

# FREESTANDING RETAIL BUILDING FOR SALE



## PROPERTY DESCRIPTION

For Sale: 16,025 SF Freestanding Retail Building on 0.86+/- Acres.

This well-maintained, steel-framed structure offers versatility for various retail purposes.

The building, with a depth of 95 feet, can potentially be subdivided into multiple units.

It features a front retail showroom area and a rear air-conditioned warehouse area with an overhead door.

The highly visible property includes a freestanding monument sign on 15A and a low-maintenance concrete parking area with 31 spaces.

Additionally, 4.1+/- adjacent acres are available for purchase.

Tenant not to be contacted or disturbed.

All communication to be conducted exclusively through the listing broker.

## LOCATION DESCRIPTION

Located at the northeast corner of State Road 15A and Heritage Estates Lane and west of Highway 17.

## LOCATION ADDRESS

1631 S. State Road 15A, Deland, FL 32720

## JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,500,000
<b>BUILDING SIZE:</b>	16,025 SF
<b>LOT SIZE:</b>	0.86+/- Acres
<b>YEAR BUILT:</b>	1996
<b>PARCEL NO:</b>	7020-23-00-0010
<b>TRAFFIC COUNT:</b>	25,000 AADT
<b>ZONING:</b>	PD, Planned Development

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,201	18,183	31,452
<b>TOTAL POPULATION</b>	5,723	47,460	79,524
<b>AVERAGE HH INCOME</b>	\$75,474	\$81,971	\$85,533

## ADDITIONAL PHOTOS

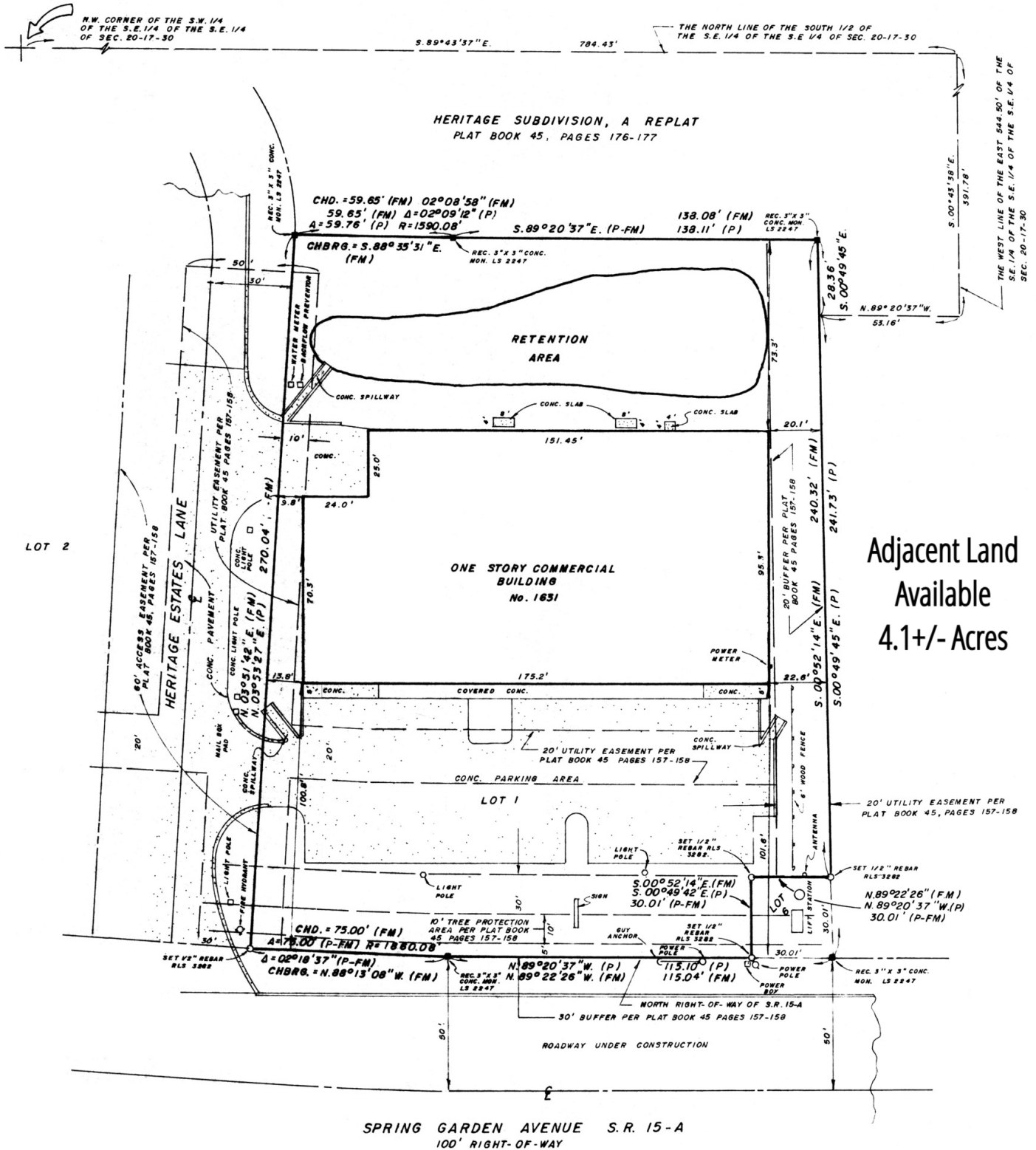


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# SURVEY



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# LOCATION MAPS



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