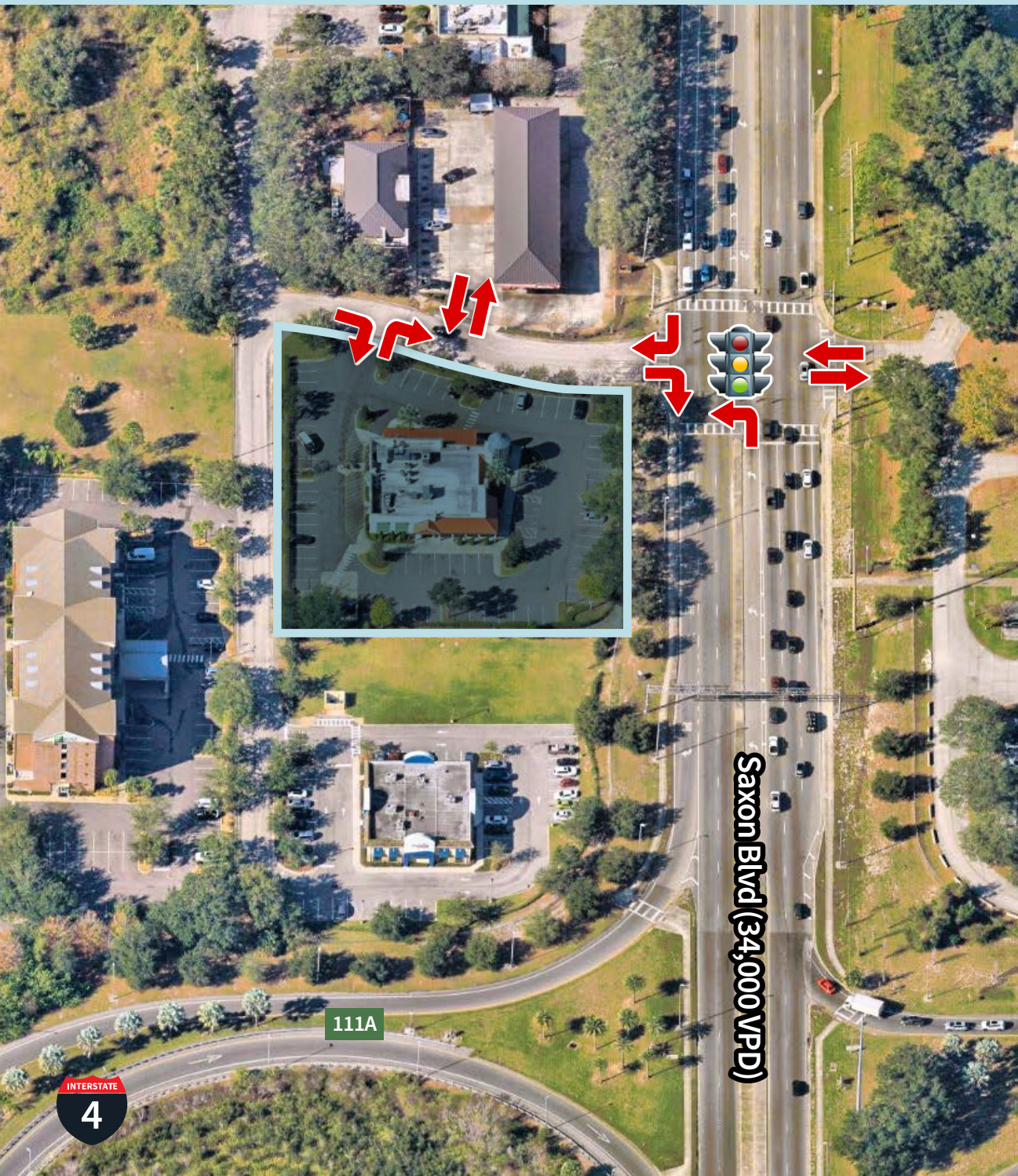


Retail for lease >>>



Prime leasing  
opportunity  
directly off I-4  
in Orange City.

*1340 Saxon Boulevard  
Orange City, FL 32763*

[View on Google Maps](#)

## Opportunity overview >>>>

### Land specs

**Site size** ±1.51 a.c.

### Existing building specs

**Existing building** ±7,268 s.f.

**Canopied area** ±700 s.f.

**Parking spaces** ±71 (67 standard / 4 handicap)

**Year built** 2002

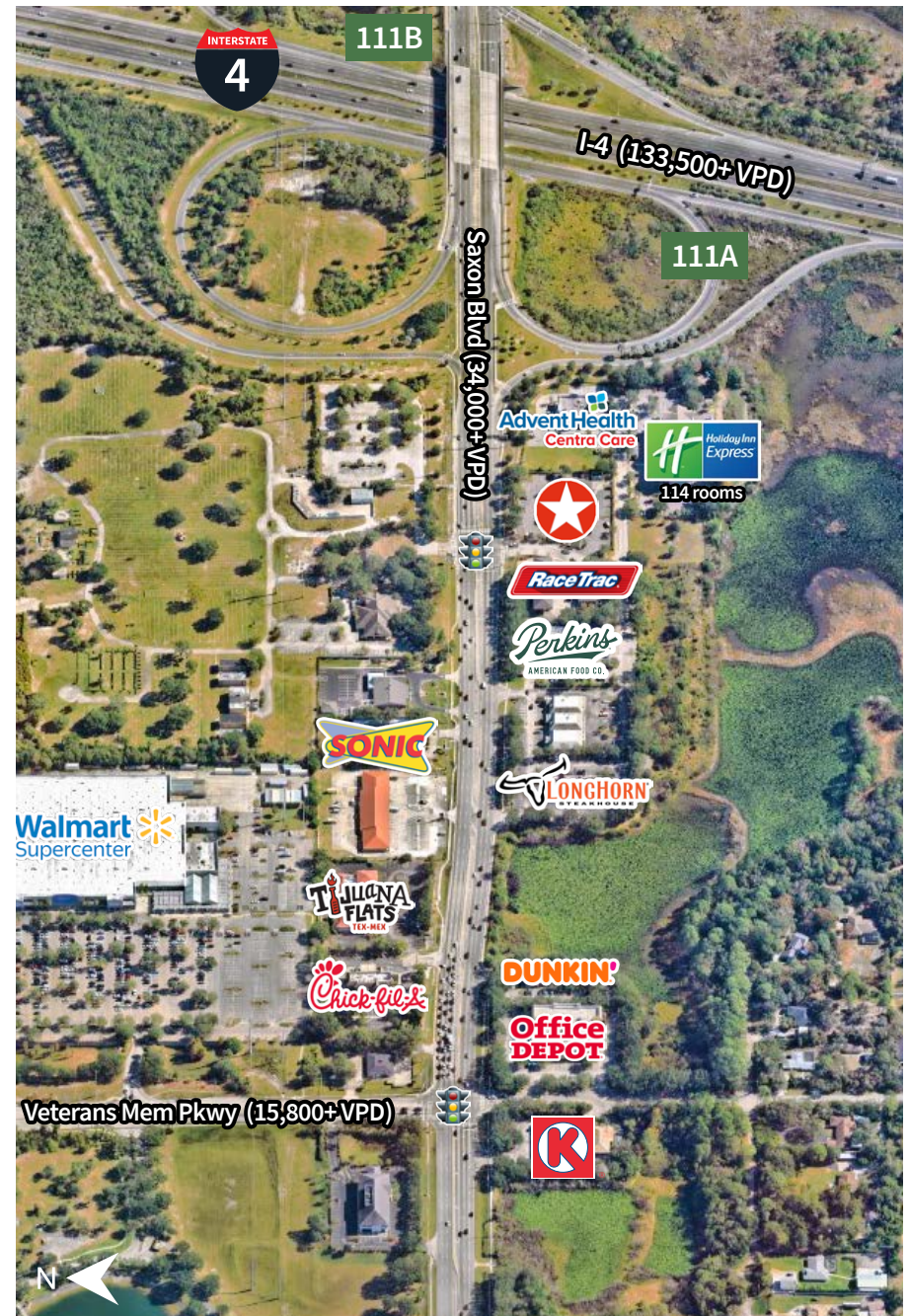
### Location specs

**Points of access** Saxon Blvd

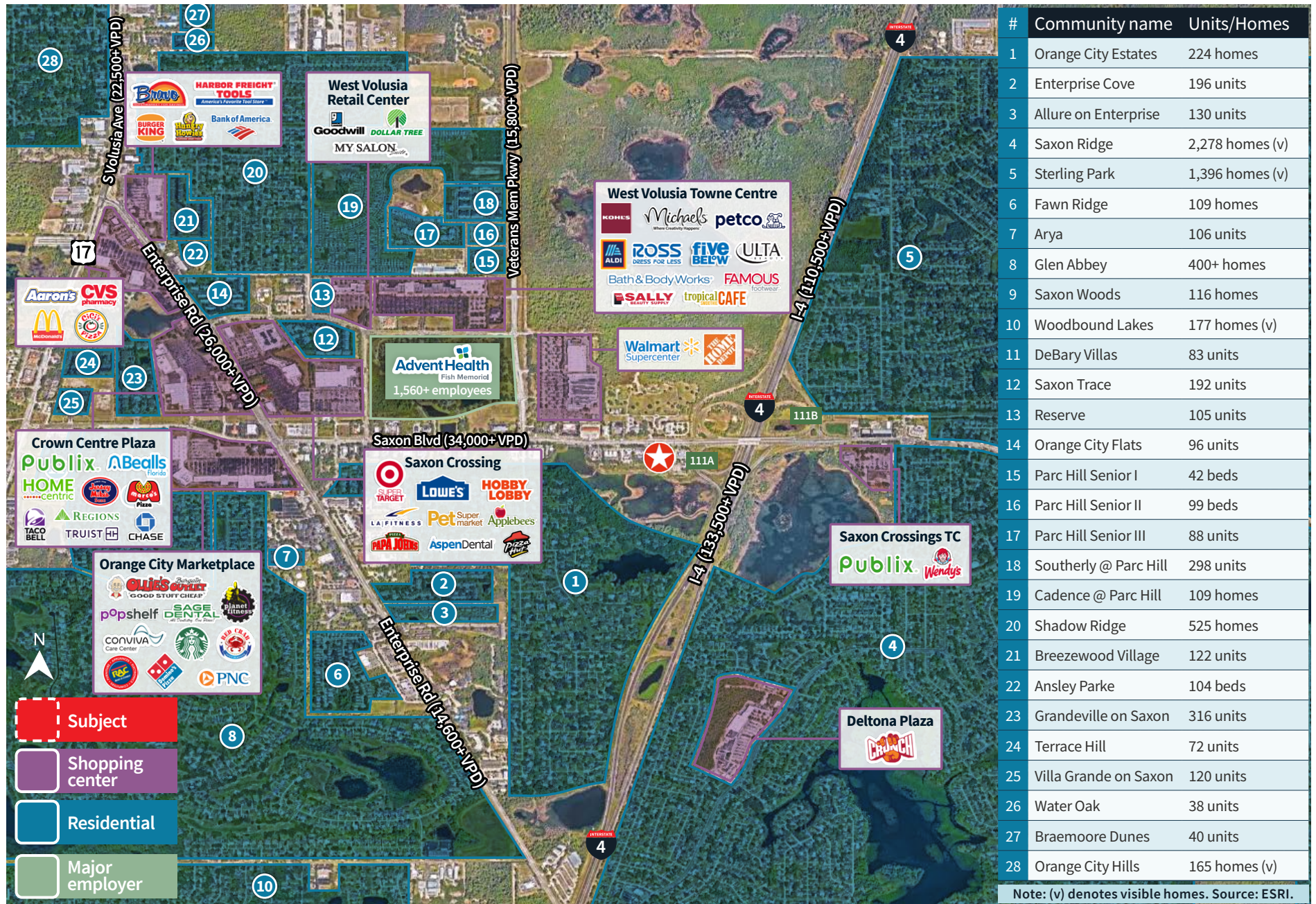
**Lighted intersection** Y

**Highway access** ±435 ft. W of I-4  
±1.63 mi. E of US-17  
±3.23 mi. SW of SR-472

**Interstate exits** 111A / 111B



1340 Saxon Blvd / Orange City, FL



# Demographic analysis

## Who lives in the three-mile radius?



### Classic Comfort

Homeowning families supported by multiple earners in the suburbs of metropolitan areas

**Median Age:** 40.3

**Median HH Income:** \$93,469

**Lifemode Group:** Suburban Shine

**Traits:** Represents suburban stability via dual-income households that enjoy QSRs and shopping at well-known chains.



### Dreambelt

Ambitious suburban families building wealth through strategic living and planning

**Median Age:** 41.6

**Median HH Income:** \$100,825

**Lifemode Group:** Suburban Shine

**Traits:** Forward-thinking households that are brand-loyal warehouse shoppers and invest in their properties, pets and health.



### Rural Versatility

Communities spanning working families to retirees with a rural lifestyle

**Median Age:** 38.9

**Median HH Income:** \$61,956

**Lifemode Group:** Community Connections

**Traits:** The spirit of rural America spanning all ages, united by self-reliance and hands-on lifestyles.



### Loyal Locals

Brand-faithful individuals rooted in a small-town atmosphere

**Median Age:** 46.3

**Median HH Income:** \$80,766

**Lifemode Group:** Suburban Shine

**Traits:** Maintain community connections across generations and demonstrate a preference for trusted and domestic brands.



Parc Hill Homes

|                         | 1 mile    | 3 miles   | 5 miles   |
|-------------------------|-----------|-----------|-----------|
| Est. Population         | 5,133     | 65,621    | 120,292   |
| Est. # of Households    | 1,912     | 26,340    | 47,008    |
| Est. Average HH income  | \$112,788 | \$100,711 | \$105,905 |
| Est. Daytime Population | 7,322     | 56,551    | 95,844    |



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