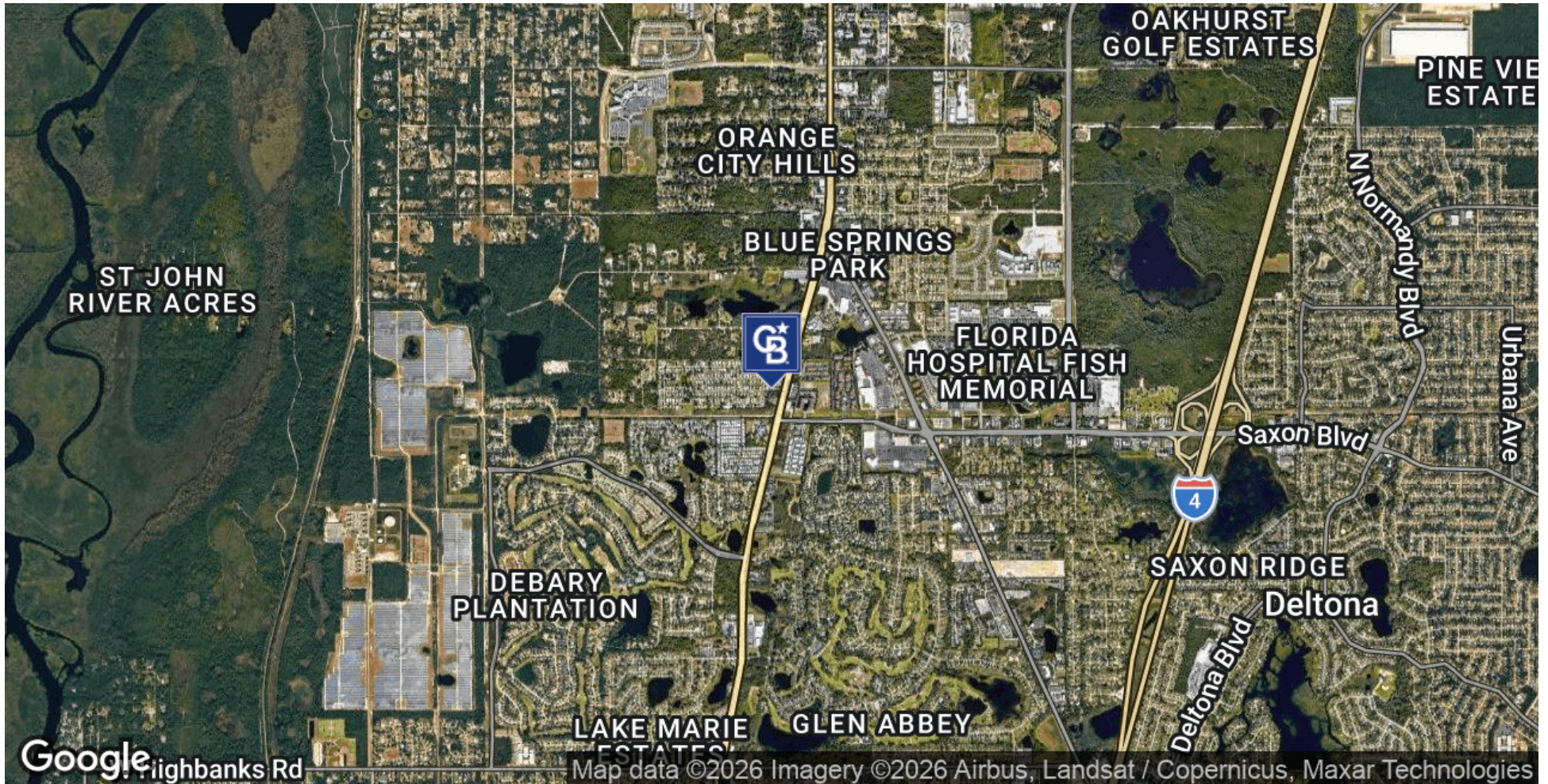


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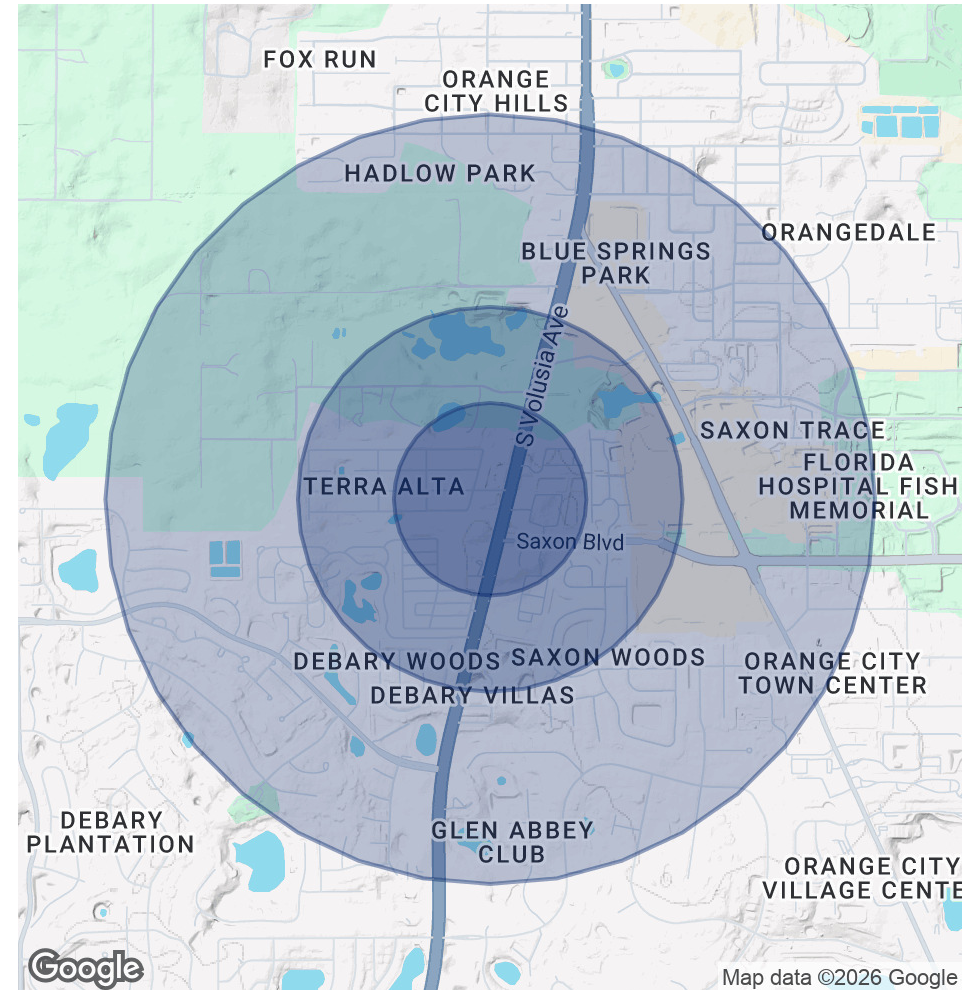
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	260	1,143	4,907
Average Age	52.4	53.1	52.6
Average Age (Male)	48.7	50.2	50.2
Average Age (Female)	55.1	55.2	54.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	121	535	2,272
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$85,997	\$89,092	\$91,333
Average House Value	\$277,852	\$283,476	\$289,179

2023 American Community Survey (ACS)



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