

# OFFICE FOR LEASE



**505 S. SPRING GARDEN AVE, DELAND, FL 32720**

Contact us: (407) 338-4981 / (407) 850-8920 - [info@floridalegacyrealty.com](mailto:info@floridalegacyrealty.com)



507 S. SPRING GARDEN AVE, DELAND, FL 32720



## *PROPERTY DESCRIPTION*

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# PROPERTY DESCRIPTION

Property Address: 505 Spg Gdn Ave S,  
DeLand, FL 32720, USA

Rentable Building Area: 15,488 SF

Land Area: 1.31 AC

Zoning: B4-C

County: Volusia

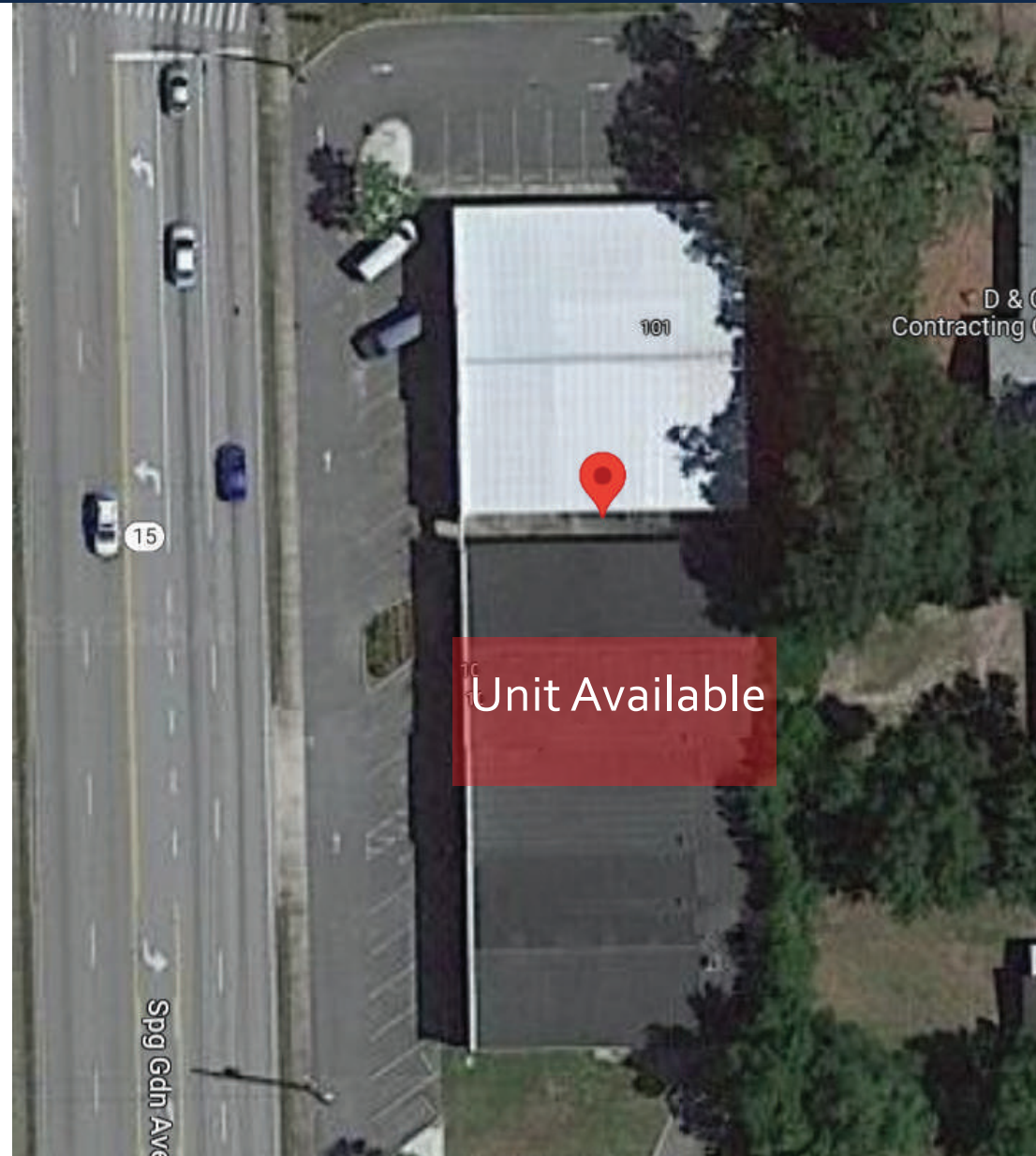
Property Type: Office - General Commercial

Tenancy: Single

Year Built: 1965

Tenancy: Multiple

Parking: 30 spaces



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Space Available 2,052 SQFT

Open space

Bathrooms: 2 (M & W)

Building Height: 10 FT

Zoning: B4-C

Ample parking space



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## *FINANCIAL ANALYSIS*

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## TRIPLE NET LEASE

Base Rent : \$1800.00/Month  
CAM: \$200.00  
Sale Tax : \$100.00

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TOTAL RENT: \$2,593.19

PRICE	\$1800.00
PROPERTY SIZE	2,052 SF
PRICE/SF MONTH	\$0.88

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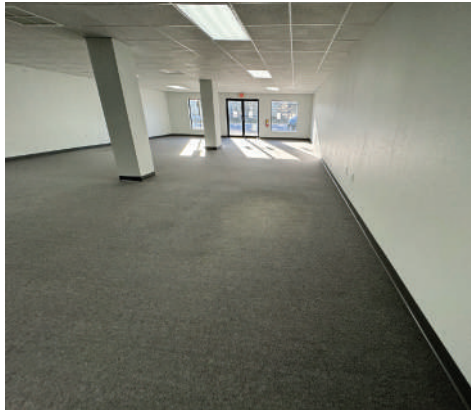
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505 S. Spring  
Garden Ave.  
Deland, FL 32720

## 830 S Ronald Reagan Blvd Longwood, FL 32750



Address: 830 S Ronald Reagan Blvd Longwood, FL 32750

Building SF: 59,921 sq. ft

Available SF: 4,600 sq. ft

Rent/SF/Yr: \$13.50

Lease Rate: \$6,000.00 per month / plus sales tax

Use: Flex, Warehouse/Distribution

## 1355 Bennett Dr, Longwood



Address: 1355 Bennett Dr, Longwood, FL 32750

Building SF: 80,779 sq. ft

Available SF: 5520 sq. ft

Rent/SF/Yr: \$12.50

Lease Rate: \$5,750.00 per month / plus sales tax

Use: Warehouse, Distribution, Manufacturing

## 205 National Pl Longwood, FL 32750



Address: 205 National Pl Longwood, FL 32750

Building SF: 18,447 sq. ft.

Available SF: 8,000 sq. ft.

Rent/SF/Yr: \$13

Lease Rate: \$8667 per month / plus sales tax

Use: Warehouse/Distribution

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## Household Income

**\$20.7k**

Median Income

**\$46.3k**

2025 Estimate

**↑ 3%**

Growth Rate



## Age Demographics

**41**

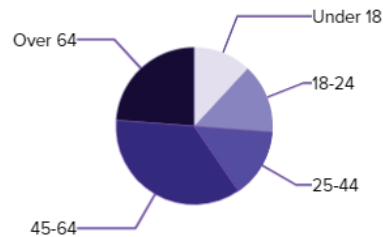
Median Age

**63**

2025 Estimate

**↑ 3%**

Growth Rate



## Number of Employees

**99.5k**

### Top 5 Employment Categories

Production

Food Prep & Service

**Office & Administrative Support**

Sales & Related

Management

## Housing Occupancy Ratio

**1:1**

7:1 predicted by 2025

Occupied

Vacant

## Renter to Homeowner Ratio

**5:1**

6:1 predicted by 2025

Renters

Homeowner

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Welcome to Florida Legacy Realty! We are dedicated to providing exceptional services tailored to the unique needs of our tenants. Our goal is to maximize your business's success by offering a supportive and efficient environment.

At our company, we understand that commercial tenants have specific requirements and objectives. We work closely with you to ensure that your space meets your business needs.

We take pride in the maintenance and management of our commercial properties. Our proactive approach ensures that your space is well-maintained and in optimal condition, providing a professional and inviting atmosphere for your customers and employees.

In addition, we understand the importance of location and accessibility for your commercial venture. Our portfolio includes prime locations in thriving business districts, offering excellent visibility and access to key amenities. We strive to provide you with a strategic and advantageous location that enhances your business opportunities.

Furthermore, we value clear and open communication with our commercial tenants. Our responsive team is always available to address any concerns or inquiries promptly. We aim to build long-lasting partnerships and create a collaborative environment where your feedback is valued and acted upon.

We are committed to ensuring that your experience as a commercial tenant is productive and rewarding. Thank you for choosing us as your property management partner, and we look forward to helping you achieve your business goals.

# *FLORIDA LEGACY REALTY TEAM*

[www.floridalegacyrealty.com](http://www.floridalegacyrealty.com)