



FLYER

Freestanding Building

865 W. NEW YORK AVENUE

DeLand, FL 32720

PRESENTED BY:

JOHN W. TROST, CCIM

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FREESTANDING BUILDING FOR SALE



PROPERTY DESCRIPTION

For Sale: Prime 40,494+ SF Freestanding Building on 2.73+/- Acres with offsite shared retention.

128 feet of frontage on New York Avenue.

A versatile investment opportunity. The property boasts masonry construction with a steel core, 16' ceiling height, and a fire sprinkler system. The building includes finished office, open warehouse, storage areas, 9 restrooms, and is divisible with potential for condominium conversion.

Situated on a corner along New York Avenue (SR 44), the site offers high visibility and includes 80+/- parking spaces, plus 20+/- shared spaces. Located just a short distance from Downtown DeLand's Historic Garden District and only a short drive to I-4, the property provides excellent accessibility.

The property offers potential for out-parcel development and drive-through configurations, accommodating a wide range of uses including commercial retail, service, and storage.

Contact the listing agent about zoning.

Current survey, Phase I, environmental, and structural reports are available.

With four ingress/egress points and ample parking, this prime location is ideal for various business ventures.

Contact us now to explore this exceptional value-add opportunity.

Seller is open to Sale, Lease, or Lease Option.

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OFFERING SUMMARY

| | |
|--------------------|-------------|
| SALE PRICE: | \$3,200,000 |
|--------------------|-------------|

| | |
|-------------------------------|------------|
| LEASE OR LEASE OPTION: | Negotiable |
|-------------------------------|------------|

| | |
|------------------|---------------|
| LOT SIZE: | 2.73+/- Acres |
|------------------|---------------|

| | |
|-----------------------|-----------|
| BUILDING SIZE: | 40,494 SF |
|-----------------------|-----------|

| | |
|-------------------|---|
| YEAR BUILT | 1961 Multiple additions through the 1990s |
|-------------------|---|

| | |
|-------------------|-----------------|
| PARCEL NO: | 7008-66-00-0050 |
|-------------------|-----------------|

| | |
|-----------------------|-------------|
| TRAFFIC COUNT: | 11,600 AADT |
|-----------------------|-------------|

| | |
|----------------|-----------------------|
| ZONING: | Contact Listing Agent |
|----------------|-----------------------|

LOCATION DESCRIPTION

Located at the NEC of New York Avenue (SR 44) and Boundary Avenue.

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LOCATION OVERVIEW



LOCATED APPROXIMATELY:

- 6 blocks to DeLand City Hall
- 7 blocks to Volusia County Clerk
- 8 blocks to DeLand City Center
- 1.3 miles AdventHealth Deland Hospital
- 1.5 miles to Downtown DeLand's Historic Garden District
- 1.6 miles to Stetson University
- 5.6 miles to Interstate 4
- City Of DeLand is consistently recognized as one of the "Best Small Towns in America"

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EXTERIOR PHOTOS



Elevation - Front



Elevation



Elevation - North Side

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INTERIOR PHOTOS



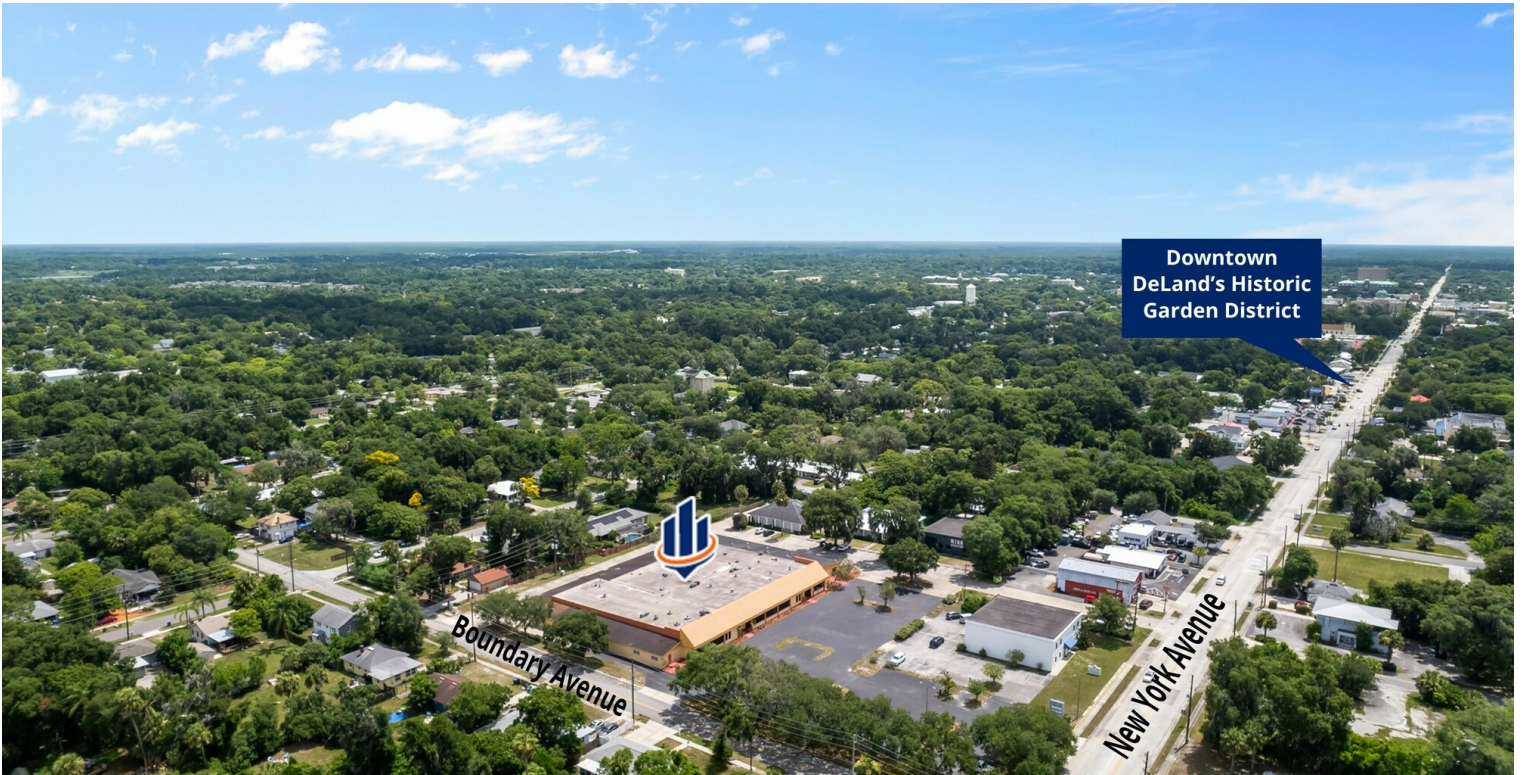
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| TOTAL POPULATION | 8,638 | 46,119 | 78,501 |
| AVERAGE AGE | 42 | 43 | 44 |
| AVERAGE AGE (MALE) | 41 | 41 | 43 |
| AVERAGE AGE (FEMALE) | 43 | 44 | 45 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 3,357 | 17,632 | 30,664 |
| # OF PERSONS PER HH | 2.6 | 2.6 | 2.6 |
| AVERAGE HH INCOME | \$86,927 | \$77,612 | \$86,233 |
| AVERAGE HOUSE VALUE | \$303,332 | \$306,227 | \$313,968 |

Demographics data derived from AlphaMap

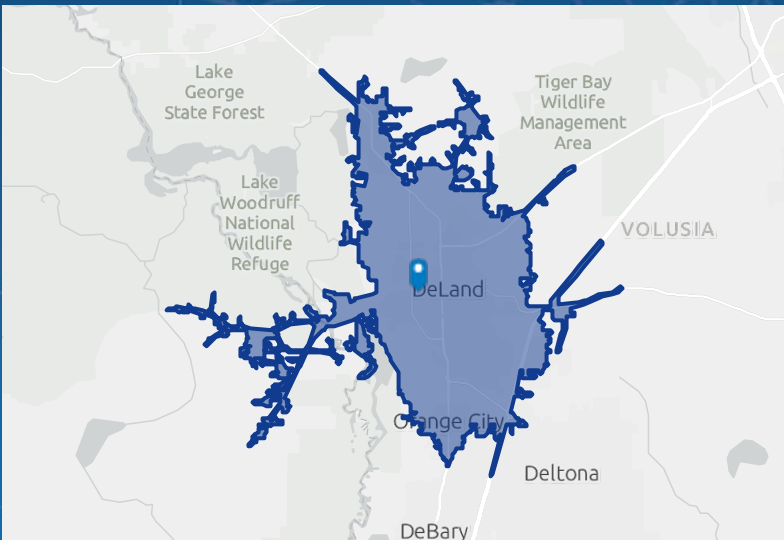
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865 W New York Ave, Deland, Florida, 32720
 Drive time of 15 minutes



BUSINESS



3,944

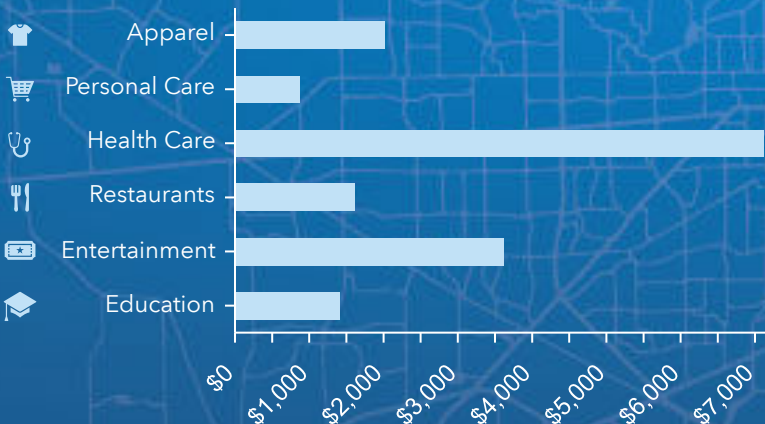
Total Businesses



35,559

Total Employees

ANNUAL SPENDING PER HOUSEHOLD



KEY DEMOGRAPHIC FACTS



94,528

Population



\$71,265

Household Income



90,357

Daytime Population