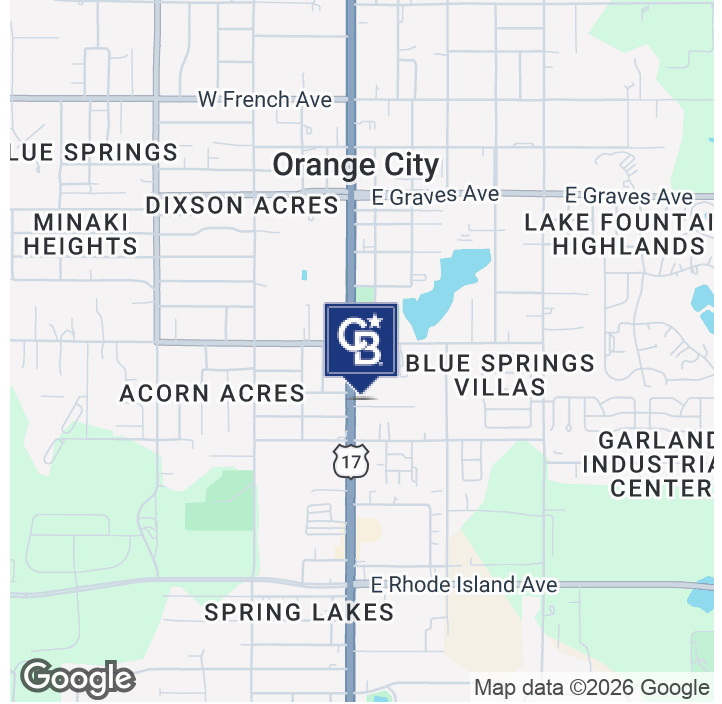


# LEASE

**760 S VOLUSIA AVE**

760 S Volusia Ave Orange City, FL 32763



## OFFERING SUMMARY

Rental rate:	\$23 SF/yr (MG) Monthly Rent \$ 4,182.17
Total Building Size:	5,258 SF
Available SF:	2,182 SF
Lot Size:	21,228 SF
Available Unit	D
Total Parking Spaces	28
Zoning:	CG-2

## AVAILABLE LEASE OPPORTUNITY

Introducing an exceptional leasing opportunity at 760 S Volusia Ave in Orange City, FL. This prime property boasts modern architecture, ample parking, and a versatile floor plans, making it ideal for a wide range of businesses. With high visibility and easy access from major thoroughfares, the property presents an attractive opportunity for tenants seeking a strategic location. The interior features well-appointed 2,182 SF space with a customizable layout, creating an inviting environment for clients and employees alike. Take advantage of this premier leasing opportunity to elevate your business in a prominent and dynamic location.

**Gabriel Garrido, CCIM**  
(386) 775-8633



**COLDWELL BANKER  
COMMERCIAL**  
AI GROUP

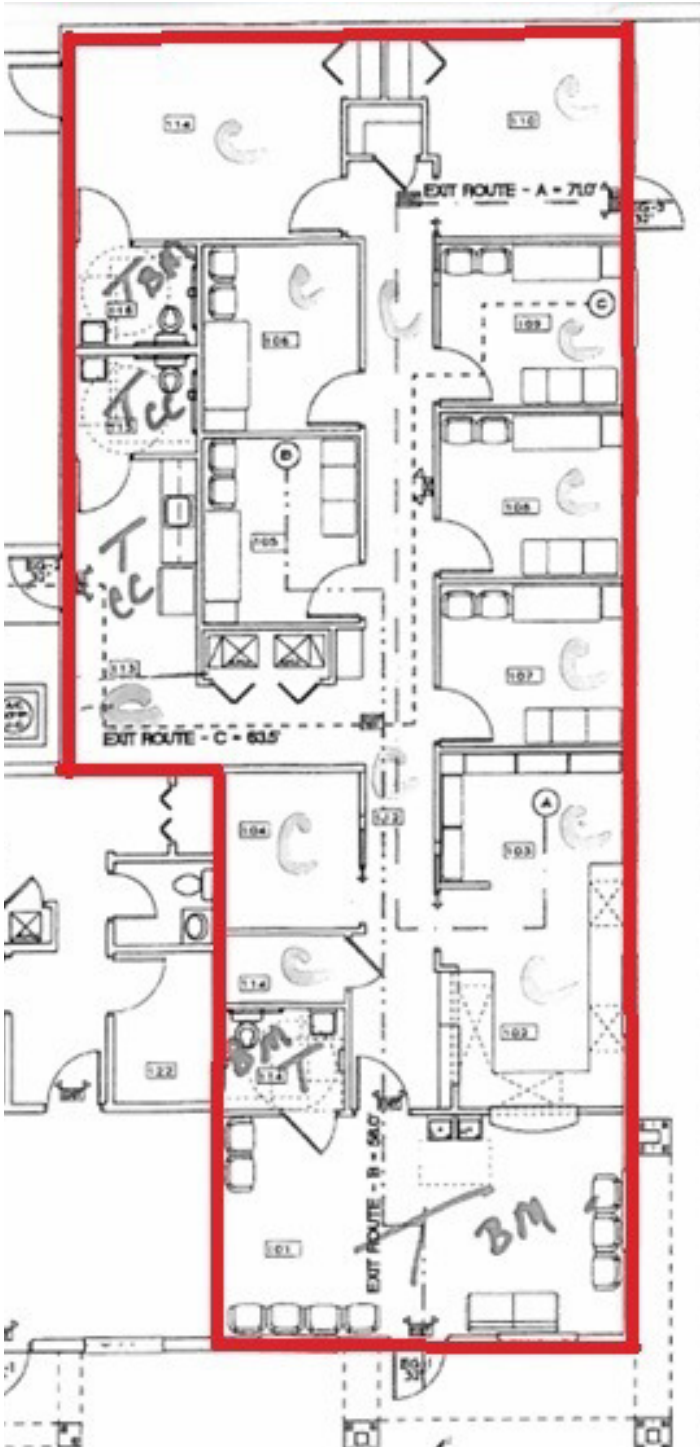
# LEASE

760 S VOLUSIA AVE

760 S Volusia Ave Orange City, FL 32763

## LOCATION DESCRIPTION

Discover the vibrant community surrounding the location in Orange City, FL. Situated within close proximity to major medical facilities including Florida Hospital Fish Memorial, this area is a prime location for medical and office investors. The property is conveniently located near popular dining and retail establishments, providing convenience for professionals and clients alike. With easy access to major transportation routes and neighboring cities, the area offers a blend of suburban tranquility and urban connectivity. Embrace the potential of this thriving locale, where business meets leisure in a dynamic and sought-after setting.



Gabriel Garrido, CCIM  
(386) 775-8633



COLDWELL BANKER  
COMMERCIAL  
AI GROUP