

FREESTANDING RETAIL BUILDING FOR SALE OR LEASE



PROPERTY DESCRIPTION

For Sale or Lease: 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.

Low-maintenance concrete parking area with 31 spaces.

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

Just a couple blocks off high traffic S. Woodland Boulevard.

Estimated CAM, Real Estate Taxes, and Insurance \$2.20 per SF.

Ready for immediate occupancy.

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

SALE PRICE:	\$3,500,000
LEASE RATE:	\$16.50 NNN
BUILDING SIZE:	16,025 SF
LOT SIZE:	0.86+/- Acres
YEAR BUILT:	1996
PARCEL NO:	7020-23-00-0010
TRAFFIC COUNT:	25,000 AADT
ZONING:	PD, Planned Development

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

ADDITIONAL PHOTOS

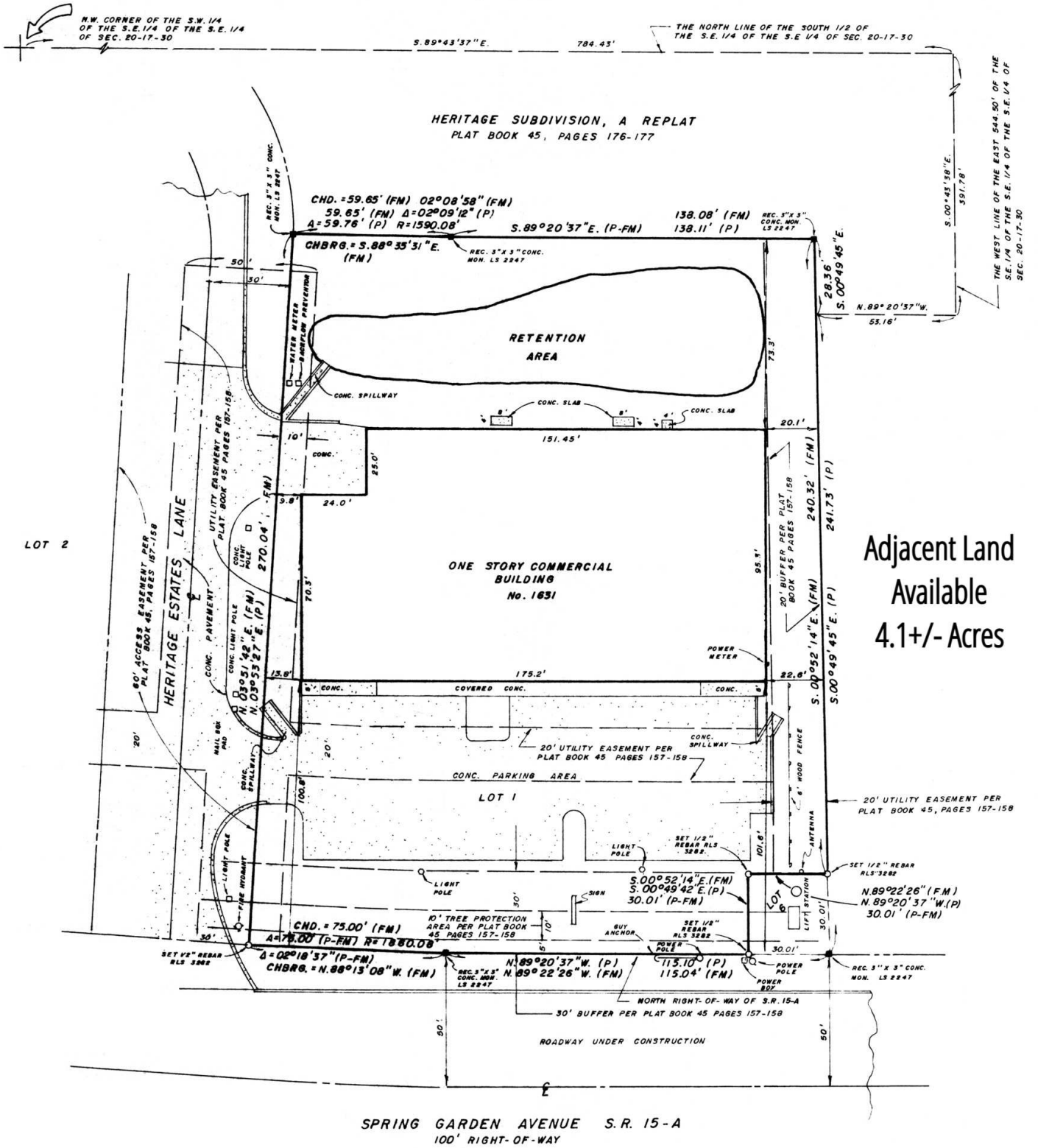


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SURVEY



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LOCATION MAPS



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