

FOR SALE

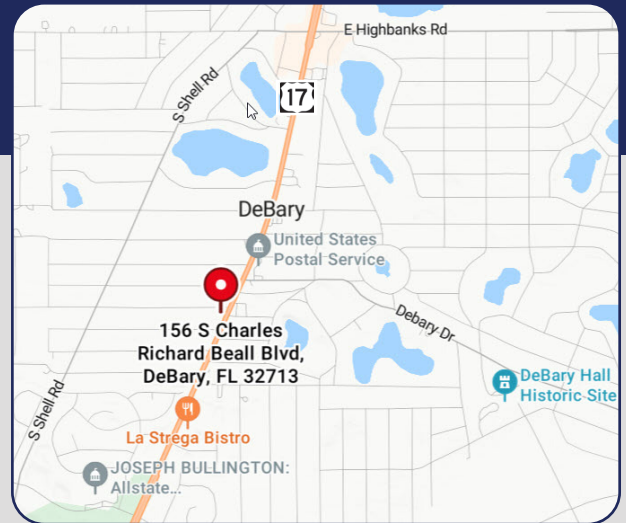


MULTI-TENANT RETAIL

156 S Charles Richard Beall Blvd, DeBary, FL 32713

ST MATTHEWS PLAZA

- > 3,535 SF on 0.52 acres
- > 100% occupied with five tenants in mixed-story plaza
- > All leases expire on October 31, 2026
- > Ten front parking spaces, two rear, additional on non-paved areas
- > Zoned GC, City of DeBary
- > Highly visible corner location with front and rear access
- > Average daily traffic count of 25,500 cars
- > Concrete block with stucco (per tax rolls)
- > New roof in 2013, asphalt shingles
- > Buyer will have flexibility with tenants, repositioning, or owner occupant
- > **\$565,000.00**



Bill Bywater, CCIM
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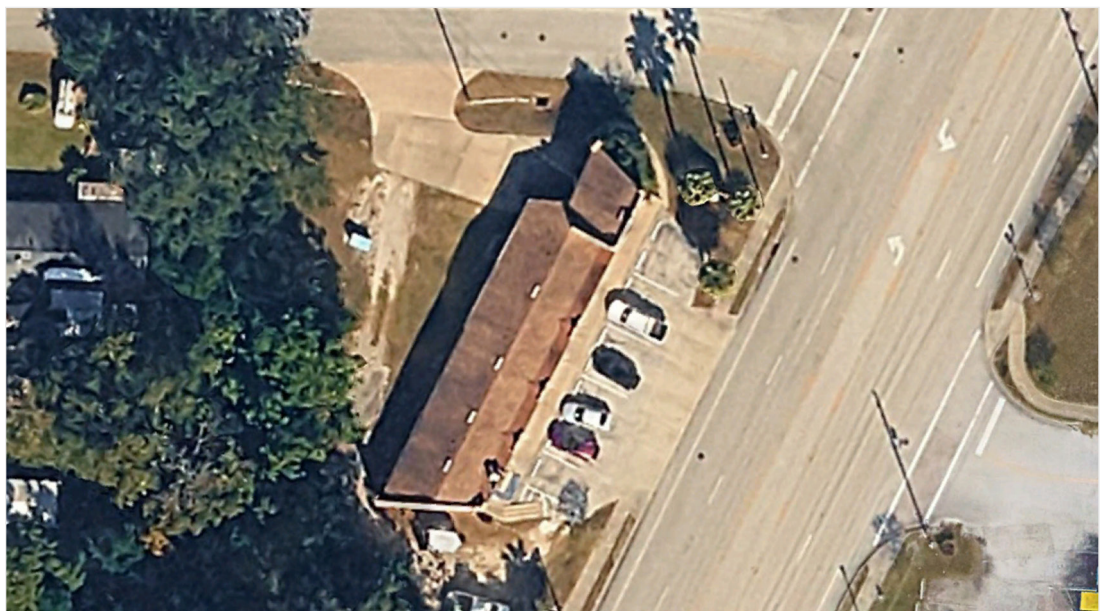
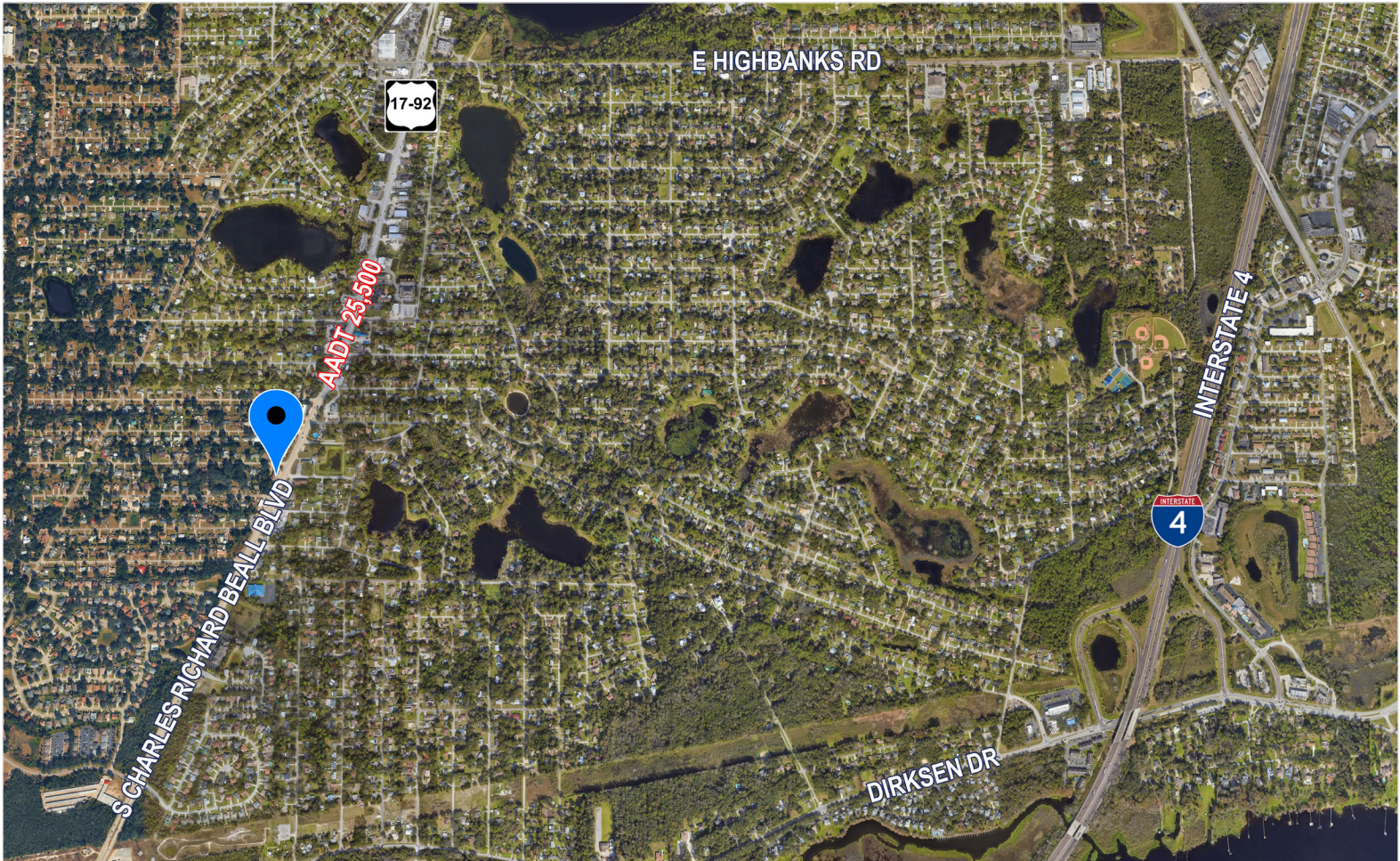
DEMOGRAPHICS	3-MILES	5-MILES	10-MILES
Population	30,747	91,853	337,419
Households	12,173	35,803	127,250
Average HH Income	\$101,718	\$95,402	\$99,107
Median Age	44.8	41.8	41.5



1209 Edgewater Drive
 Suite 100
 Orlando, FL 32804
 407.206.7300 Main
 www.bywater.com

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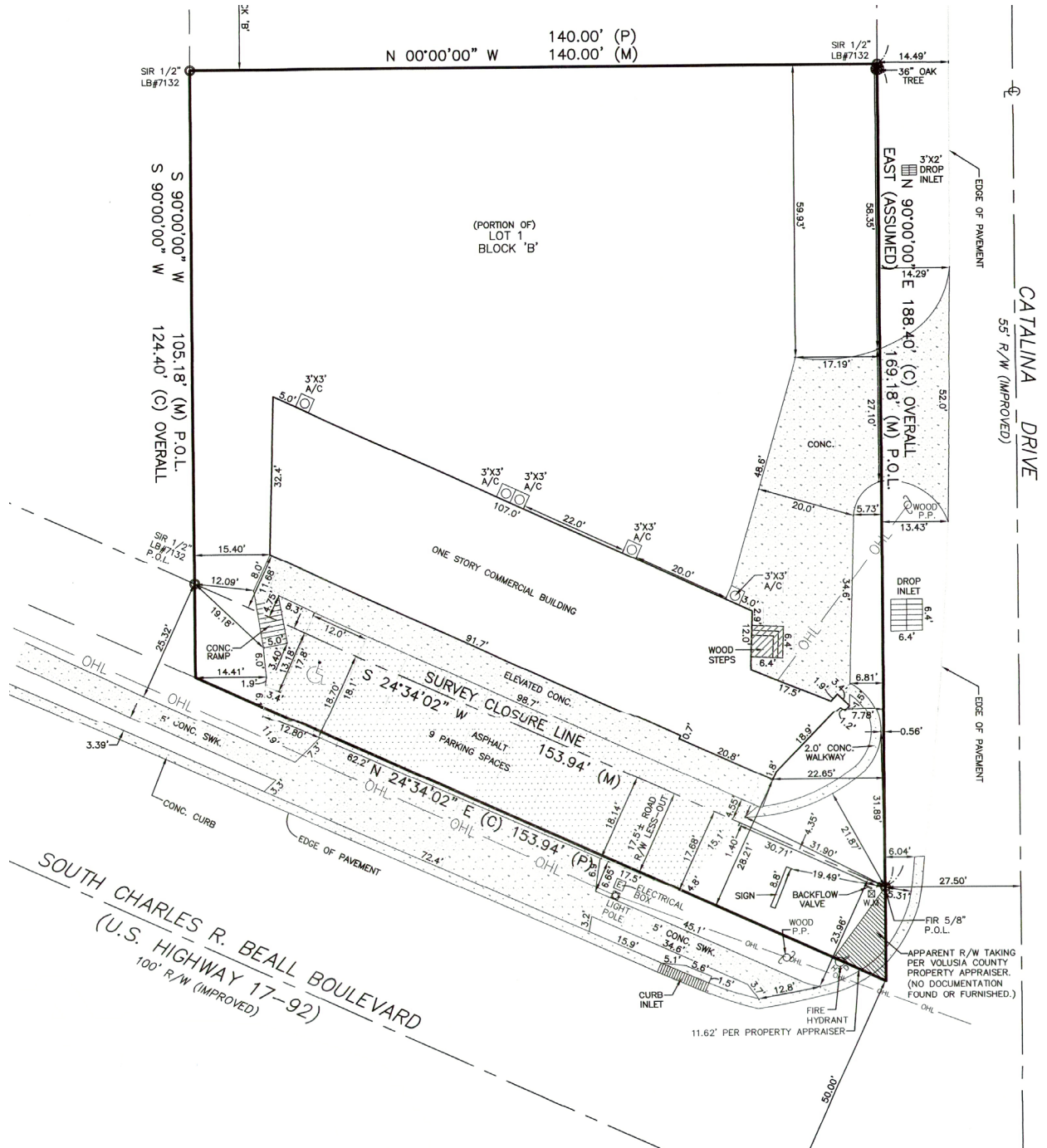
1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | www.bywater.com

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SURVEY



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