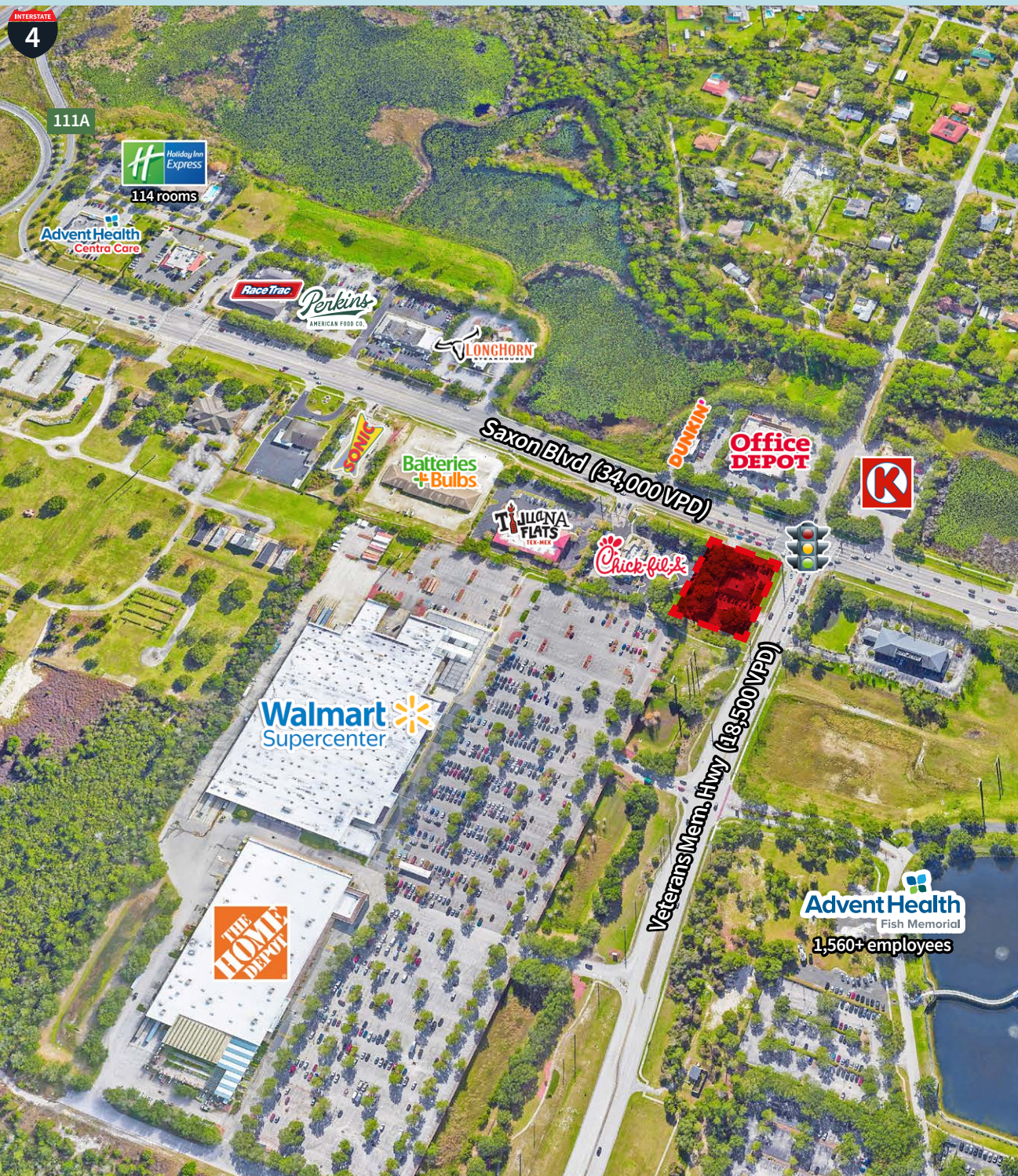


For lease >>>



Premier leasing
opportunity
at Walmart
Supercenter's
signalized corner

*1133 Saxon Boulevard
Orange City, FL 32763*

[View on Google Maps](#)

Opportunity overview >>>>

Land specs

Site size	±0.82 a.c.
Parcel ID (APN)	8023-01-13-0230
Land use	Commercial

Existing building specs

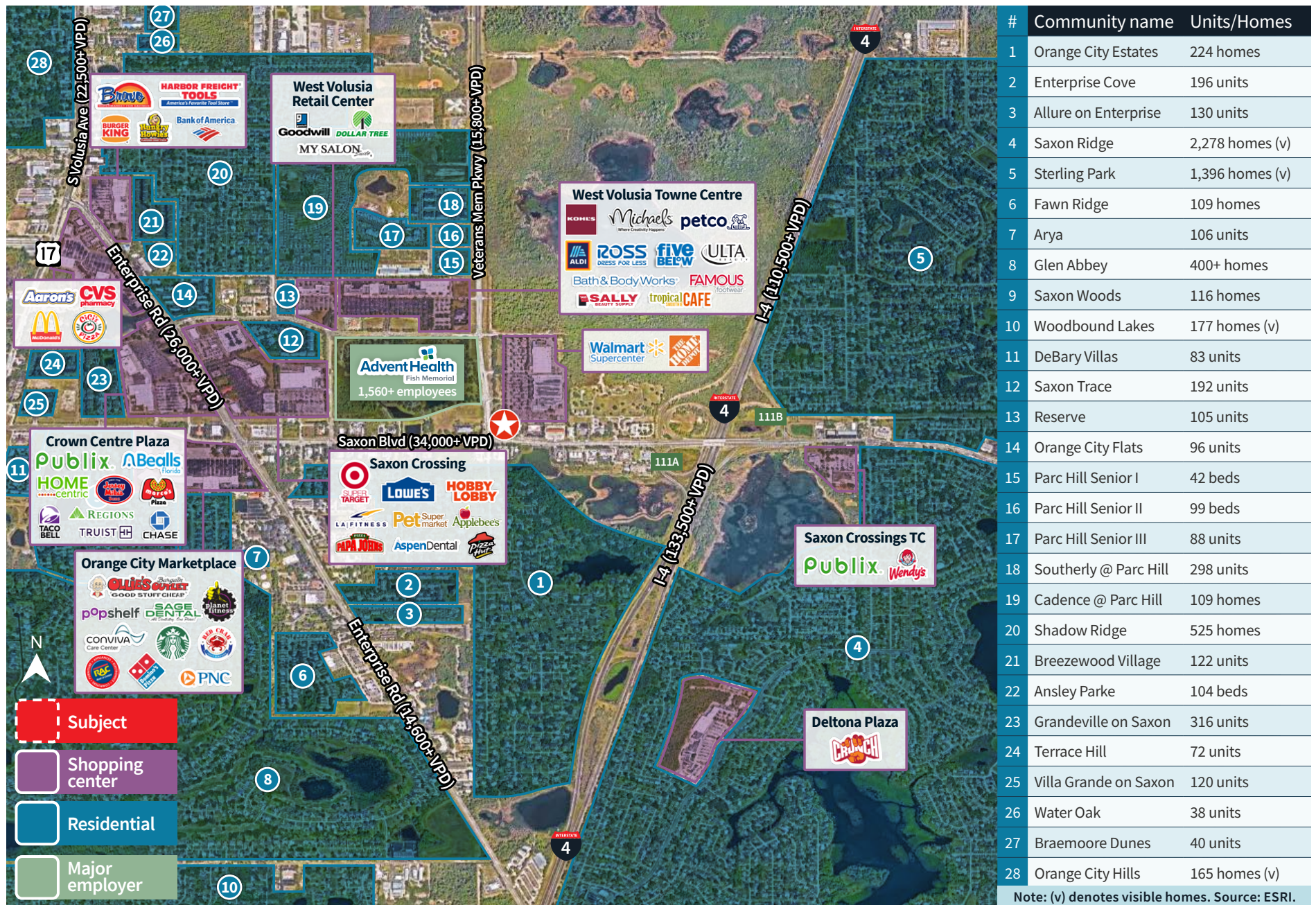
Existing building	±3,762 s.f.
Year(s) built	1986 / 1995

Location specs

Points of access	Saxon Blvd Veterans Mem. Pkwy
Lighted intersection	Yes
Description	NEC of Saxon Blvd / Veterans Mem. Pkwy (49,800+ VPD)
Traffic counts	Saxon Blvd (34,000 VPD) Veterans Mem. Pkwy (15,800 VPD)
Highway access	±0.37 W of I-4 (111A / 111B) ±1.28 mi. E of US-17 ±3.34 mi. S of SR-472



1133 Saxon Blvd / Orange City, FL



Demographic analysis

Who lives in the three-mile radius?



Classic Comfort
Home-owning 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	5,262	62,058	118,145
Est. # of Households	2,028	25,172	46,240
Est. Average HH income	\$109,352	\$100,697	\$106,162
Est. Daytime Population	9,814	54,000	95,180



JLL

Billy Rodriguez

Senior Vice President

Billy.Rodriguez@jll.com

+1 407 443 3925

Brandon McCalla

Vice President

Brandon.McCalla@jll.com

+1 954 665 3113

Colette Santana

Senior Vice President

Colette.Santana@jll.com

+1 813 777 8611

Taylor Ling

Associate

Taylor.Ling@jll.com

+1 407 271 3067

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