



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

VILLAGE SQUARE CENTER

2401 East Graves Avenue
Orange City, Florida 32763

SUITES FOR MANY COMMERCIAL USERS



FOR LEASE

- + **Lease Rate:** Call for Pricing
- + **Available SF:** 450-1,350 SF
- + **Parking:** 5/1,000



Highlights

- Located in the rapidly expanding Orange City/Deltona submarket with over 64,000 residents in a 10-minute drive time.
- Close proximity to the new Halifax Health Campus, Interstate 4, Amazon Fulfillment Center & more.
- This development offers suites that are ideal for a variety of uses including service-based retail, office and medical.
- 17,000 AADT on E Graves Avenue & 103,000 AADT on Interstate 4.



REBEKAH MARRERO

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This offer is subject to errors, omissions, prior sale or withdrawal without notice.

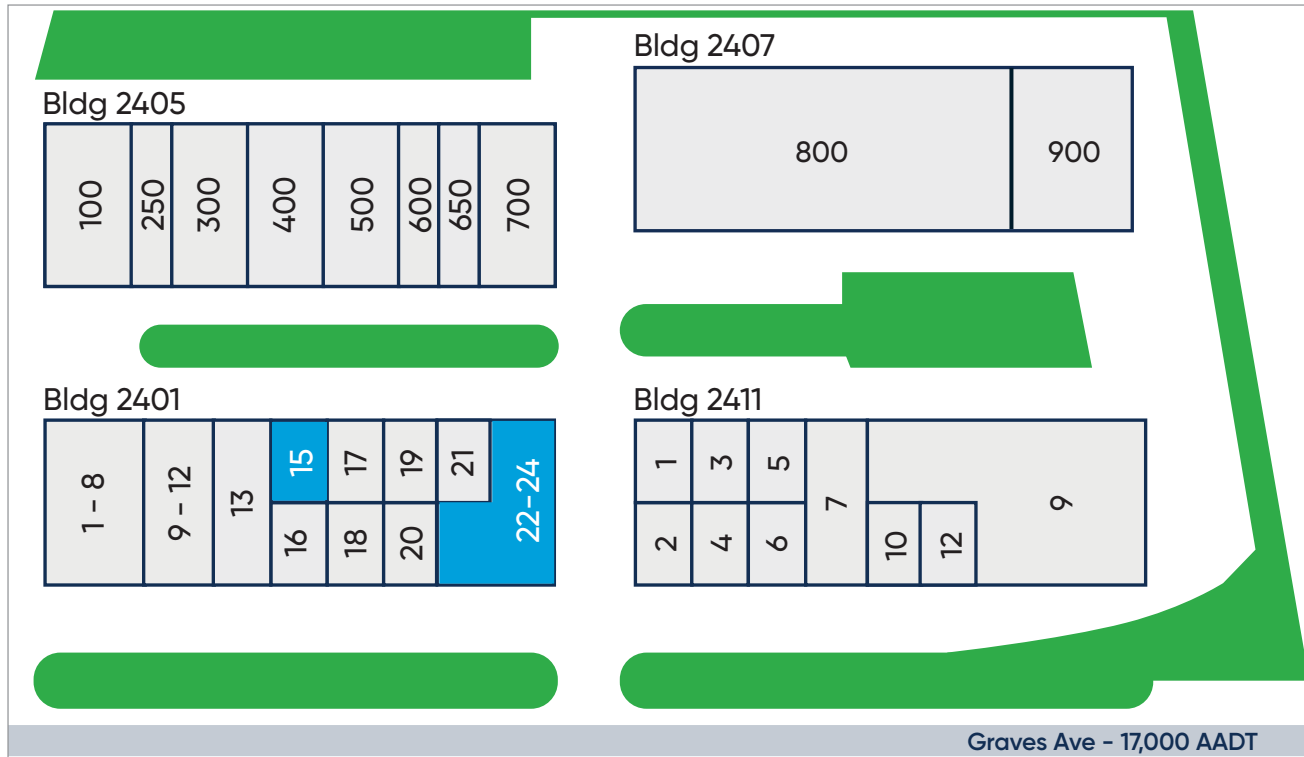


BISHOP BEALE DUNCAN

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Orlando, FL 32801 + (407) 426.7702

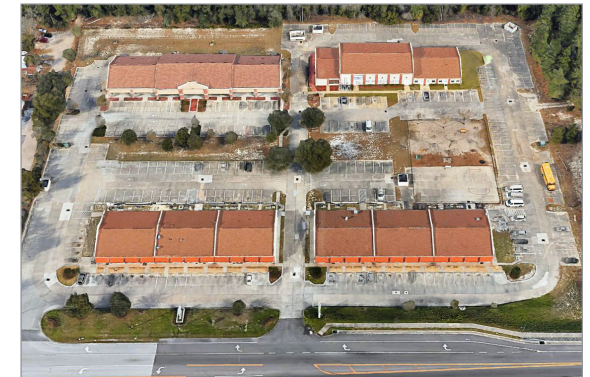
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Site Plan & Availability



BUILDING 2405		
Suite	Tenant	Size
100	One Church	2,700 SF
250	Caring 4U	900 SF
300	Caring 4U	1,800 SF
400	LATOWS Fitness	1,800 SF
500	Departamento De Misiones	1,800 SF
600	Nani's Nails	900 SF
650	Caring Paws	900 SF
700	Jesus Light of Life Outreach	1,800 SF

BUILDING 2411		
Suite	Tenant	Size
1	KAS Enterprises	450 SF
2	Maverick Studio	900 SF
3	Israels Bird Store	450 SF
4	Kingdom Barbers	450 SF
5	Israels Bird Store	450 SF
6	Israels Bird Store	450 SF
7	Premier Sport Card	900 SF
9	Learning Bridge	2,700 SF
10	Caribbean Corals	450 SF
12	Storage	450 SF



BUILDING 2401		
Suite	Tenant	Size
1 - 8	Liquor Store	3,600 SF
9 - 12	Stavros Pizza	1,800 SF
13	What the Puff	900 SF
15	Available	450 SF
16	Bake Me a Cake	450 SF
17	Up & Down Tempos	450 SF
18	Grace Life	450 SF
19	Vessel of Honor	450 SF
20	Property Showcase	450 SF
21	Vessel of Honor	450 SF
22-24	Available	1,350 SF

BUILDING 2407		
Suite	Tenant	Size
800	Iglesia De Dios Pentecostal Movimento Internacional Inc 275	7,200 SF
900	Divine Academy	3,600 SF



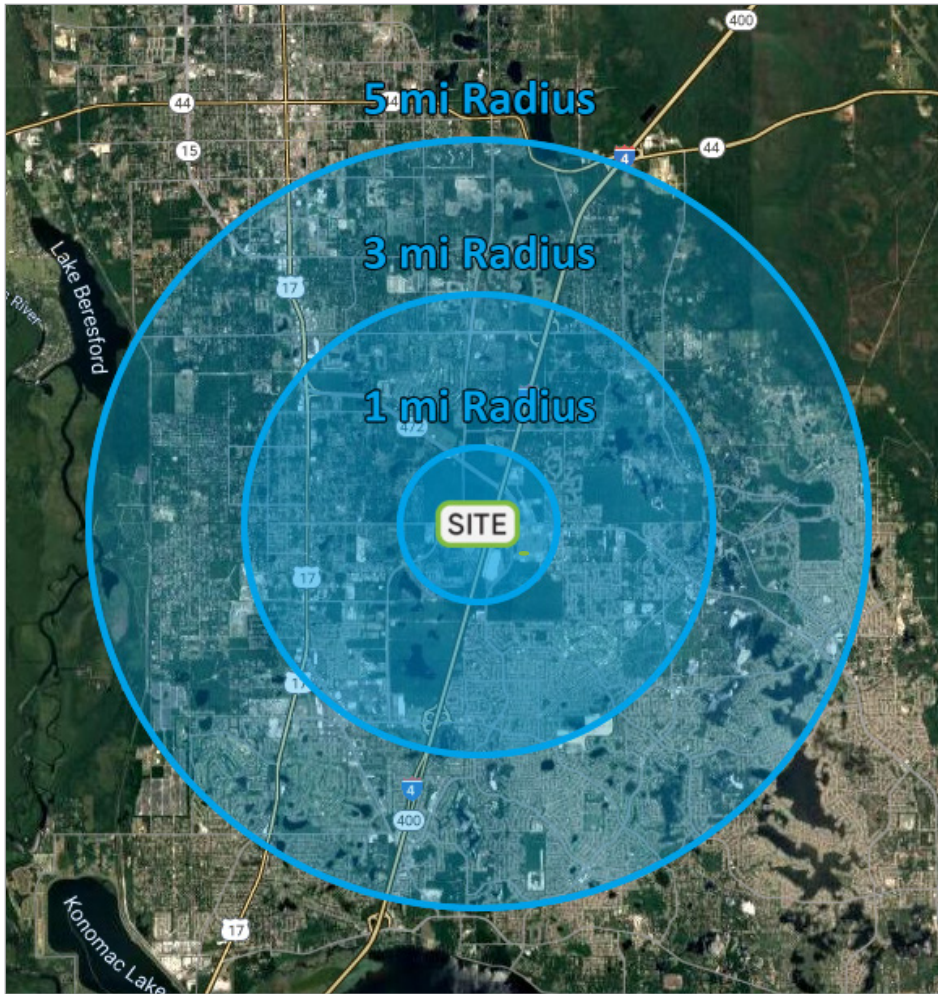
Merchant Aerial



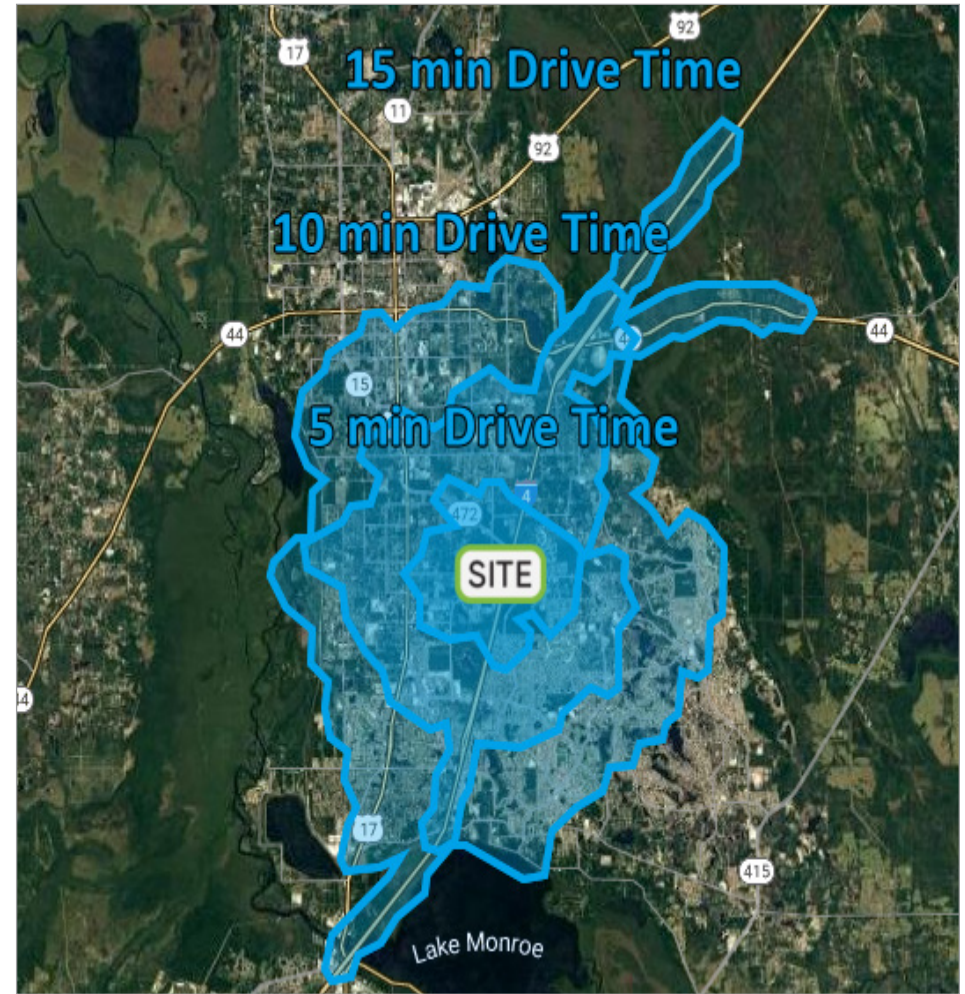
Site Images



Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	1,586	\$46,991	70	637
3-Mile	41,504	\$66,608	1,833	11,456
5-Mile	122,055	\$68,961	4,813	28,490



Drive Times	Population	HH Income	Businesses	Employees
5-Minutes	13,200	\$67,853	484	3,405
10-Minutes	65,309	\$67,485	3,228	20,862
15-Minutes	148,848	\$66,999	5,860	35,514