

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
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OFFERING SUMMARY

| | |
|-----------------------|---|
| SALE PRICE: | \$2,150,000 |
| 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

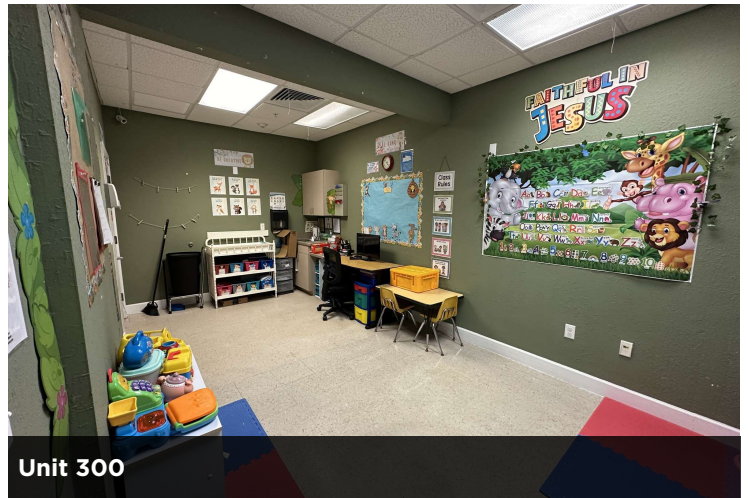
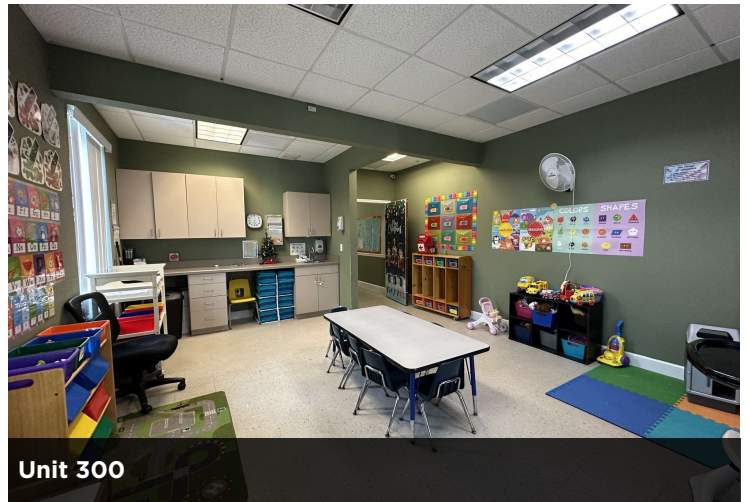
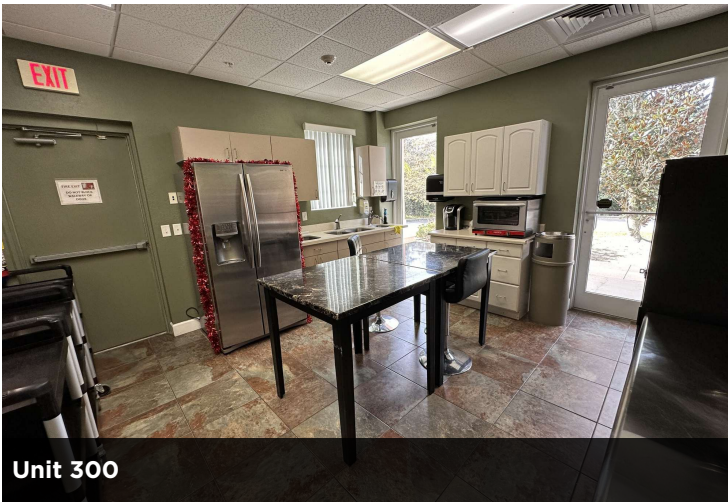
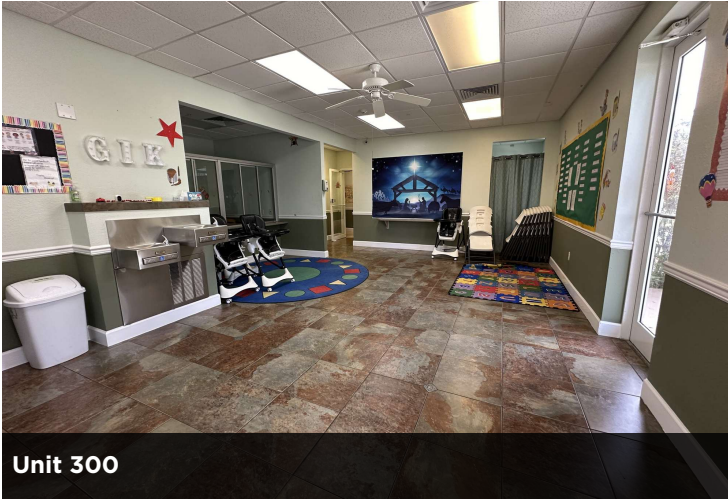
3151 Howland Boulevard, Unit 200 & 300
Deltona, FL 32725

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ADDITIONAL PHOTOS



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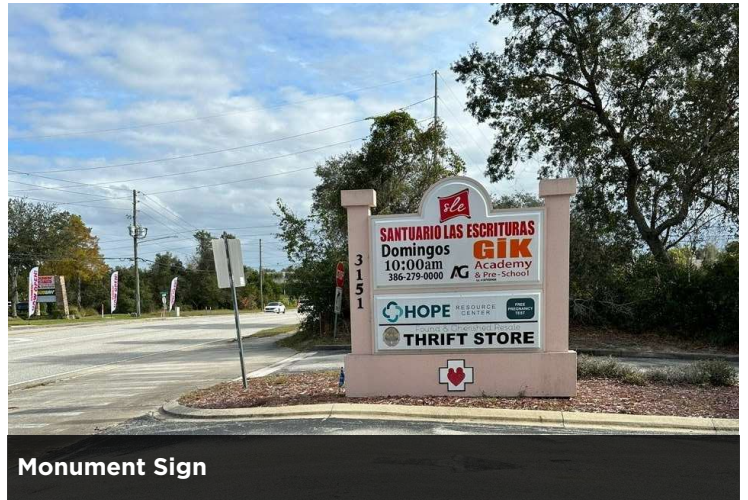
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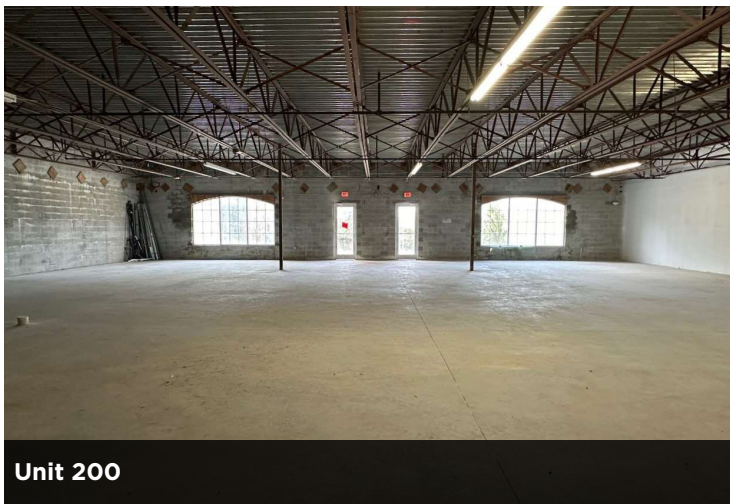
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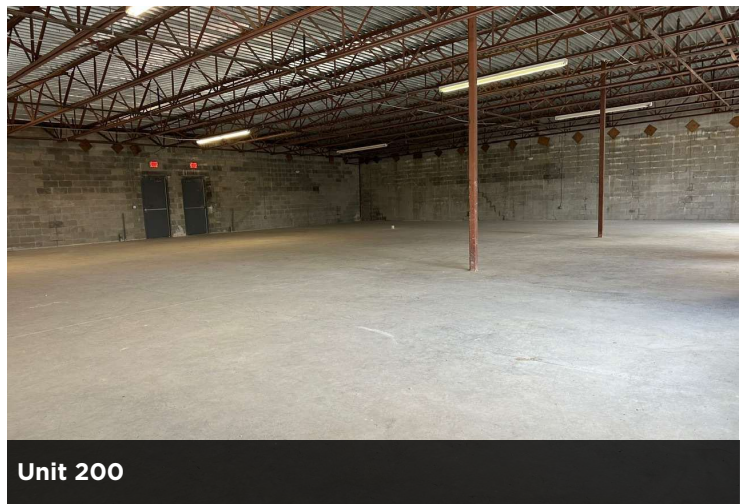
Unit 300



Monument Sign



Unit 200



Unit 200



Rear Parking



Playground

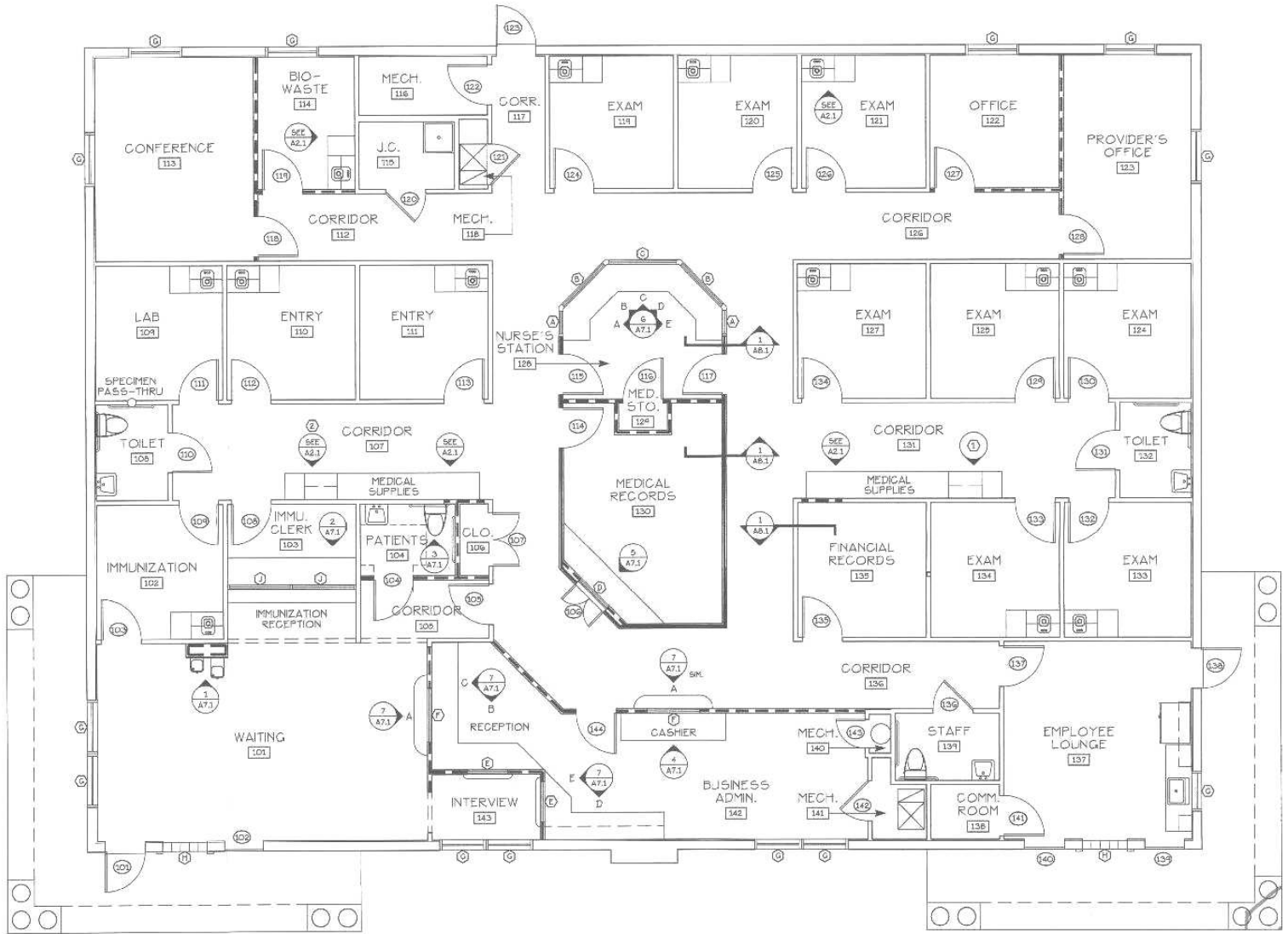
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FLOOR PLAN - UNIT 300



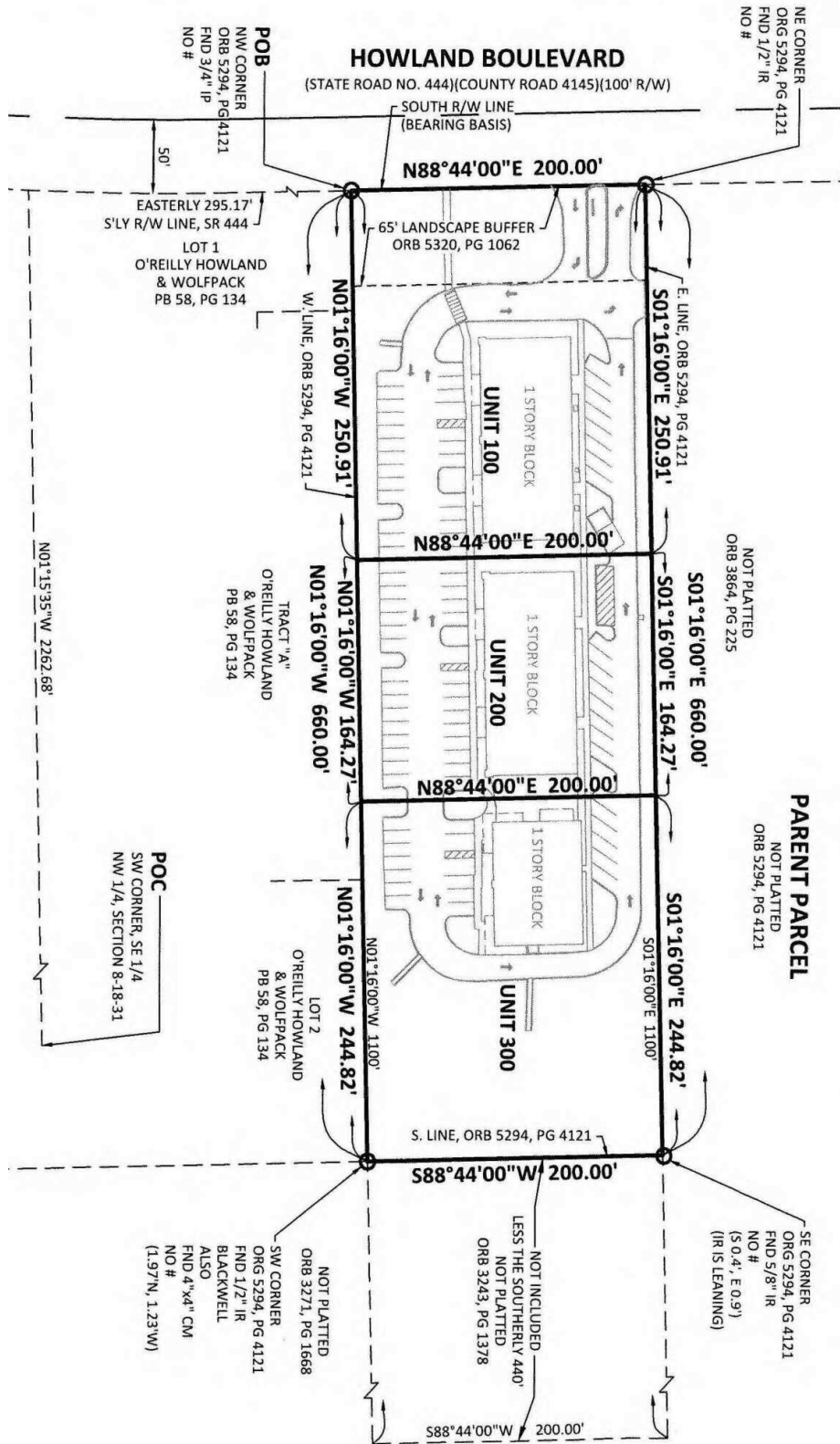
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CONDOMINIUM SURVEY



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LOCATION MAPS



Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

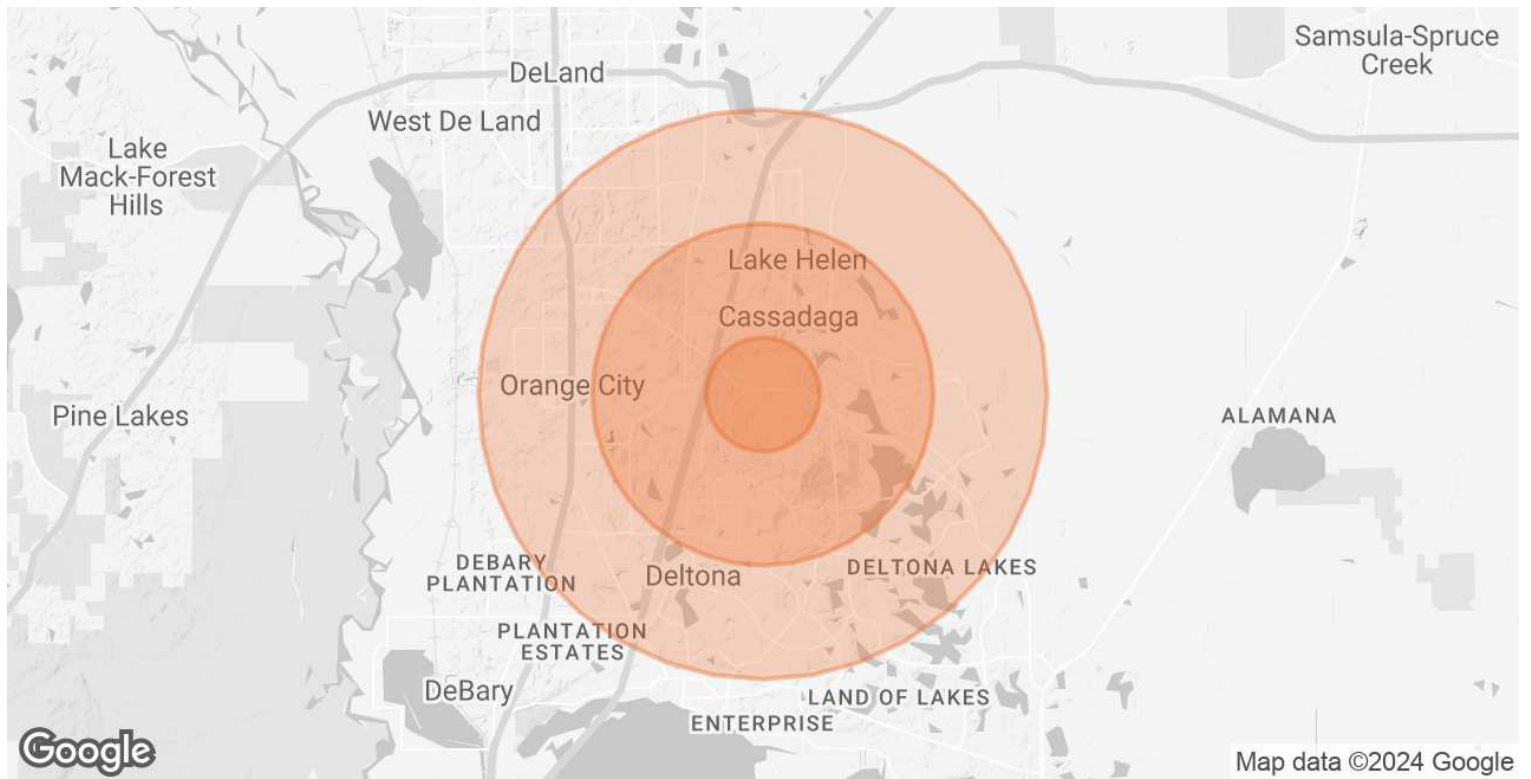
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DEMOGRAPHICS MAP & REPORT



| 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 |

2020 American Community Survey (ACS)

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