

TWO OFFICE/RETAIL CONDO BUILDINGS FOR SALE



PROPERTY DESCRIPTION

Two Office/Retail Condo Buildings For Sale.
Create your own medical park and benefit from the demand for medical space in Deltona, off Interstate 4.
Building 200: 8,418 SF, shell condition, demised into two units of approximately 4,209 SF each. It features four separate entrances and rear doors.
Building 300: 5,151 SF, currently operating as a daycare but designed for medical office use. Restoring a few walls will convert it back to a functional medical office.
Front and rear parking.
Signage on Howland Boulevard.
Conveniently located approximately 1 mile from Interstate 4 and Halifax Health | UF Health - Medical Center of Deltona.

LOCATION DESCRIPTION

Located on the south side of Howland Boulevard and east of Interstate 4.

JOHN W. TROST, CCIM

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OFFERING SUMMARY

SALE PRICE:	\$2,450,000
BUILDING SIZE:	Building 200: 8,418 SF Building 300: 5,151 SF Total 13,569 SF
LOT SIZE:	1.88+/- Acres
YEAR BUILT:	2006
PARCEL NO:	8108-06-00-2000 8108-06-00-3000
TRAFFIC COUNT:	31,500 AADT
ZONING:	C-1, Retail Commercial District

LOCATION ADDRESS

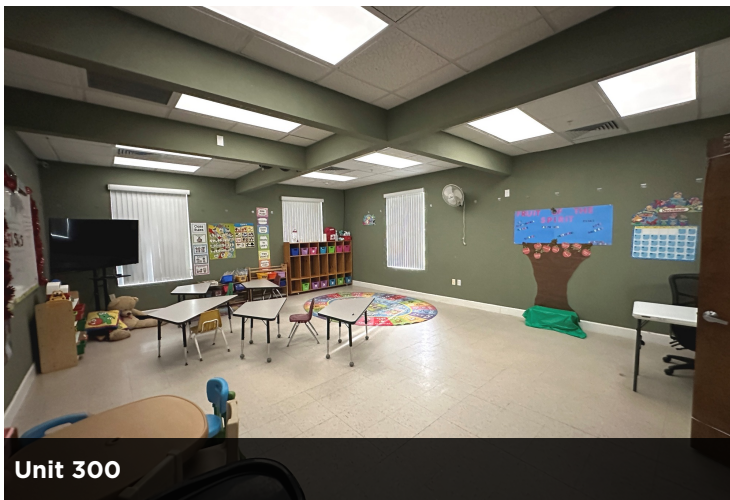
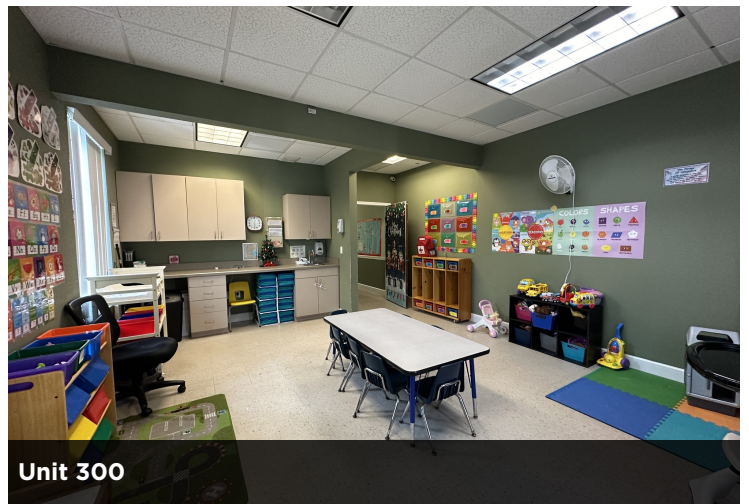
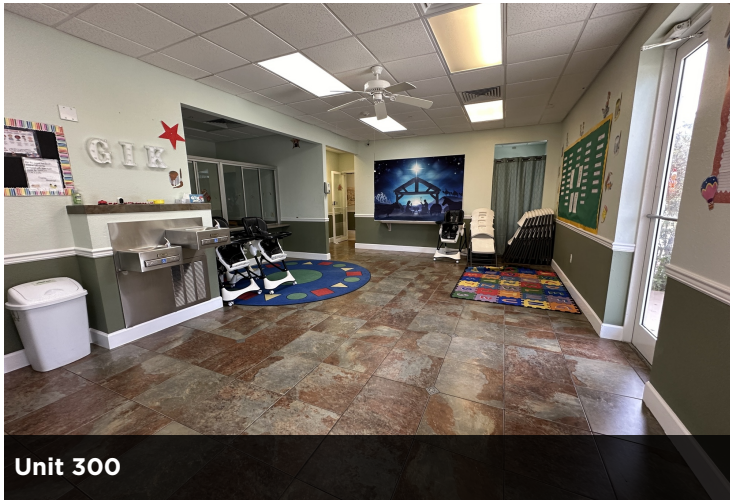
3151 Howland Boulevard, Unit 200 & 300
Deltona, FL 32725

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ADDITIONAL PHOTOS



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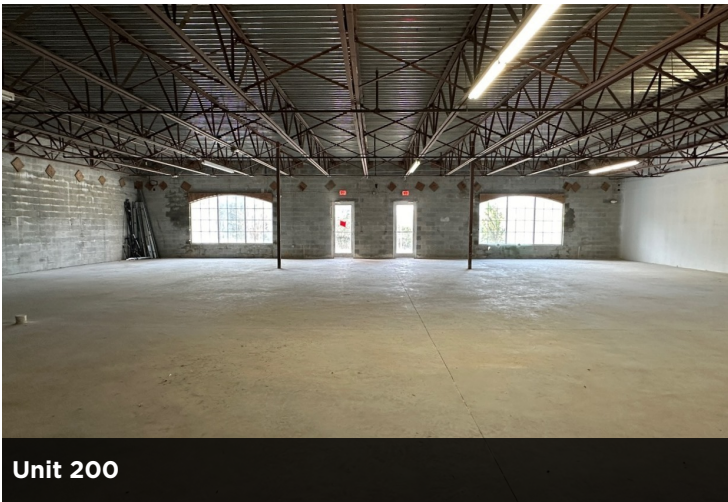
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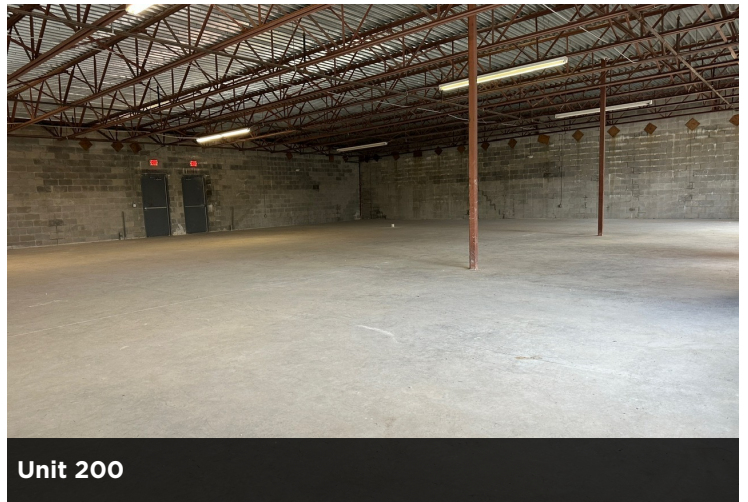
Unit 300



Monument Sign



Unit 200



Unit 200



Rear Parking



Playground

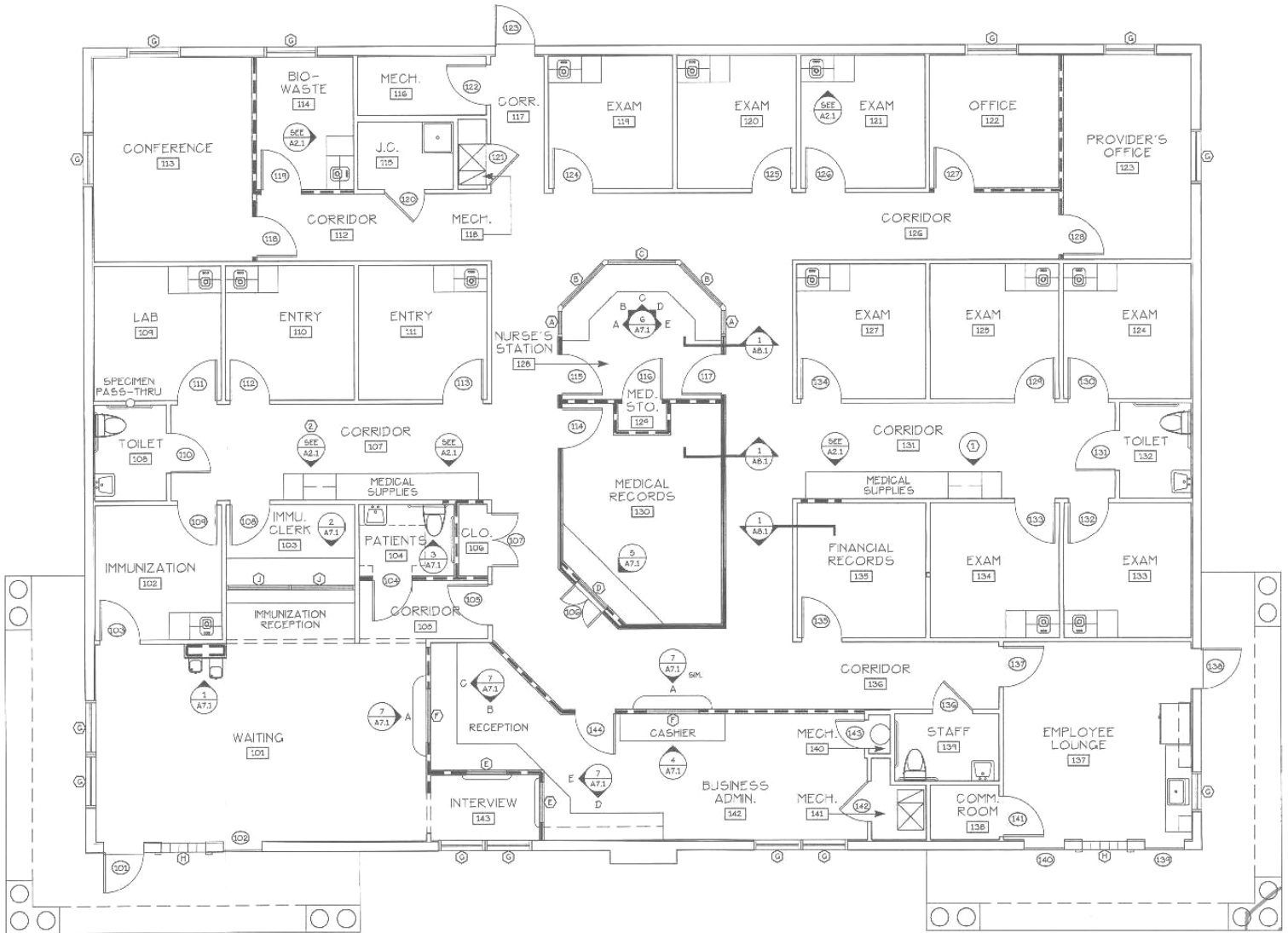
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FLOOR PLAN - UNIT 300



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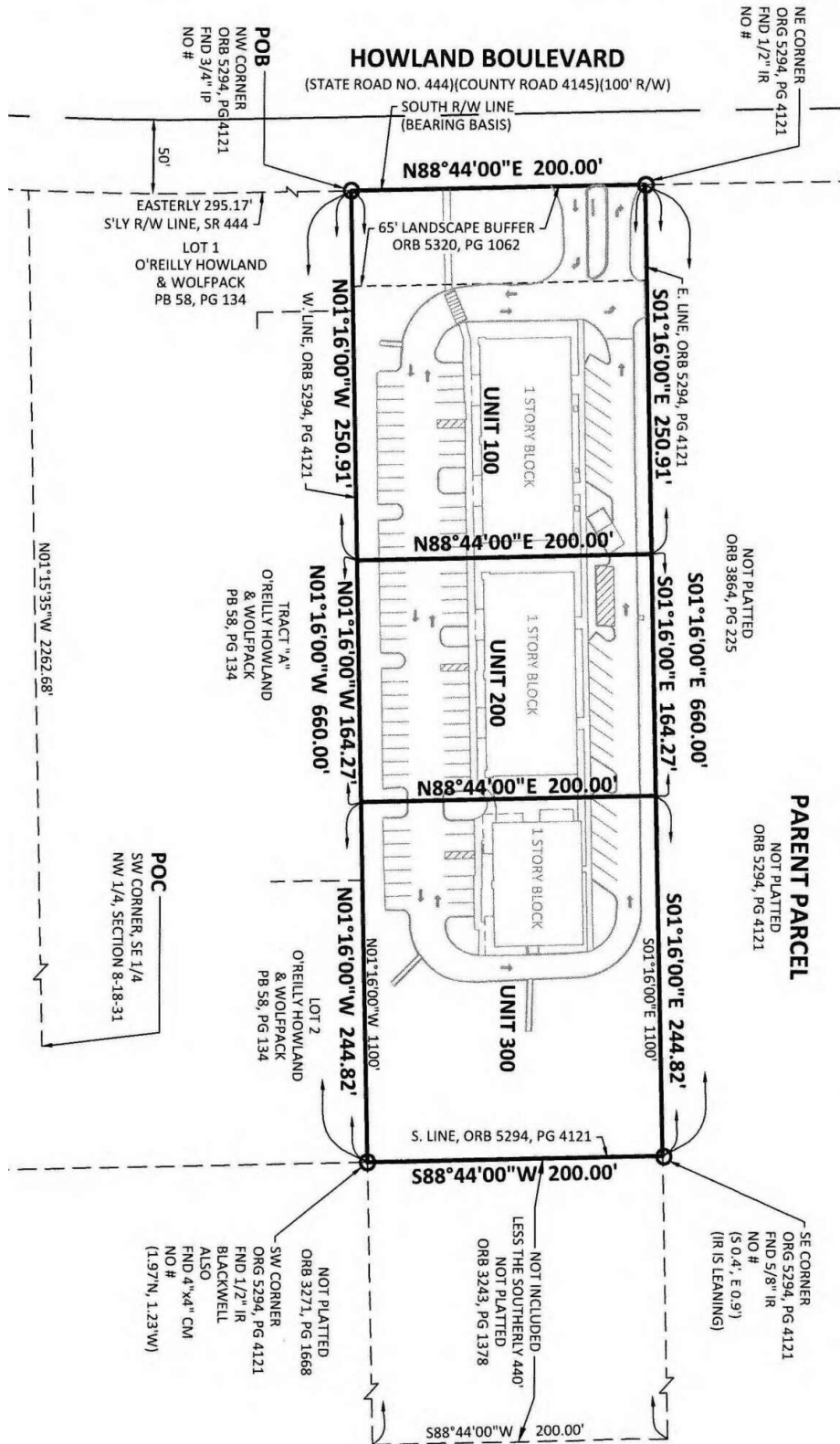
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CONDOMINIUM SURVEY



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LOCATION MAPS



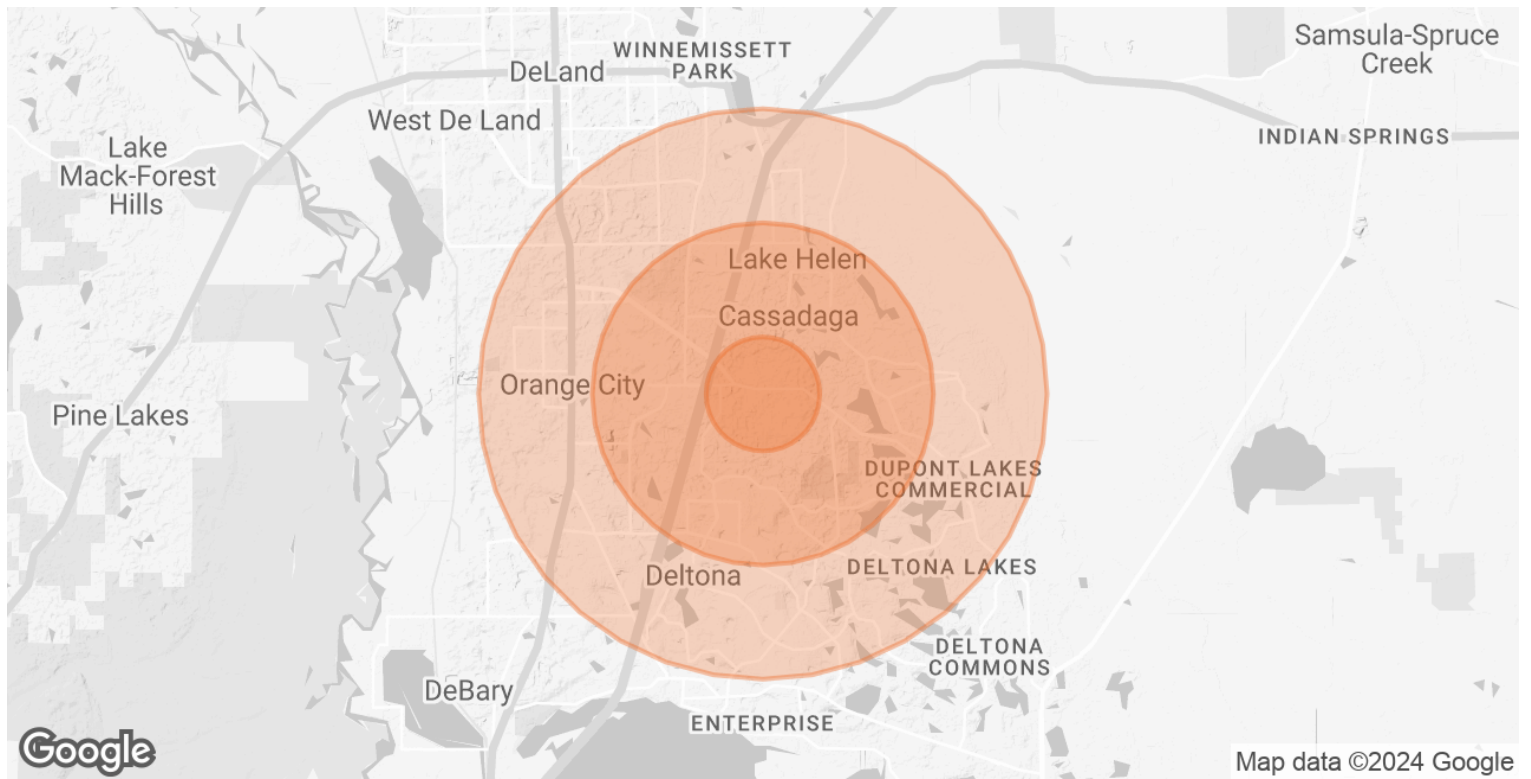
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,869	40,294	115,582
AVERAGE AGE	33.5	40.5	41.0
AVERAGE AGE (MALE)	34.1	39.6	39.6
AVERAGE AGE (FEMALE)	32.4	42.0	42.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,232	15,401	44,819
# OF PERSONS PER HH	3.1	2.6	2.6
AVERAGE HH INCOME	\$73,778	\$63,178	\$64,811
AVERAGE HOUSE VALUE	\$199,797	\$176,451	\$182,849

* Demographic data derived from 2020 ACS - US Census

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