

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

Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

OFFERING SUMMARY

SALE PRICE:	\$2,350,000
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

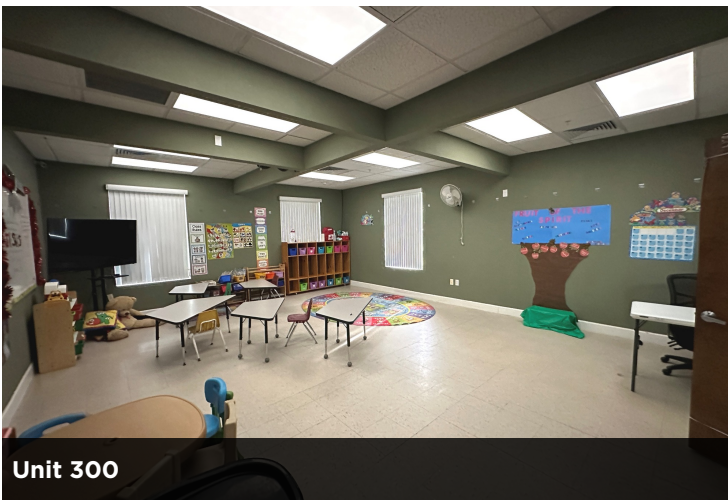
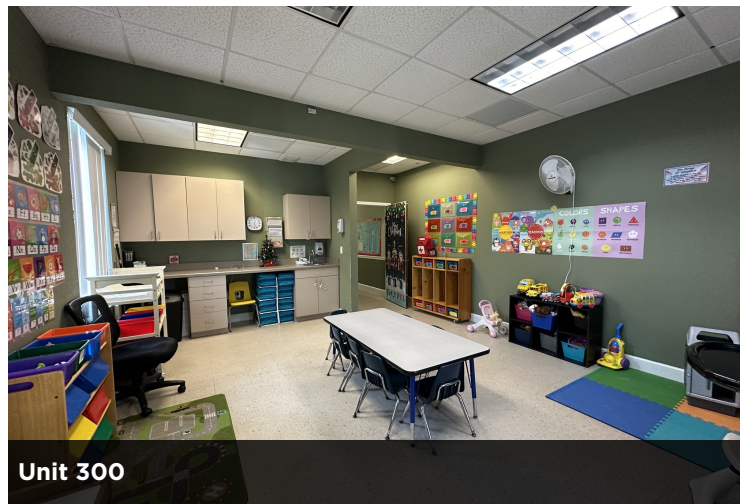
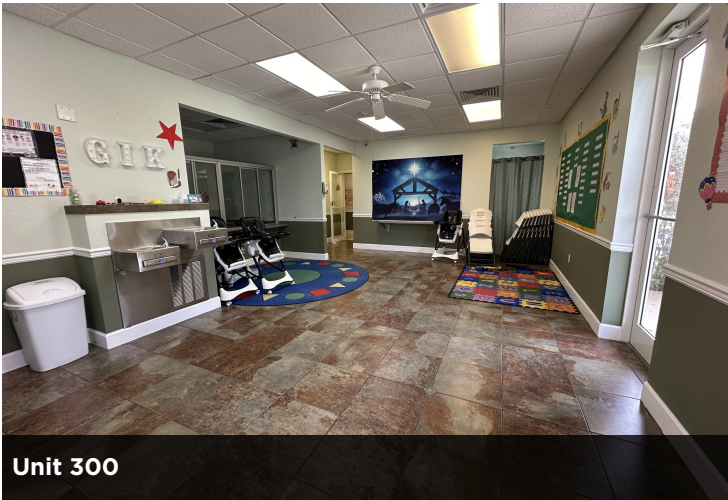
3151 Howland Boulevard, Unit 200 & 300
Deltona, FL 32725

TWO OFFICE/RETAIL CONDO BUILDINGS | 3151 Howland Boulevard, Unit 200 & 300 Deltona, FL 32725

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS



JOHN W. TROST, CCIM
Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

TWO OFFICE/RETAIL CONDO BUILDINGS | 3151 Howland Boulevard, Unit 200 & 300 Deltona, FL 32725

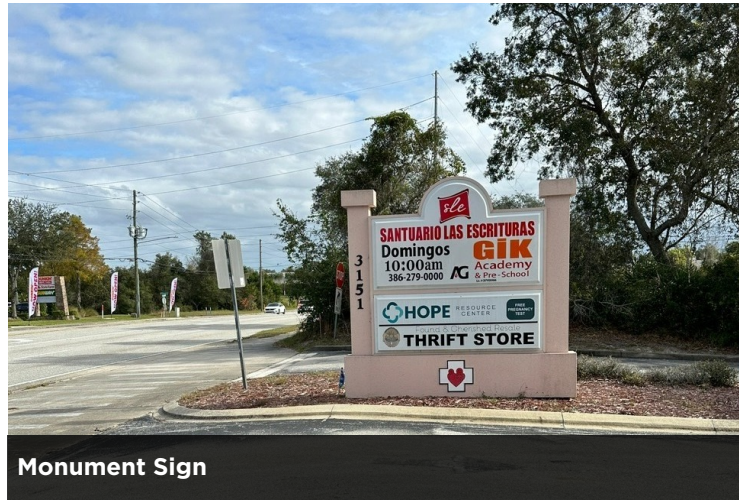
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



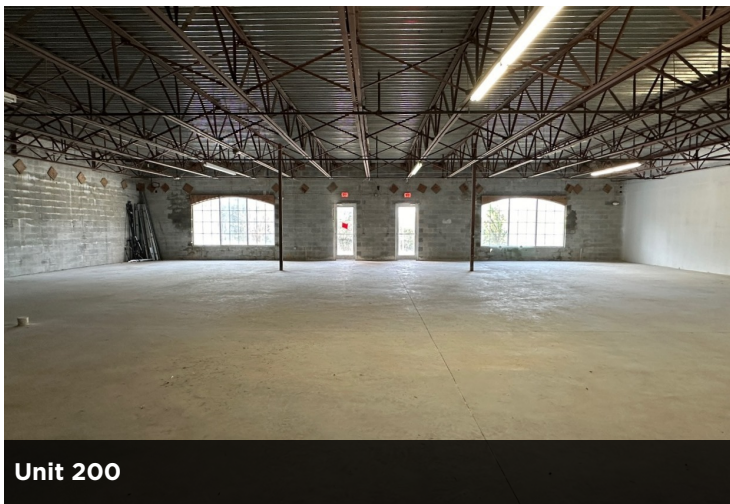
ADDITIONAL PHOTOS



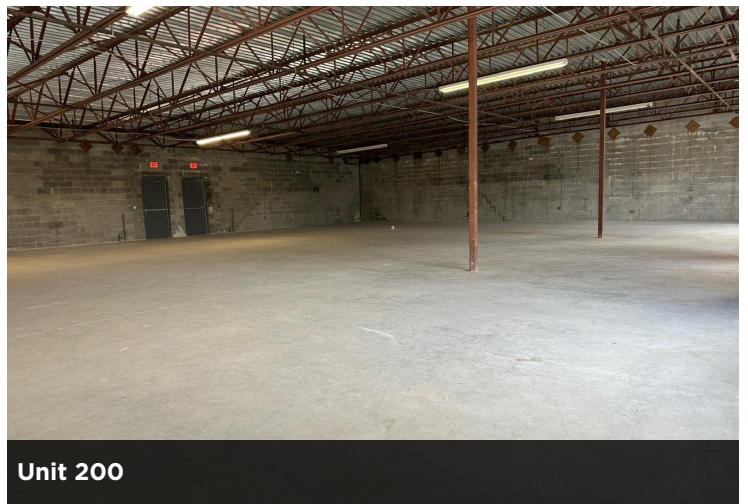
Unit 300



Monument Sign



Unit 200



Unit 200



Rear Parking



Playground

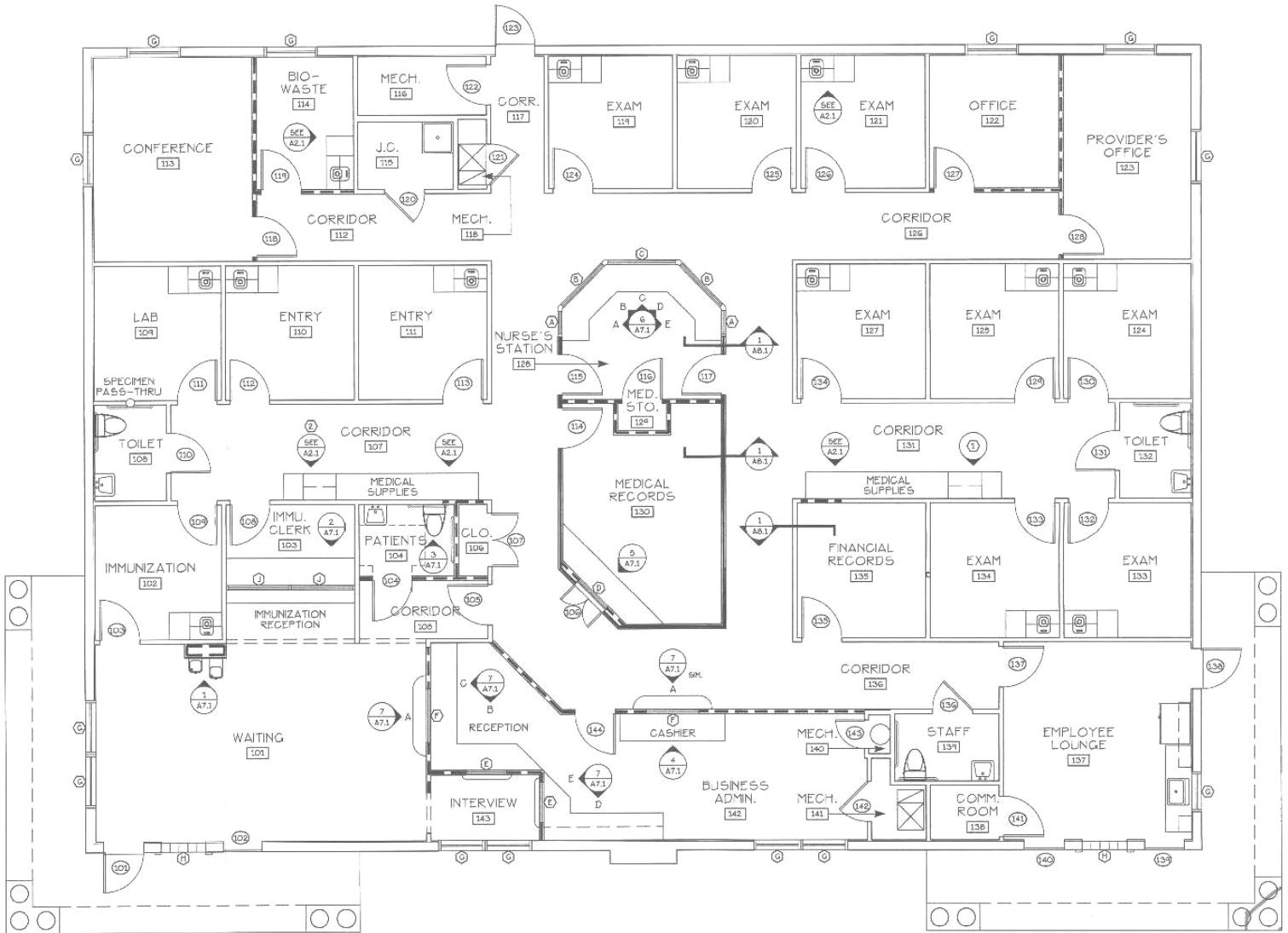
JOHN W. TROST, CCIM
Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

TWO OFFICE/RETAIL CONDO BUILDINGS | 3151 Howland Boulevard, Unit 200 & 300 Deltona, FL 32725

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



FLOOR PLAN - UNIT 300



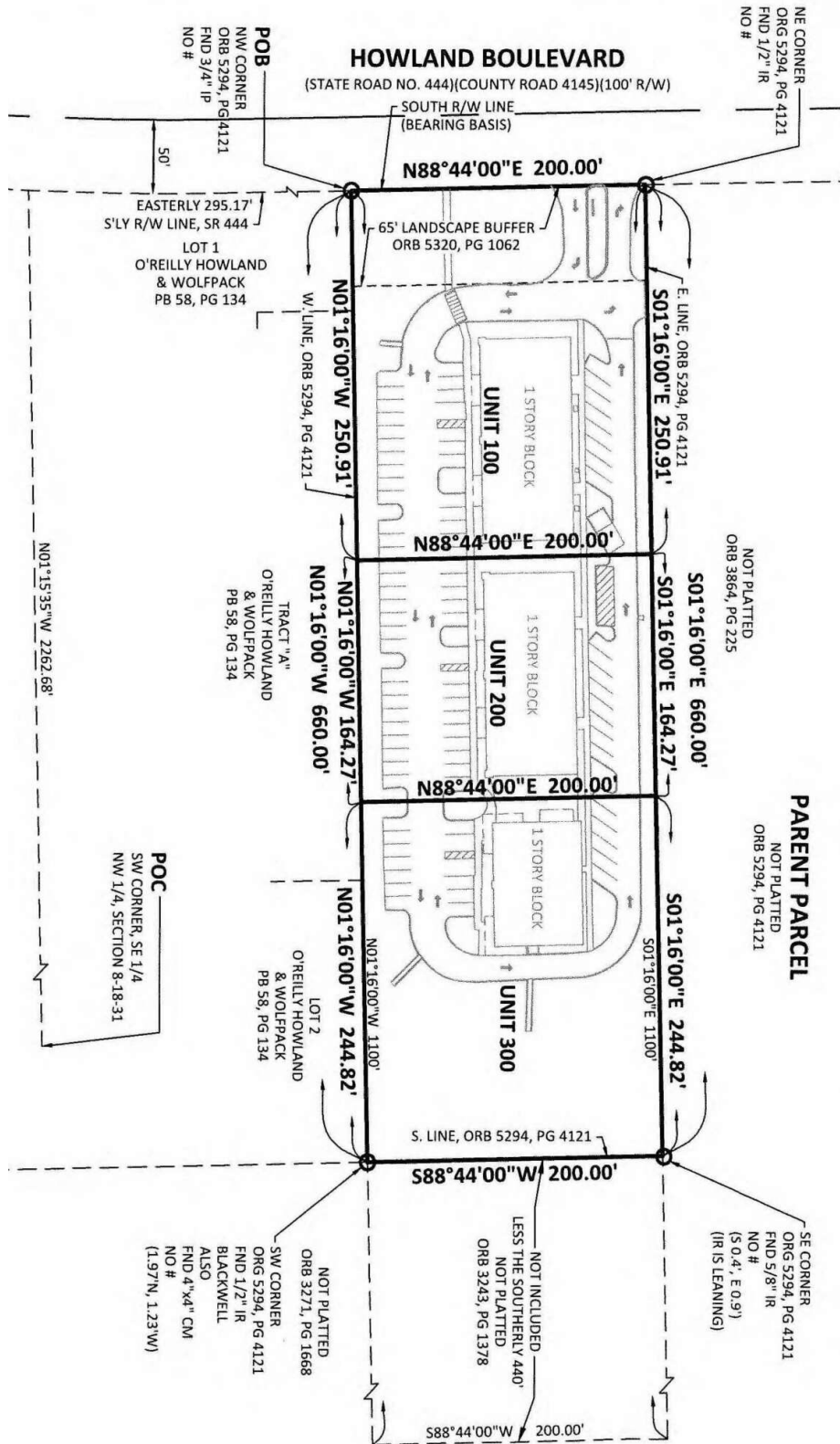
JOHN W. TROST, CCIM
 Principal | Senior Advisor
 O: 386.301.4581 | C: 386.295.5723
 john.trost@svn.com

TWO OFFICE/RETAIL CONDO BUILDINGS | 3151 Howland Boulevard, Unit 200 & 300 Deltona, FL 32725



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

CONDOMINIUM SURVEY



JOHN W. TROST, CCIM
 Principal | Senior Advisor
 O: 386.301.4581 | C: 386.295.5723
 john.trost@svn.com

TWO OFFICE/RETAIL CONDO BUILDINGS | 3151 Howland Boulevard, Unit 200 & 300 Deltona, FL 32725



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

LOCATION MAPS



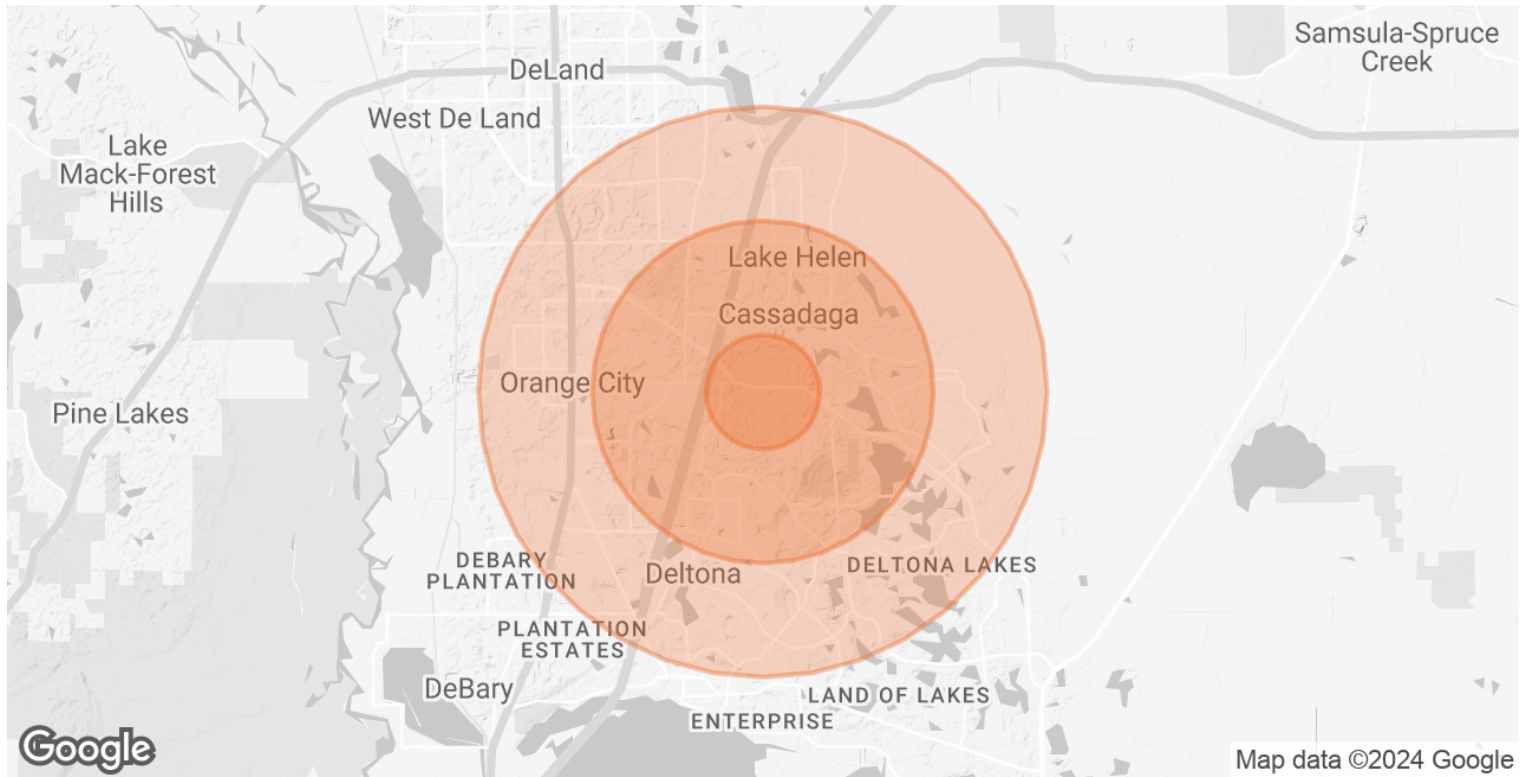
JOHN W. TROST, CCIM
 Principal | Senior Advisor
 O: 386.301.4581 | C: 386.295.5723
 john.trost@svn.com

TWO OFFICE/RETAIL CONDO BUILDINGS | 3151 Howland Boulevard, Unit 200 & 300 Deltona, FL 32725



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

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

2020 American Community Survey (ACS)

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

TWO OFFICE/RETAIL CONDO BUILDINGS FOR SALE | 3151 Howland Boulevard, Unit 200 & 300 Deltona, FL 32725

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

