

# 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

<b>SALE PRICE:</b>	\$2,050,000
<b>BUILDING SIZE:</b>	Building 200: 8,418 SF Building 300: 5,151 SF Total 13,569 SF
<b>LOT SIZE:</b>	1.88+/- Acres
<b>YEAR BUILT:</b>	2006
<b>PARCEL NO:</b>	8108-06-00-2000 8108-06-00-3000
<b>TRAFFIC COUNT:</b>	31,500 AADT
<b>ZONING:</b>	C-1, Retail Commercial District

## LOCATION ADDRESS

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

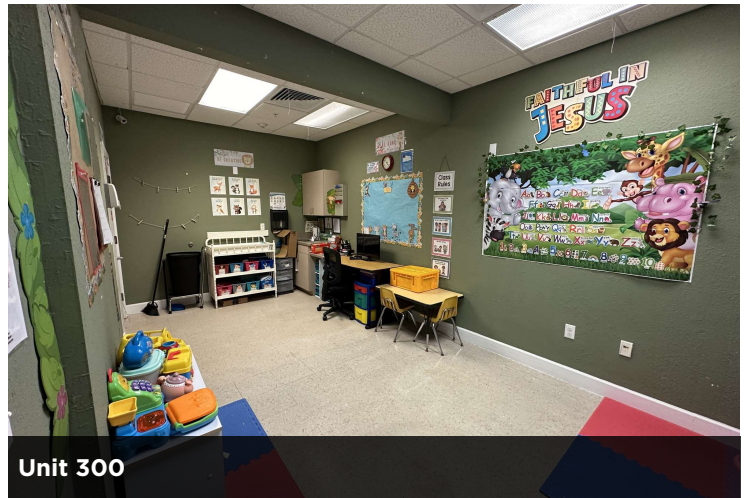
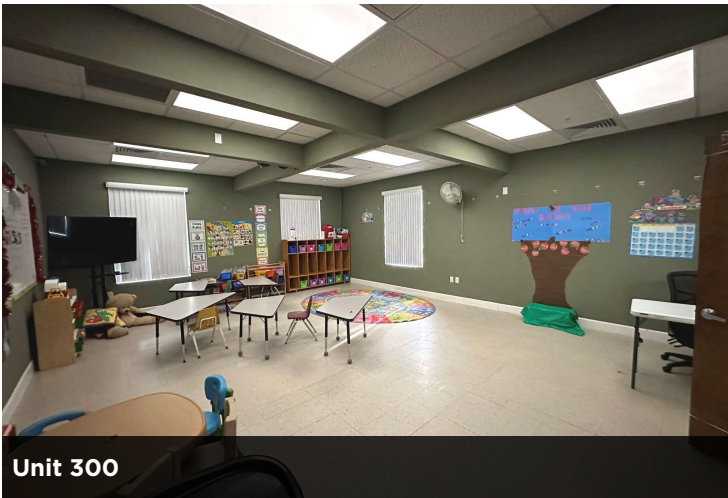
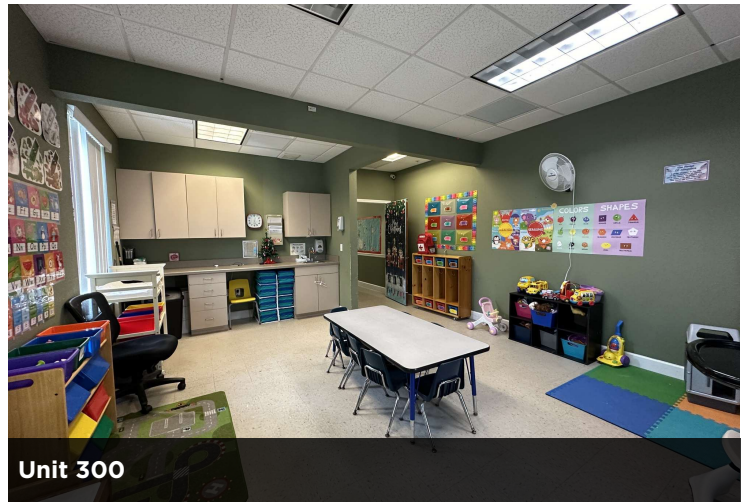
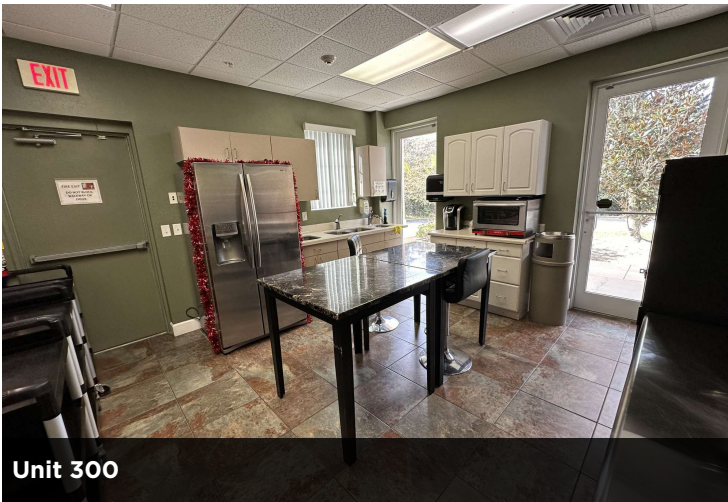
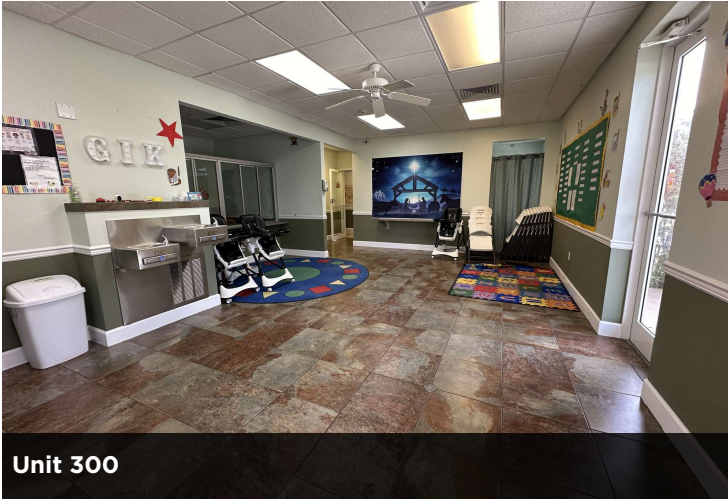
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## ADDITIONAL PHOTOS



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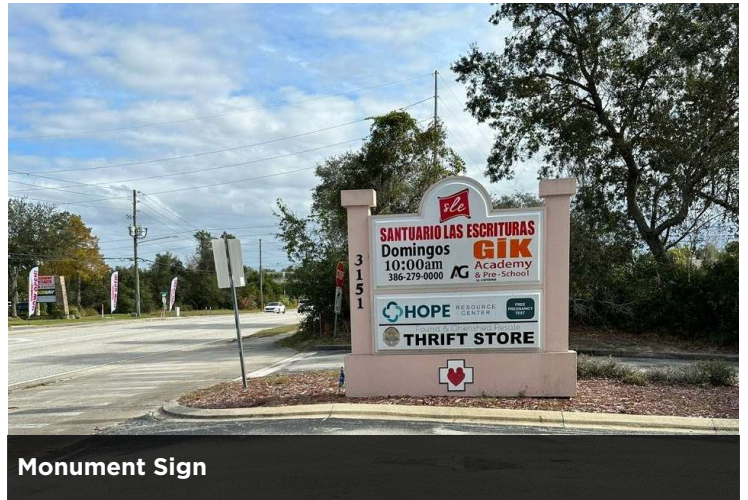




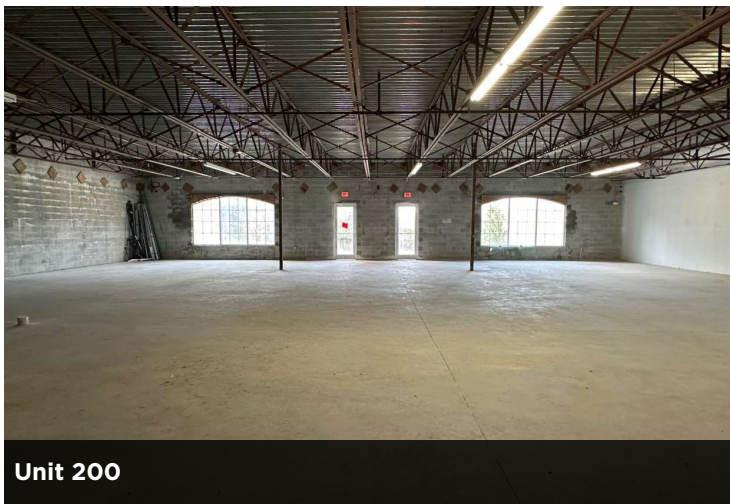
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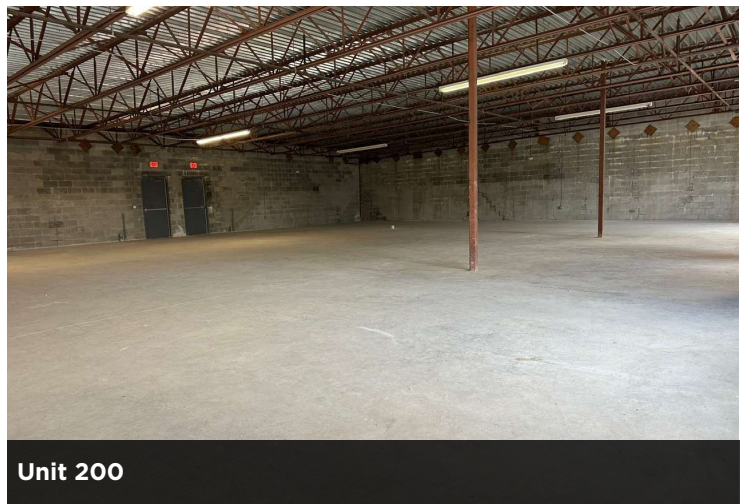
Unit 300



Monument Sign



Unit 200



Unit 200



Rear Parking



Playground

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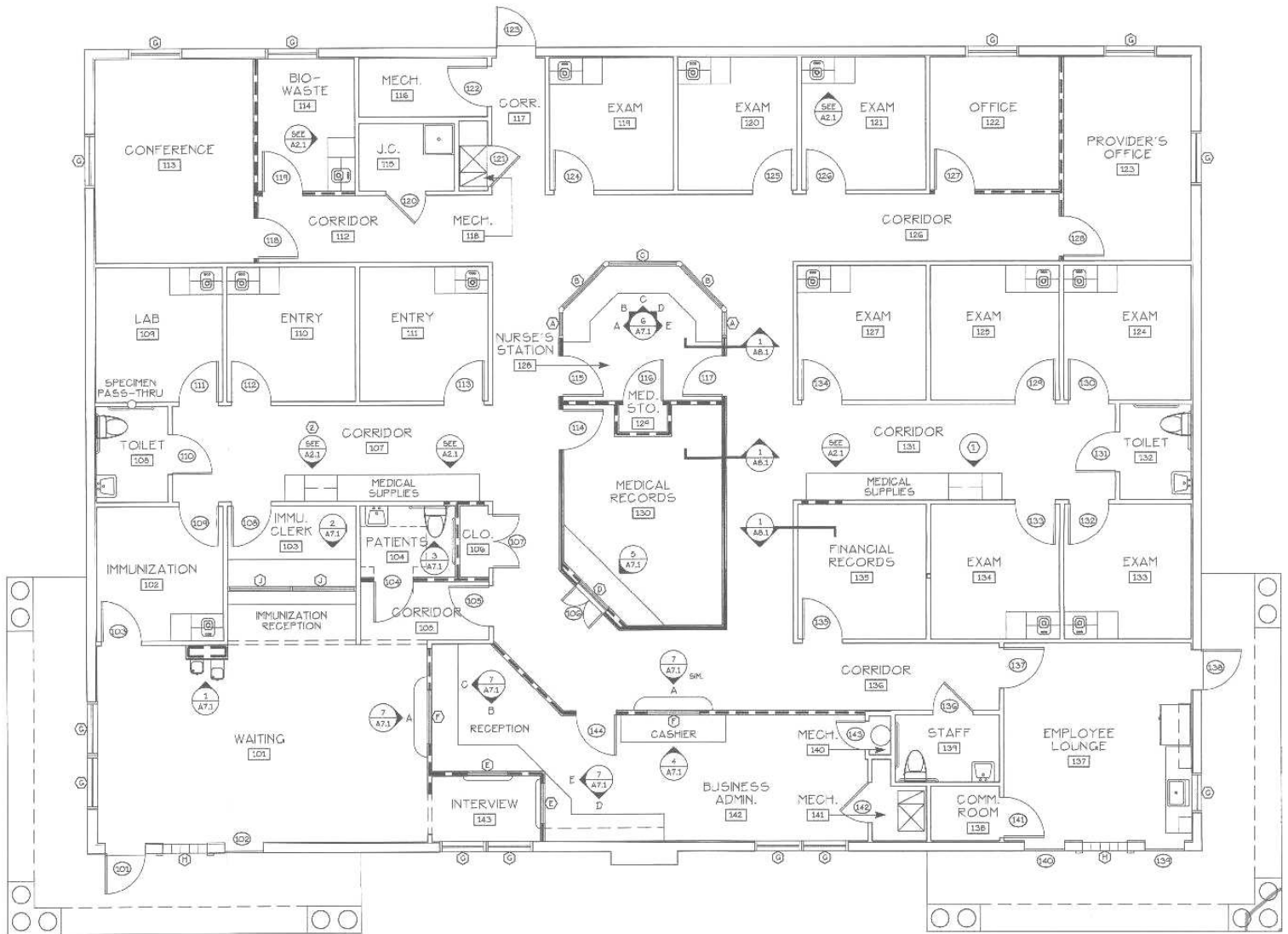
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# FLOOR PLAN - UNIT 300



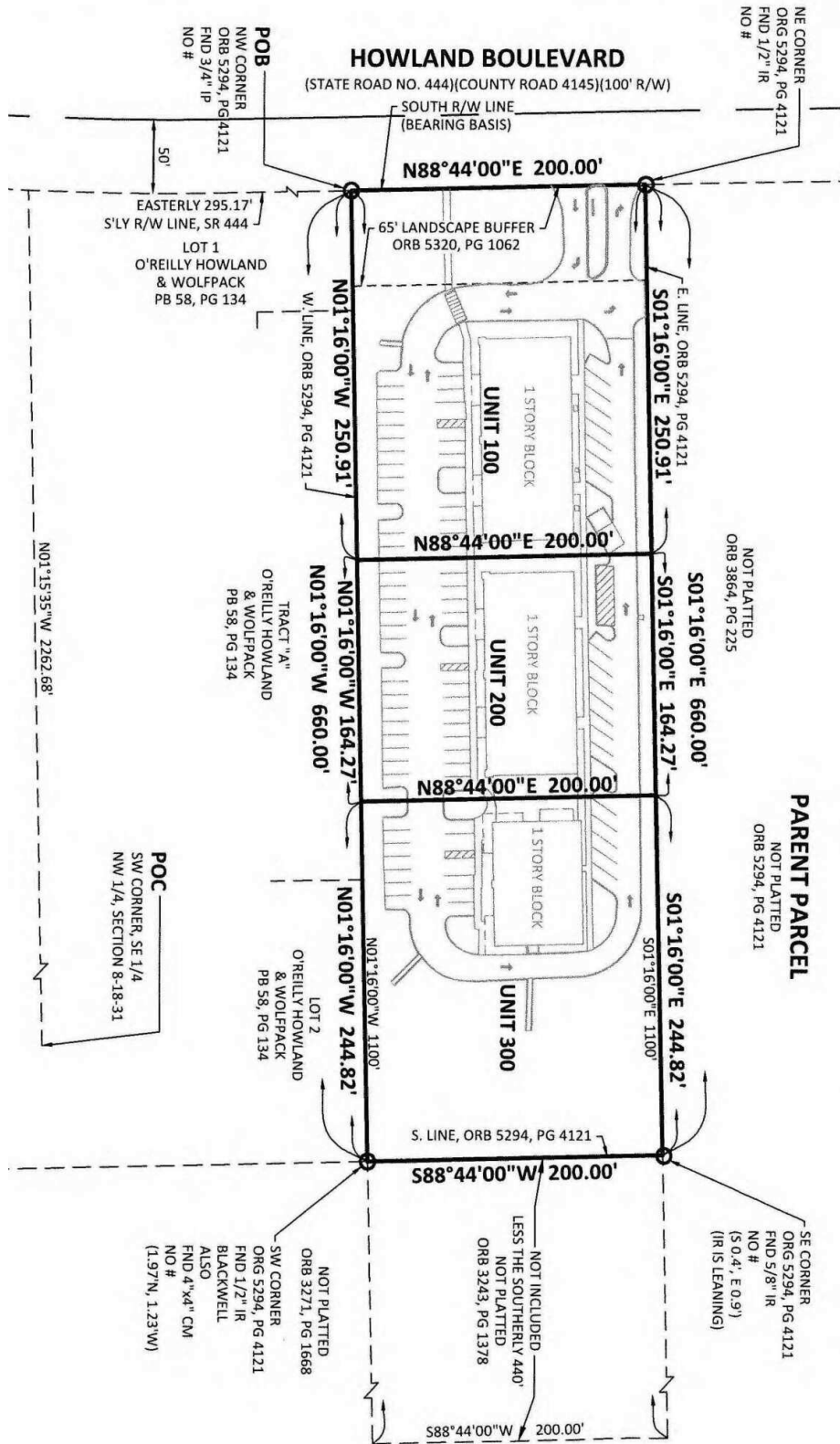
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# CONDOMINIUM SURVEY



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# LOCATION MAPS



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

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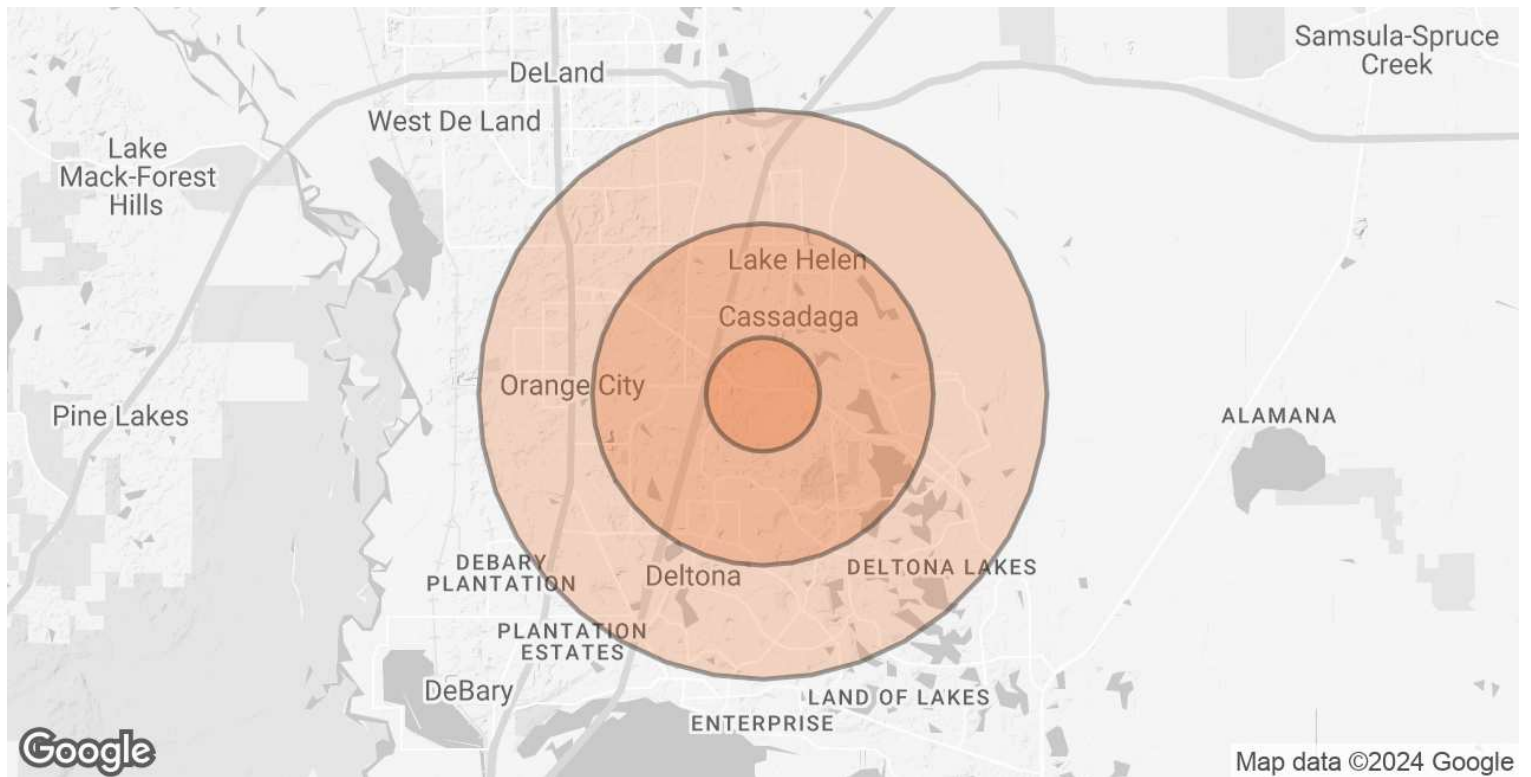
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	3,869	40,294	115,582
<b>AVERAGE AGE</b>	33.5	40.5	41.0
<b>AVERAGE AGE (MALE)</b>	34.1	39.6	39.6
<b>AVERAGE AGE (FEMALE)</b>	32.4	42.0	42.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,232	15,401	44,819
<b># OF PERSONS PER HH</b>	3.1	2.6	2.6
<b>AVERAGE HH INCOME</b>	\$73,778	\$63,178	\$64,811
<b>AVERAGE HOUSE VALUE</b>	\$199,797	\$176,451	\$182,849

2020 American Community Survey (ACS)

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