



RETAIL/OFFICE SPACE FOR LEASE

909 Charles R Beall Blvd, DeBary, FL 32713

Contact: Jesse King
 Senior Sales & Leasing Associate

E: Jesse@FCPG.com
 P: 407.872.0177 ext. 136

Contact: Ben Kuykendall
 Vice President of Brokerage Services

E: Ben@FCPG.com
 P: 407.872.0177 ext. 131

Contact: Dan Van Nada, CCIM
 Vice President of Brokerage Services

E: Dan@FCPG.com
 P: 407.872.0177 ext. 117

For Lease: \$20.00 / SF, NNN

Suite 111: ± 1,200 SF

In-line retail opportunity available, designed to accommodate a variety of user types and layouts

Just south of DeBary's 216 Acre Transit Overlay District with +1,000 residential units constructed or underway

Located along one of DeBary's primary commercial corridors - Charles R Beall Blvd / HWY 17-92 (38,000 AADT)

Excellent visibility and accessibility, with I-4 access only 2 minutes away

Directly adjacent to White Sign Company, Riverside Business Park, and DeBary Business Centre – generating retail traffic along the corridor and creating a built in customer base of nearby employees

FIRST MOVER ADVANTAGE TO AN UP-AND-COMING RESIDENTIAL AREA CURRENTLY LACKING ADEQUATE RETAIL SERVICES



2025 DEMOGRAPHICS



Total Population



Total Households



Average HH Income

5 Mins 2,731
10 Mins 51,806
15 Mins 187,227

1,086
 21,534
 75,043
 \$98,389
 \$110,895
 \$108,982

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

THE NEIGHBORHOOD

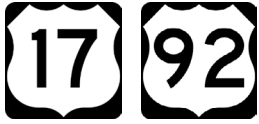


DAYTIME POPULATION
± 198,672
(within 10 mins)



TOTAL EMPLOYEES
± 35,578
(within 10 mins)

Drive Times & Traffic Counts



1 MIN
(0.05 miles)



2 MINS
(0.9 miles)



5 MINS
(4.2 miles)

Average Annual Daily Trips

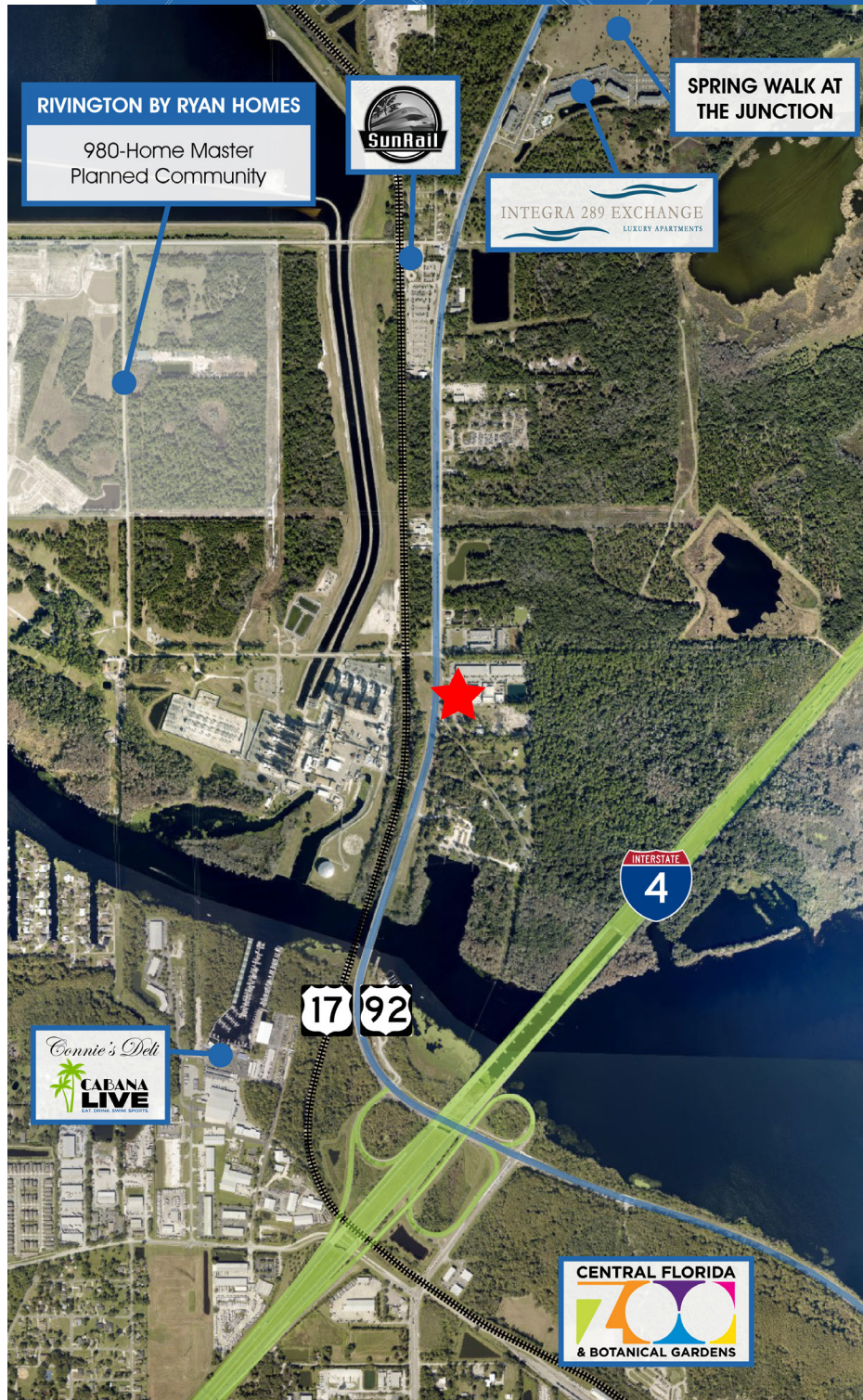
2024

Charles R Beall Blvd (HWY 17-92)	38,000
Interstate 4	140,000

Surrounding Businesses

2025

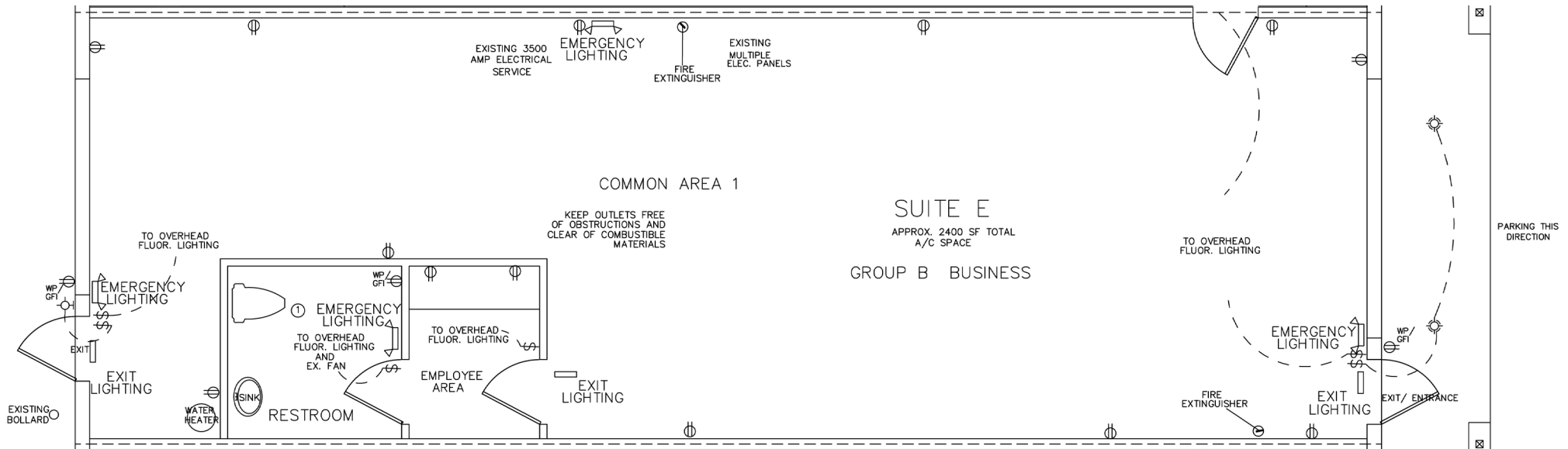
	5 Mins	10 Mins	15 Mins
Retail Businesses	136	646	1,640
Food & Drink Businesses	6	195	516



SUITE 111: ± 1,200 SF

FEATURES

2 roll-up doors - one in front & one in back



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.