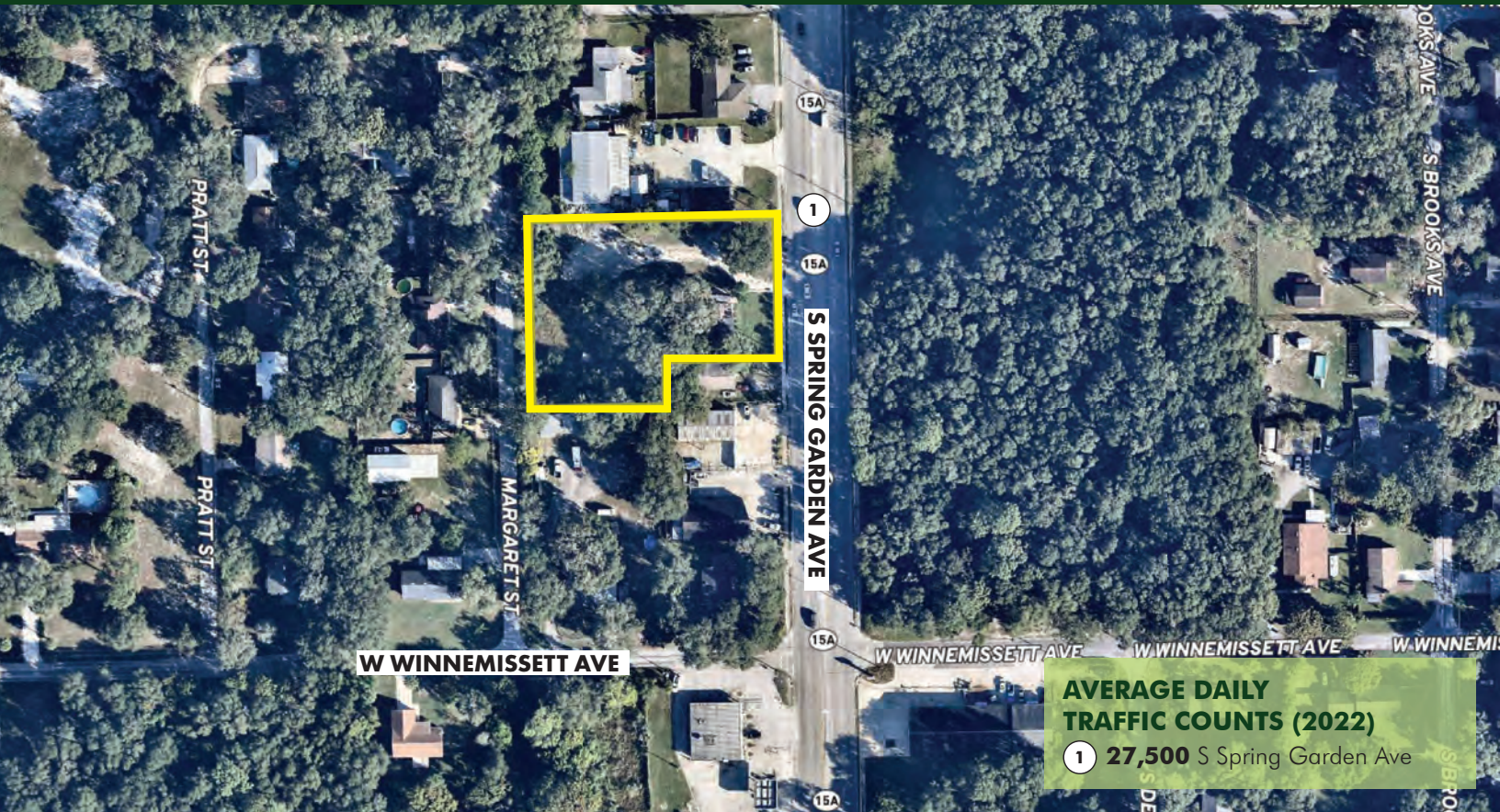


**FOR
SALE**

1 ACRE COMMERCIAL SITE FOR DEVELOPMENT

608 S Spring Garden Ave, DeLand, FL 32720



ABOUT THE PROPERTY

SIZE 1.08± acres

PRICE Subject to offers

ZONING B-4C

FLU Commercial

UTILITIES Water and sewer available

ROAD FRONTAGE 150'± on S Spring Garden Ave

PARCEL IDs 701820010160, 701820010110

DESCRIPTION

Frontage on S Spring Garden Avenue! This 1.08-acre commercial development parcel on South Spring Garden Ave commands exceptional visibility, with an impressive average traffic count of 27,500. Offering a secure, fully developable environment within an X flood zone, seize the opportunity for a lucrative venture on this strategically located property.

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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1 ACRE COMMERCIAL SITE FOR DEVELOPMENT

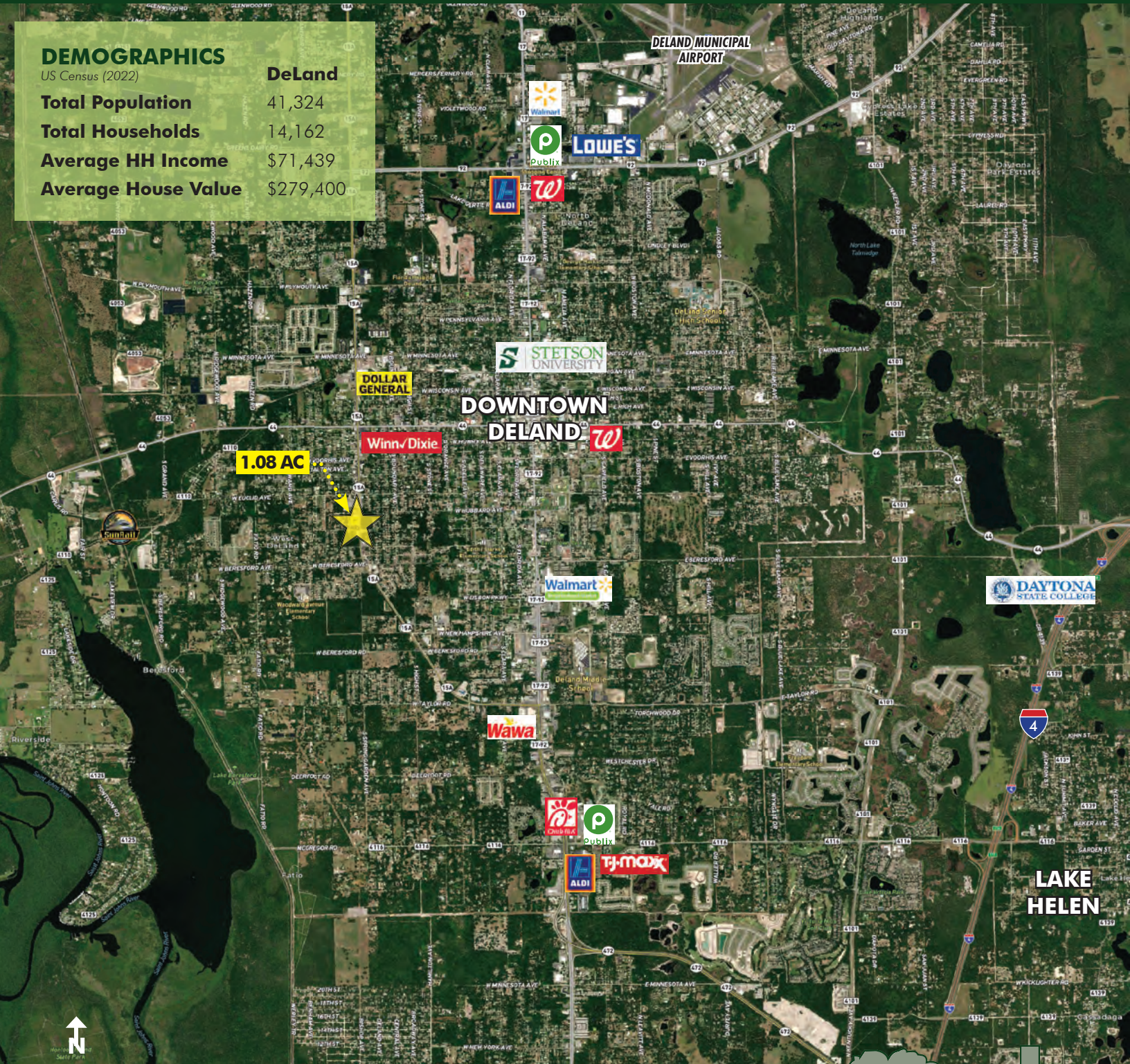
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DEMOGRAPHICS

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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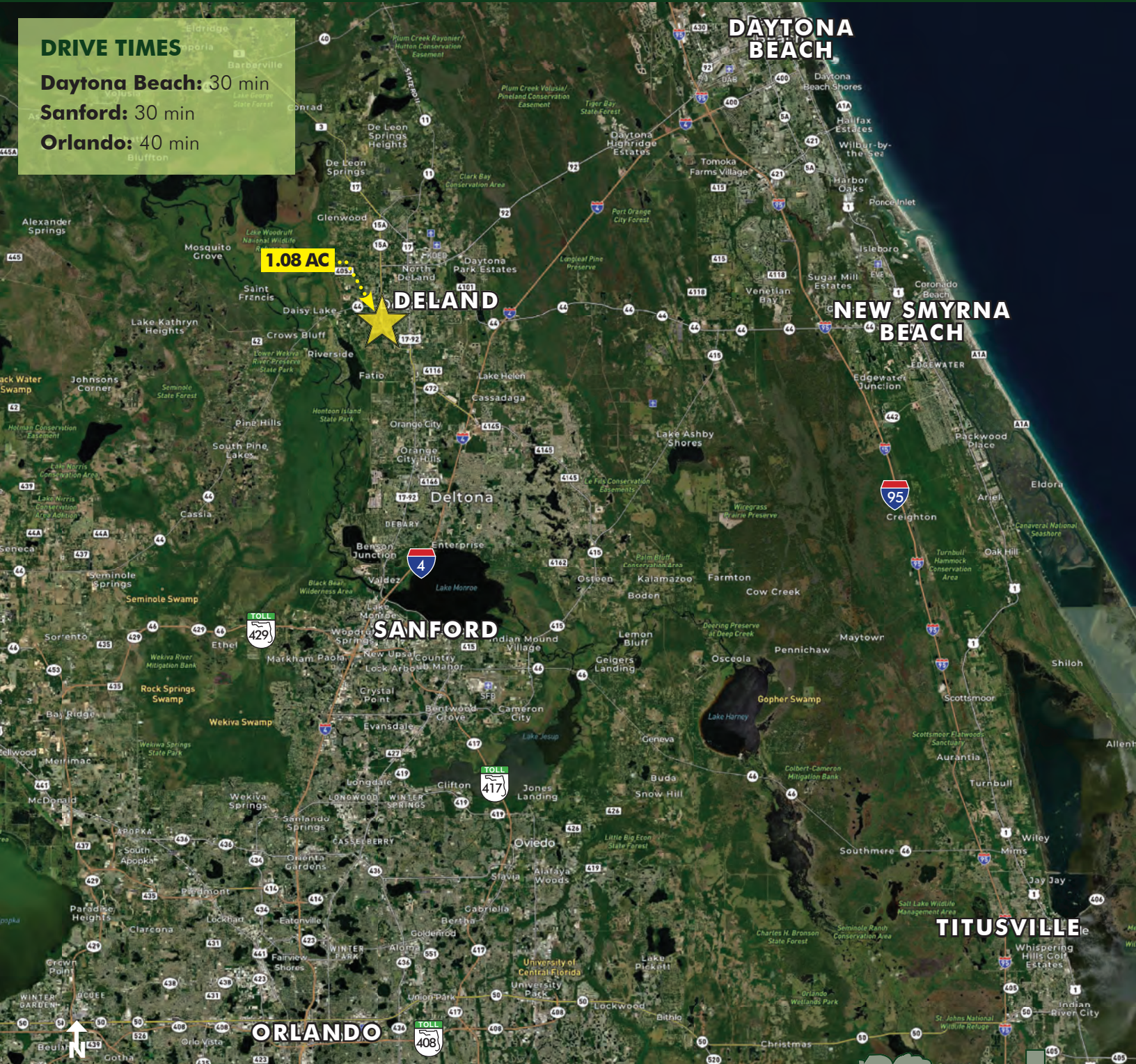
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DRIVE TIMES

Daytona Beach: 30 min

Sanford: 30 min

Orlando: 40 min



LOCATION MAP

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