



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

VILLAGE SQUARE CENTER

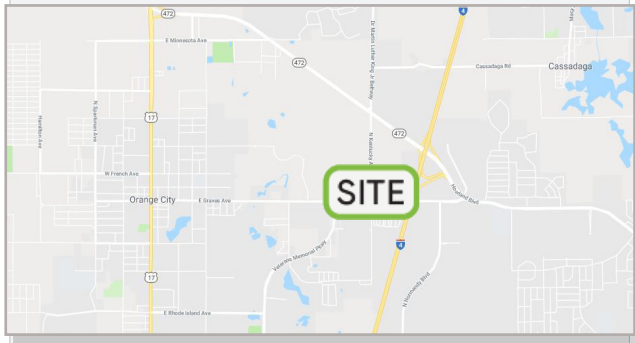
2401 East Graves Avenue
Orange City, Florida 32763

COMMERCIAL INVESTMENT SALE



FOR SALE

- + Price: \$3,950,000
- + CAP Rate: 9.00%
- + Structures: 4 Buildings
- + Total GLA: 40,250 SF
- + Occupancy: 98.9 %



Highlights

- Great opportunity for diversified tenant cash flow!
- Hedge against future inflation risk with commercial real estate.
- Located Near SR 472's Exit Off Interstate 4 and Only 2 Miles East of Downtown Orange City.
- Development Offers Suites Perfect for Many Commercial Uses Including Service Retail, Executive Office, Medical or Educational Facilities.
- 17,000 AADT on East Graves Road
- Parking: 5 / 1,000 SF.

JP BEAULIEU, CCIM, CLS

Vice President
(407) 734.7201
JP@BBDRE.com

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

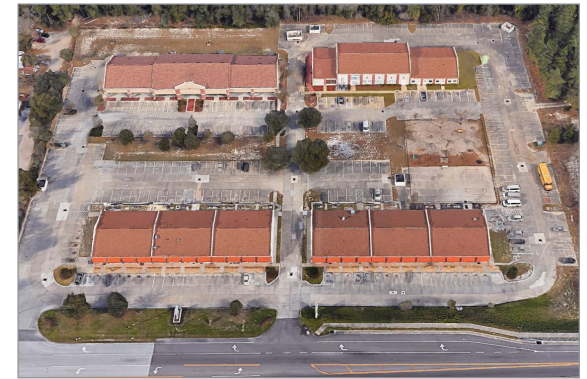
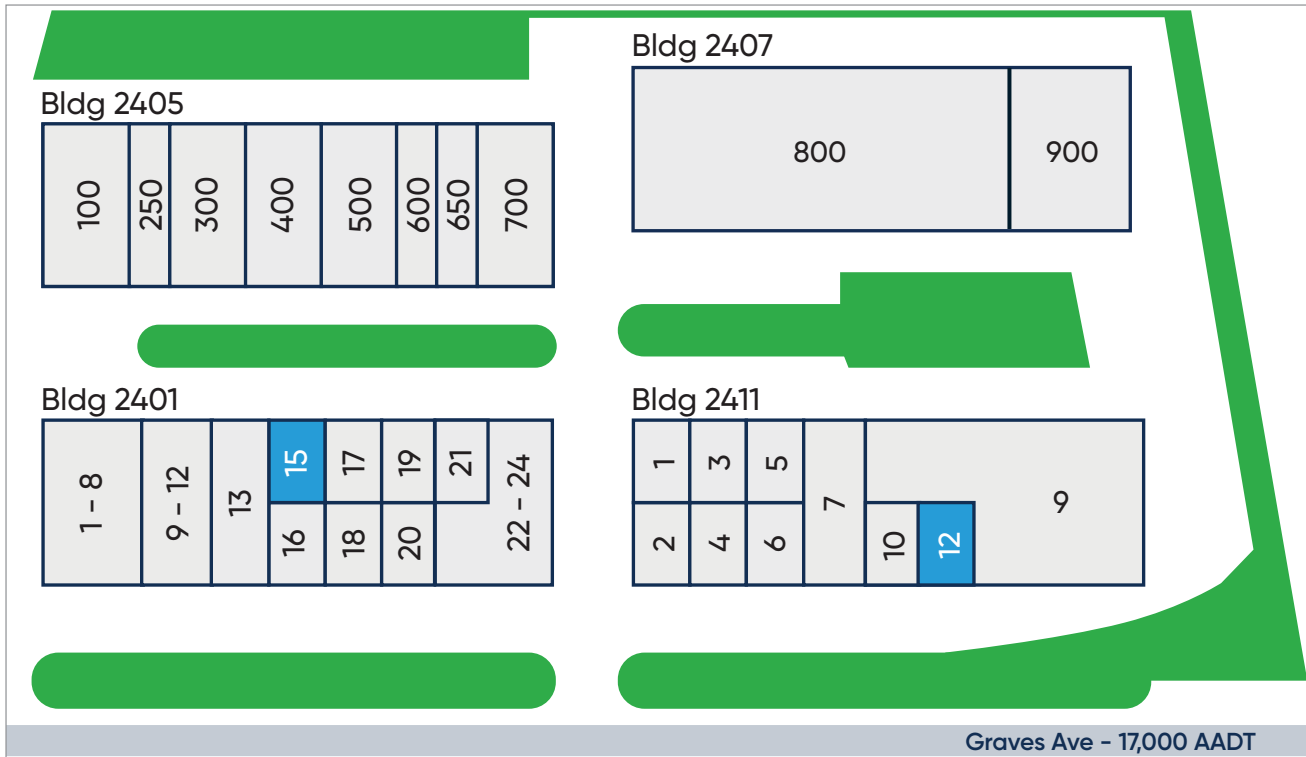


BISHOP BEALE DUNCAN

250 N. Orange Ave., Ste. 1500
Orlando, FL 32801 + (407) 426.7702

www.BBDRE.com

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	AVTECH	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	Available	450 SF

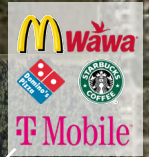
BUILDING 2401		
Suite	Tenant	Size
1 - 8	Liquor Store	3,600 SF
9 - 12	Stavros Pizza	1,800 SF
13	Mystic Enchanted	450 SF
15	Available	450 SF
16	Get Hooked Deland	450 SF
17	Up & Down Tempos	450 SF
18	Grace Life	450 SF
19	Pioneer Rental	450 SF
20	Property Showcase	450 SF
21	Vessel of Honor	450 SF
22-24	Vessel of Honor	1,800 SF

BUILDING 2407		
Suite	Tenant	Size
800	Iglesia De Dios Pentecostal Movimento Internacional Inc 275	7,200 SF
900	Divine Academy	2,800 SF

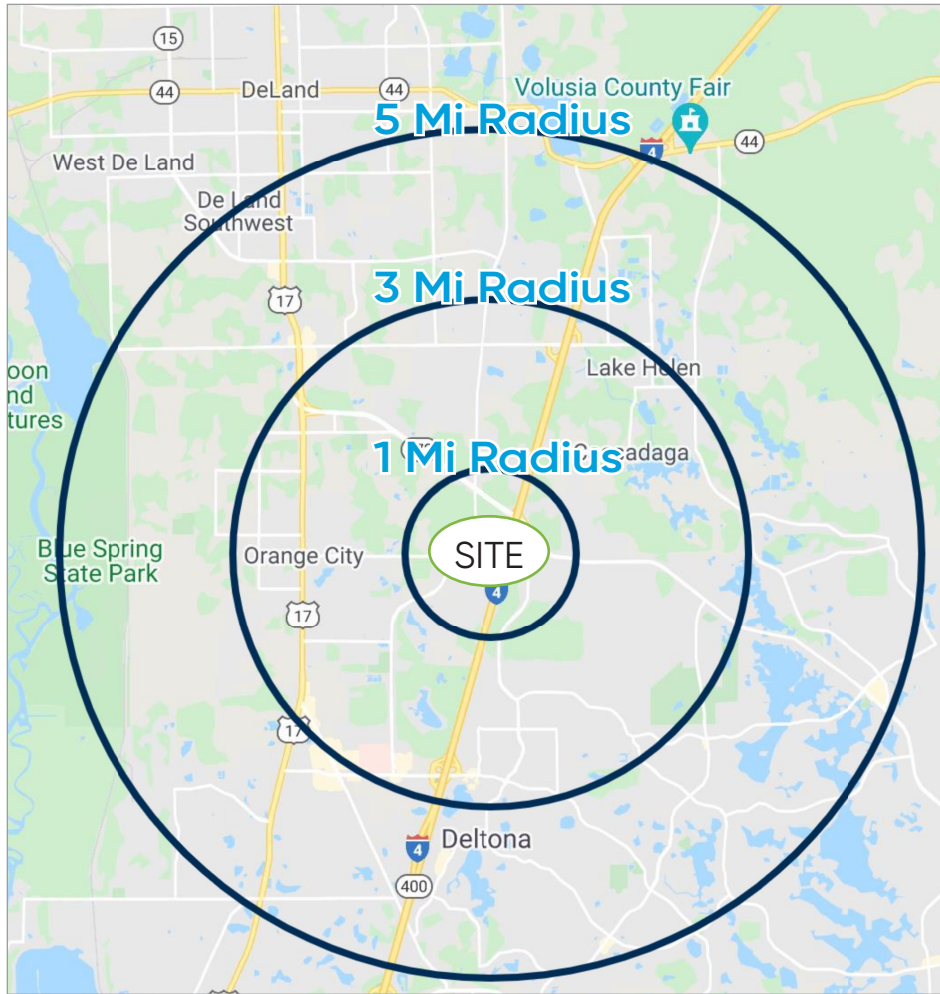


Merchant Aerial

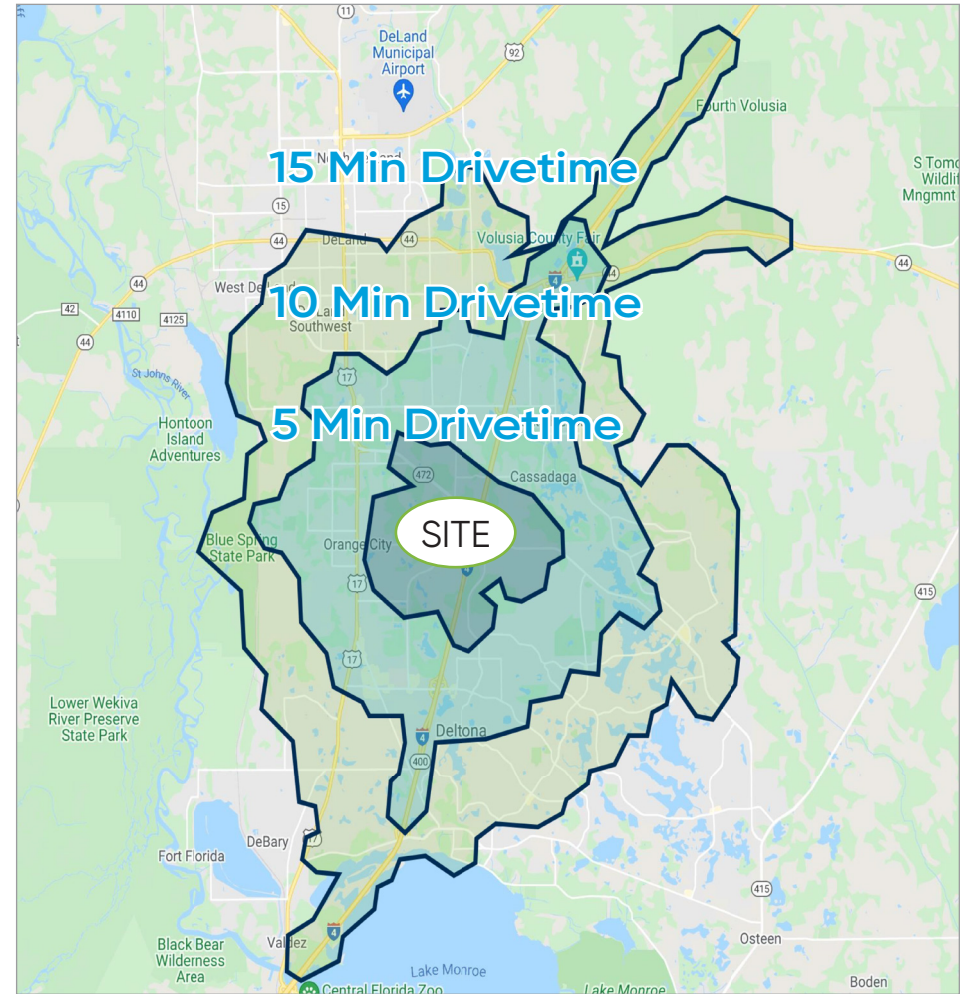
SITE



Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	1,671	\$53,683	119	1,072
3-Mile	39,620	\$59,665	1,1728	11,901
5-Mile	116,277	\$58,502	4,134	26,211



Drive Times	Population	HH Income	Businesses	Employees
5-Minutes	12,540	\$64,546	378	3,113
10-Minutes	61,637	\$66,757	2,798	19,032
15-Minutes	145,900	\$66,245	5,240	34,550



Confidentiality Agreement

+ Please return to **Rebekah Marrero | Rebekah@BBDRE.com** with copy to **JP Beaulieu | JP@BBDRE.com**

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your own limited use in considering whether to pursue negotiations to acquire property located at 2401 E Graves Ave. Orange City FL 32763, having a Volusia parcel ID of 810607020010 (“the Property”), located in Volusia County, Florida.

This memorandum, which contains brief selected information pertaining to the business and affairs of the property, has been prepared by Bishop Beale Duncan Realty, LLC. This memorandum does not purport to be all-inclusive or to contain all the information, which a prospective purchaser may desire.

Information provided by Bishop Beale Duncan Realty, LLC is from sources deemed reliable. Any projections are an estimate based on assumptions of future income and expenses and no assurances can be given as to the probability that the projected results will be achieved. Neither the Owner, nor any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of this memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

Prospective purchasers should conduct their own independent due diligence, including financial, engineering and environmental inspections, to determine the condition of the Property. All inspection requests are to be coordinated through Bishop Beale Duncan Realty, LLC.

By acknowledgment of your receipt of this memorandum, you agree that the memorandum and its contents are confidential, that you will hold and treat it in the strictest of confidence, and that you will not use or permit to be used this memorandum or its contents in any fashion or manner detrimental to the interest of Owner. Photocopying or other duplication is strictly prohibited. Upon receipt of this signed Disclosure Agent shall disclose the exact location of the subject property. Prospective Purchaser acknowledges that there are operating businesses which shall not be disturbed in any way. Additionally, Prospective Purchaser shall not disclose the address or exact location of the subject property to any other parties without written confirmation from Owner. It is understood by all parties that this offering and the location of the subject property shall remain confidential. Bishop Beale Duncan Realty, LLC is acting as an agent of the Owner, is representing the Owner, and will be compensated by the Owner in the event of a transaction. Cooperating Brokers representing formally registered purchasers shall be paid a cooperating broker commission in an amount not to exceed one (1.00%) percent of the purchase price per a separate agreement.

THE OWNER EXPRESSLY RESERVES THE RIGHT AT ITS ABSOLUTE DISCRETION TO ACCEPT OR REJECT ANY OFFER AND, IN ANY EVENT, NO OFFER SHALL BE DEEMED TO BE ACCEPTED BY OWNER UNTIL A PURCHASE AND SALE AGREEMENT HAS BEEN EXECUTED BY THE OWNER AND PROSPECTIVE PURCHASER.

THIS CONFIDENTIAL MEMORANDUM SHALL NOT BE DEEMED A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE THIS MEMORANDUM WAS PREPARED.

If you do not wish to pursue negotiations leading to this acquisition, or if in the future you discontinue such negotiations, you agree to return any materials to Bishop Beale Duncan Realty, LLC.

SIGNATURE

DATE

PRINT NAME

COMPANY NAME

EMAIL

PHONE NUMBER

BROKER (YES / NO):

IF BROKER, PURCHASER BEING REGISTERED: _____

