

**FOR
SALE**

.6 ACRE COMMERCIAL SITE FOR DEVELOPMENT

217 N Spring Garden Ave, DeLand, FL 32720



AVERAGE DAILY TRAFFIC COUNTS (2022)

- 1 24,000 N Spring Garden Ave
- 2 14,600 W New York Ave / SR 44

ABOUT THE PROPERTY

SIZE .61 ± acres

PRICE Subject to offers

ZONING B-4C

FLU Urban Low Intensity

UTILITIES Water and sewer available

ROAD FRONTAGE 280' ± on N Spring Garden Ave

PARCEL ID 700834020010

DESCRIPTION

Frontage on N Spring Garden Avenue! This .61-acre commercial development site on North Spring Garden Ave, boasting an average traffic count of 24,000, offers prime visibility and a secure, developable environment in an X flood zone. Ideal for diverse ventures or strategic investments, seize this opportunity for a promising commercial enterprise in a strategically positioned location.

Call for more information today!

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

Offering subject to errors, omission, prior sale or withdrawal without notice.



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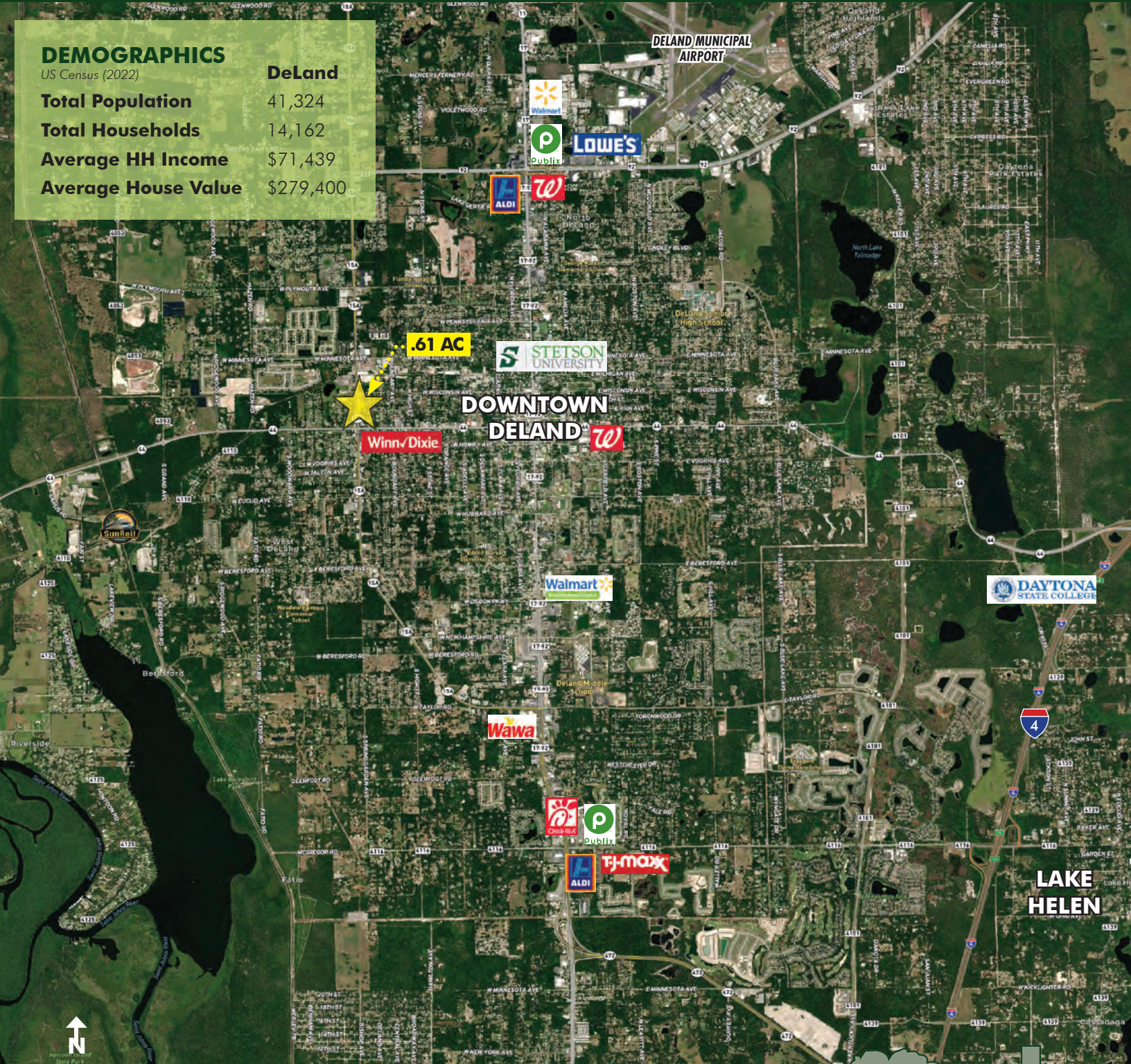
217 N Spring Garden Ave, DeLand, FL 32720

DEMOGRAPHICS

US Census (2022)

DeLand

Total Population	41,324
Total Households	14,162
Average HH Income	\$71,439
Average House Value	\$279,400



REGIONAL MAP

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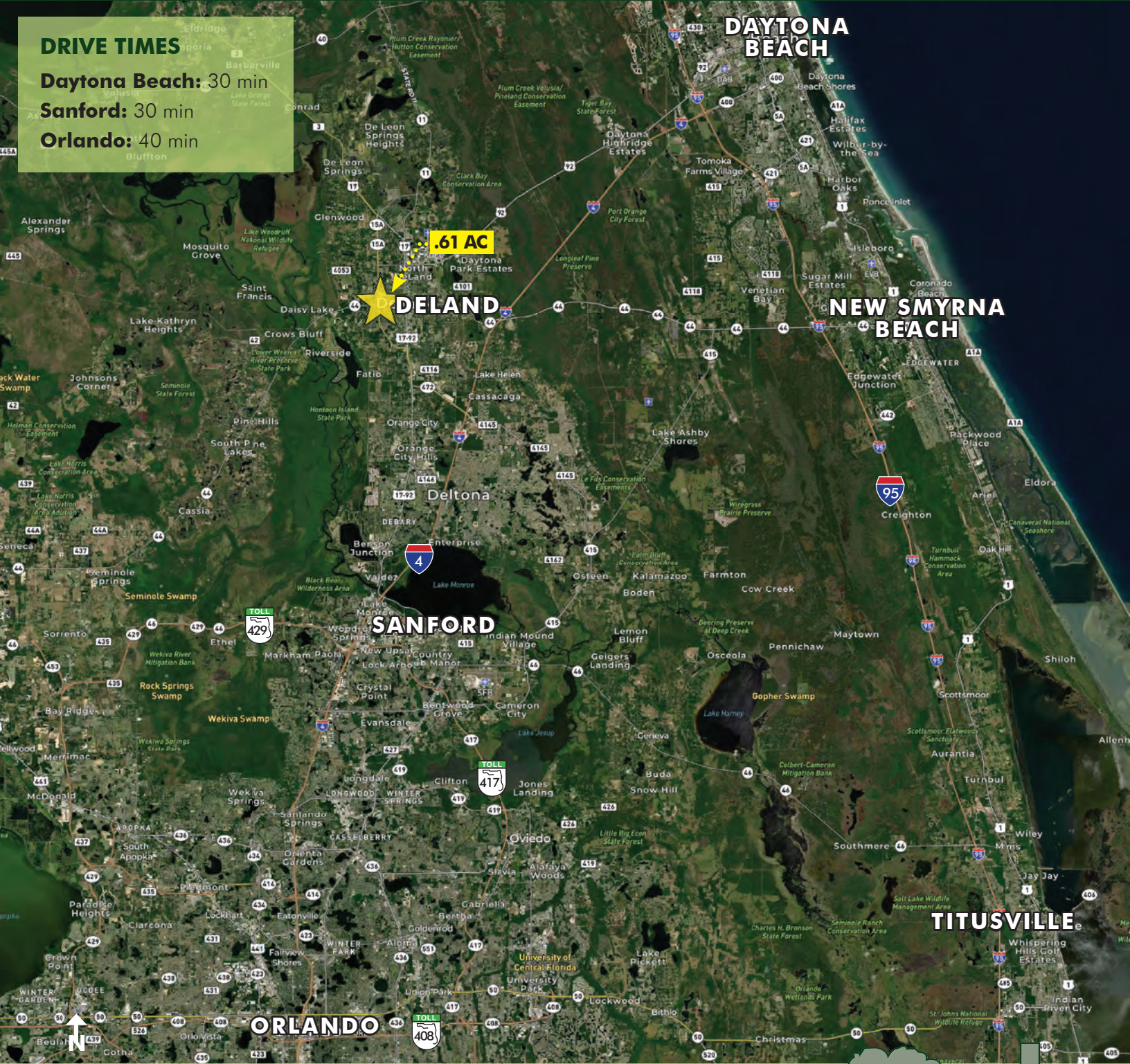
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DRIVE TIMES

Daytona Beach: 30 min

Sanford: 30 min

Orlando: 40 min



LOCATION MAP

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