



# RETAIL/AUTOMOTIVE WAREHOUSE - DELAND, FL

## For Sale

### PREPARED BY:

**Coldwell Banker Commercial**  
AI Group  
1019 Town Center Drive  
Suite 200  
Orange City, FL 32763

**John Wanamaker, CCIM, LEED AP**  
(386) 775-8633 ext. 301  
john@cbcaigroup.com

**Jesse Falcon**  
(386) 775-8633 ext. 305  
jesse@cbcaigroup.com

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## EXECUTIVE SUMMARY

### THE PROPERTY

819 S Spring Garden Ave  
DeLand, FL 32720

### PROPERTY SPECIFICATIONS

<b>Property Type:</b>	Retail/Automotive
<b>Building Size:</b>	4,000 SF
<b>Land:</b>	0.65 Acres
<b>Number of Stories:</b>	1
<b>Year Built/Renovated:</b>	1989
<b>Zoning:</b>	C-2 General Commercial

### PRICE

<b>Sale Price:</b>	<b>\$275,000.00</b>
<b>Price/SF:</b>	<b>\$68.75</b>

### PROPERTY HIGHLIGHTS

- Former Automotive Window/Glass Repair Shop
- 3,000 SF of Open Warehouse
- 1,000 SF of Office/Showroom (Air-Conditioned)
- Three Grade Level 12' x 12' Bay Doors
- Wood & Open Steel Construction
- Pylon Signage Available



### DELAND, FLORIDA

DeLand, Florida is located in west Volusia County approximately 25 minutes southwest of Daytona Beach & about 40 minutes north of Orlando. Founded in 1876, DeLand serves as the county seat, is home to Stetson University, and is recognized as a national Main Street DeLand Community. Downtown DeLand's notable gift shops and restaurants, in addition to its proximity to several state parks, help drive its economy which is derived from tourism, agriculture, education, finance, health care, government, the local airport and more!

### LOCATION HIGHLIGHTS

- Located on Busy Spring Garden Ave (SR-15A)
- Minutes Away from Historic Downtown DeLand
- Nearby Several Retailers & Professional Businesses
- Traffic Count of Approximately 24,000 VPD



# RETAIL / AUTOMOTIVE WAREHOUSE



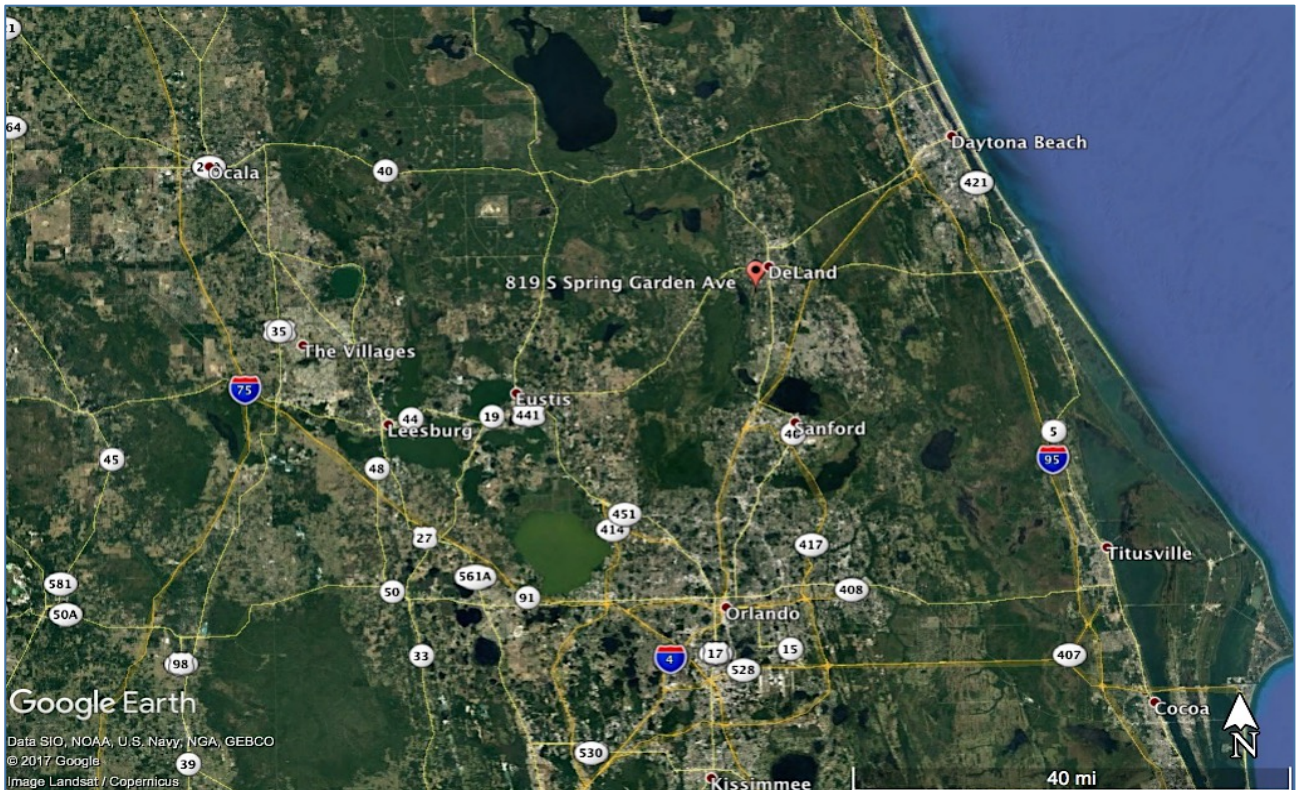
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## PROPERTY OVERVIEW PROPERTY PHOTOS





## MAPS & AERIALS



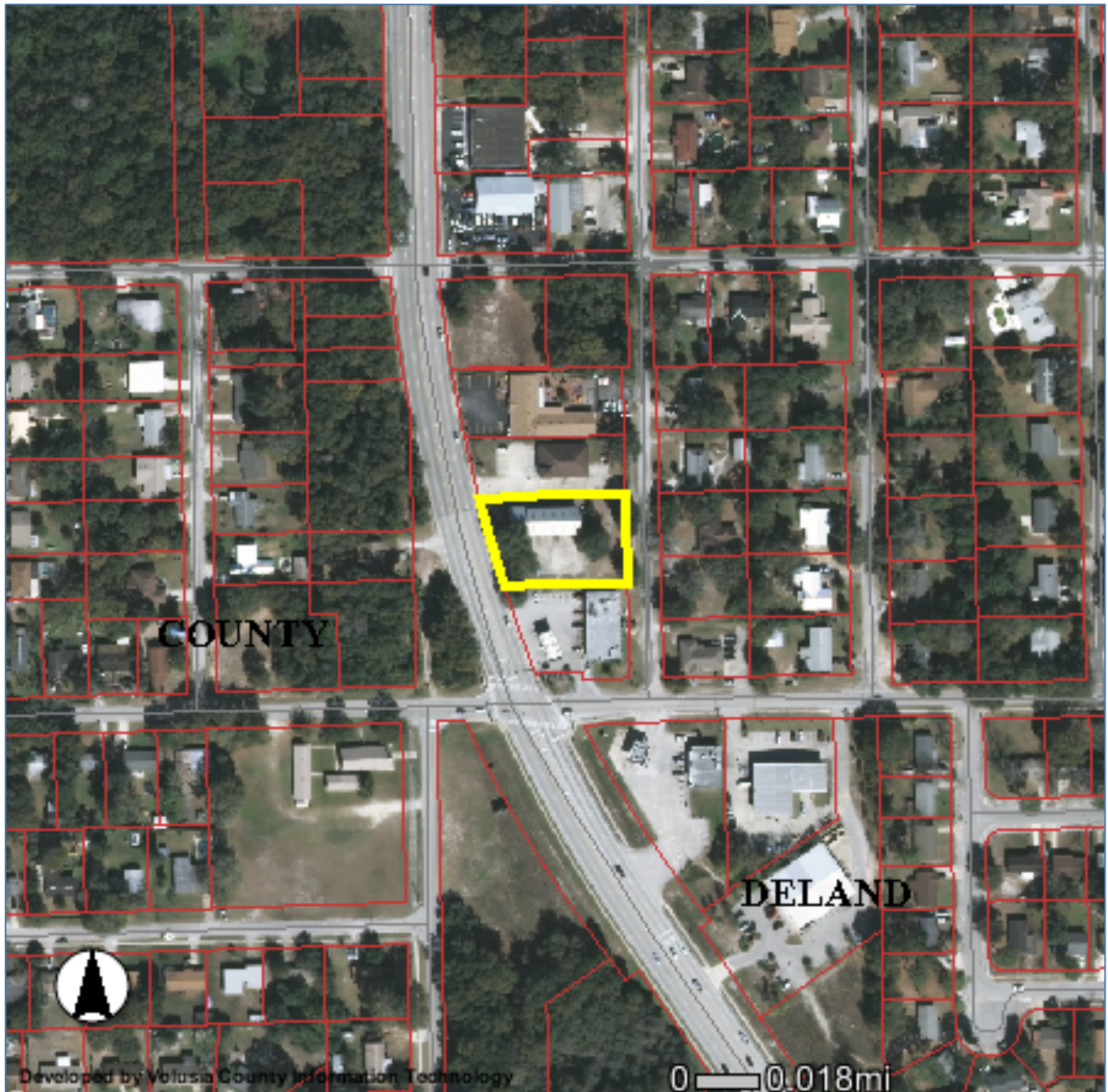


# RETAIL / AUTOMOTIVE WAREHOUSE



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## TAX MAP



## DEMOGRAPHICS

Population	1-mi.	3-mi.	5-mi.
<b>Population</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Population (US Census 2010)	6,667	36,155	61,034
Total Population (Current Year)	6,988	38,335	65,241
Total Population (Five Year Projection)	7,070	40,141	69,694
Adult Population (US Census 2010)	4,978	28,410	47,917
Adult Population (Current Year)	5,314	30,530	51,952
Adult Population (Five Year Projection)	5,379	31,986	55,751
% Female Population (US Census 2010)	51.59%	52.92%	52.34%
% Male Population (US Census 2010)	48.41%	47.08%	47.66%
% Female Population (Current Year)	51.98%	53.17%	52.59%
% Male Population (Current Year)	48.02%	46.83%	47.41%
% Female Population (Five Year Projection)	51.77%	52.94%	52.45%
% Male Population (Five Year Projection)	48.23%	47.06%	47.55%
Total Daytime Population	5,944	52,214	73,688
Population aged 16 and under (Children)	1,911	9,188	12,485
Daytime population (Age 16+)	4,033	43,026	61,203
Civilian 16+, at Workplace	2,304	25,903	35,323
Retired population (Age 65+)	891	6,767	11,892
Homemakers (Age 16+)	429	2,613	4,824
<b>Population Mosaic (Current Year)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% Power Elite	0%	0%	0%
% Flourishing Families	0%	0%	0%
% Booming with Confidence	0%	0%	0%
% Suburban Style	0%	0%	0%
% Thriving Boomers	0%	3.98%	3.86%
% Promising Families	0%	0%	0%
% Young City Solos	0%	0%	0%
% Middle-class Melting Pot	0%	0%	0%
% Family Union	6.8%	2.39%	1.41%
% Autumn Years	10.33%	6.62%	17.32%
% Significant Singles	0.07%	1.36%	0.8%
% Blue Sky Boomers	0%	9.84%	16.8%
% Families in Motion	0%	0%	0%
% Pastoral Pride	12.12%	8.5%	4.99%
% Singles and Starters	43.88%	34.59%	29.42%
% Cultural Connections	0%	0%	0%
% Golden Year Guardians	0%	12.55%	12.08%
% Aspirational Fusion	4.2%	12.52%	7.36%
% Economic Challenges	22.6%	7.66%	5.97%
% Unclassified	0%	0%	0%
<b>Age</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Median Age, Total	38.69	40.9	42.77
% Age 18+	76.06%	79.64%	79.63%
% Age 55+	28.69%	33%	34.6%
% Age 65+	14.72%	20.3%	21.01%

## DEMOGRAPHICS

Ethnicity	1-mi.	3-mi.	5-mi.
% White (2010 US Census, Not Hispanic/Latino)	63.64%	78.49%	84.42%
% Black/African American (2010 US Census, Not Hispanic/Latino)	32.93%	17.64%	11.95%
% American Indian & Alaska Native (2010 US Census, Not Hispanic/Latino)	0.34%	0.27%	0.28%
% Asian (2010 US Census, Not Hispanic/Latino)	0.99%	1.55%	1.5%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Not Hispanic/Latino)	0.04%	0.06%	0.05%
% Some other race (2010 US Census, Not Hispanic/Latino)	0.11%	0.14%	0.14%
% Two or more races (2010 US Census, Not Hispanic/Latino)	1.95%	1.84%	1.66%
% White (2010 US Census, Hispanic/Latino)	57.67%	57.44%	60.54%
% Black/African American (2010 US Census, Hispanic/Latino)	2.63%	3.5%	3.2%
% American Indian & Alaska Native (2010 US Census, Hispanic/Latino)	0.78%	0.69%	0.92%
% Asian (2010 US Census, Hispanic/Latino)	0.01%	0.19%	0.26%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Hispanic/Latino)	0%	0.1%	0.13%
% Some other race (2010 US Census, Hispanic/Latino)	33.18%	32.57%	29.75%
% Two or more races (2010 US Census, Hispanic/Latino)	5.73%	5.52%	5.21%
% White (Current Year, Not Hispanic/Latino)	60.85%	76.66%	82.93%
% Black/African American (Current Year, Not Hispanic/Latino)	35.06%	18.66%	12.63%
% American Indian & Alaska Native (Current Year, Not Hispanic/Latino)	0.37%	0.28%	0.28%
% Asian (Current Year, Not Hispanic/Latino)	1.25%	1.99%	1.95%
% Native Hawaiian / Other Pacific Islander (Current Year, Not Hispanic/Latino)	0.03%	0.06%	0.05%
% Some other race (Current Year, Not Hispanic/Latino)	0.09%	0.13%	0.13%
% Two or more races (Current Year, Not Hispanic/Latino)	2.35%	2.23%	2.03%
% White (Current Year), Hispanic/Latino	56.79%	57.04%	60.18%
% Black/African American (Current Year, Hispanic/Latino)	2.68%	3.75%	3.29%
% American Indian & Alaska Native (Current Year, Hispanic/Latino)	0.81%	0.72%	1.04%
% Asian (Current Year, Hispanic/Latino)	0.01%	0.19%	0.29%
% Native Hawaiian / Other Pacific Islander (Current Year, Hispanic/Latino)	0%	0.09%	0.11%
% Some other race (Current Year, Hispanic/Latino)	33.9%	32.57%	29.83%
% Two or more races (Current Year, Hispanic/Latino)	5.82%	5.65%	5.26%
% White (Five Year Projection, Not Hispanic/Latino)	60.66%	76.15%	82.43%
% Black/African American (Five Year Projection, Not Hispanic/Latino)	34.59%	18.49%	12.48%
% American Indian & Alaska Native (Five Year Projection, Not Hispanic/Latino)	0.38%	0.28%	0.28%
% Asian (Five Year Projection, Not Hispanic/Latino)	1.42%	2.28%	2.23%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Not Hispanic/Latino)	0.03%	0.05%	0.04%
% Some other race (Five Year Projection, Not Hispanic/Latino)	0.09%	0.13%	0.14%
% Two or more races (Five Year Projection, Not Hispanic/Latino)	2.82%	2.61%	2.39%
% White (Five Year Projection, Hispanic/Latino)	56.34%	57.2%	60.46%
% Black/African American (Five Year Projection, Hispanic/Latino)	2.51%	3.71%	3.2%
% American Indian & Alaska Native (Five Year Projection, Hispanic/Latino)	0.73%	0.7%	1.03%
% Asian (Five Year Projection, Hispanic/Latino)	0.01%	0.2%	0.31%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Hispanic/Latino)	0%	0.08%	0.1%
% Some other race (Five Year Projection, Hispanic/Latino)	34.29%	32.36%	29.57%
% Two or more races (Five Year Projection, Hispanic/Latino)	6.13%	5.74%	5.32%



## DEMOGRAPHICS

Housing & Households	1-mi.	3-mi.	5-mi.
<b>Housing and Household's</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Land Area (Estimated Square Miles)	4.72	32.39	93.68
Total Housing Units (Current Year)	2,862	16,693	28,534
Total Households (Current Year)	2,531	14,748	25,462
Total Households (Five Year Projection)	2,616	15,738	27,703
Owner-Occupied: Owned with a mortgage or loan	1,115	5,192	10,280
Owner-Occupied: Owned free and clear	595	3,375	6,596
Renter-Occupied	821	6,181	8,585
<b>Housing Value (Current Year)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Housing Value < \$10,000	5	53	149
Housing Value \$10,000-\$14,999	0	21	92
Housing Value \$15,000-\$19,999	3	48	113
Housing Value \$20,000-\$24,999	1	118	226
Housing Value \$25,000-\$29,999	1	97	191
Housing Value \$30,000-\$34,999	8	92	162
Housing Value \$35,000-\$39,999	22	110	179
Housing Value \$40,000-\$49,999	30	161	332
Housing Value \$50,000-\$59,999	52	308	684
Housing Value \$60,000-\$69,999	85	410	736
Housing Value \$70,000-\$79,999	82	335	611
Housing Value \$80,000-\$89,999	104	439	808
Housing Value \$90,000-\$99,999	110	551	1,023
Housing Value \$100,000-\$124,999	203	903	1,596
Housing Value \$125,000-\$149,999	168	641	1,259
Housing Value \$150,000-\$174,999	213	833	1,790
Housing Value \$175,000-\$199,999	136	700	1,532
Housing Value \$200,000-\$249,999	108	705	1,422
Housing Value \$250,000-\$299,999	115	647	1,328
Housing Value \$300,000-\$399,999	111	652	1,273
Housing Value \$400,000-\$499,999	74	382	700
Housing Value \$500,000-\$749,999	44	234	442
Housing Value \$750,000-\$999,999	16	69	126
Housing Value \$1,000,000 or more	21	59	101
Total Owner-occupied housing units (OOHU)	1,711	8,567	16,877

## DEMOGRAPHICS

Income	1-mi.	3-mi.	5-mi.
Per Capita Income (2010 US Census, based on Total Population)	\$19,309	\$21,993	\$23,385
Per Capita Income (Current Year, based on Total Population)	\$19,851	\$22,198	\$23,544
Per Capita Income (Five Year Projection, based on Total Population)	\$22,871	\$25,433	\$26,873
Average (Mean) Household Income (Current Year)	\$54,438	\$55,266	\$58,821
Median Household Income (Current Year)	\$38,695	\$38,496	\$42,011
% Households by Income (Current Year)	1-mi.	3-mi.	5-mi.
% Household Income < \$10,000	9.9%	8.55%	6.87%
% Household Income \$10,000-\$14,999	8.04%	7.2%	6.1%
% Household Income \$15,000-\$19,999	7.63%	8.97%	7.77%
% Household Income \$20,000-\$24,999	6.28%	7.46%	7.17%
% Household Income \$25,000-\$29,999	6.13%	7.5%	7.24%
% Household Income \$30,000-\$34,999	6.85%	5.97%	6.3%
% Household Income \$35,000-\$39,999	7.03%	6.2%	6.15%
% Household Income \$40,000-\$44,999	7.3%	5.68%	5.71%
% Household Income \$45,000-\$49,999	3.66%	4.05%	4.44%
% Household Income \$50,000-\$59,999	7%	7.22%	8.56%
% Household Income \$60,000-\$74,999	10.55%	9.76%	10.37%
% Household Income \$75,000-\$99,999	6%	9.21%	10.19%
% Household Income \$100,000-\$124,999	4.96%	4.58%	5.1%
% Household Income \$125,000-\$149,999	2.46%	2.48%	2.62%
% Household Income \$150,000-\$199,999	4.75%	3.38%	3.36%
% Household Income \$200,000-\$249,999	0.64%	0.7%	0.77%
% Household Income \$250,000-\$499,999	0.63%	0.8%	0.86%
% Household Income \$500,000+	0.2%	0.32%	0.4%

Education (Current Year)	1-mi.	3-mi.	5-mi.
Education	1-mi.	3-mi.	5-mi.
College undergraduate	246	3,455	4,835
Graduate or prof school	26	273	463
Educational Attainment	1-mi.	3-mi.	5-mi.
No schooling completed	128	316	567
Nursery to 4th grade	18	141	164
5th and 6th grade	32	178	232
7th and 8th grade	100	452	733
9th grade	94	423	660
10th grade	118	560	1,004
11th grade	241	927	1,384
12th grade, no diploma	102	438	796
High school graduate, GED	1,861	8,884	15,175
Some college, <1 year	256	1,555	3,056
Some college, 1+ years	730	4,023	7,062
Associate's degree	381	2,212	4,255
Bachelor's degree	489	3,642	6,362
Master's degree	126	1,422	2,694
Professional school degree	46	299	544
Doctorate degree	49	569	886



## DEMOGRAPHICS

Employment and Occupation	1-mi.	3-mi.	5-mi.
<b>Employment and Occupation</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Civilian employed population aged 16+ (2010 US Census)	2,772	14,755	25,381
Total Civilian employed population aged 16+ (Current Year)	3,588	19,504	33,613
Total Civilian employed population aged 16+ (Five Year Projection)	3,613	20,295	35,809
<b>% Employment by Industry (2010 US Census)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% Armed Forces (2010 US Census)	0.12%	0.07%	0.08%
% Civilian, Employed (2010 US Census)	85.38%	83.23%	85.69%
% Civilian, Unemployed (2010 US Census)	14.5%	16.7%	14.23%
% Not in Labor Force (2010 US Census)	37.11%	39.52%	40.08%
% Armed Forces (Current Year)	0.1%	0.06%	0.06%
% Civilian, Employed (Current Year)	93%	91.3%	92.75%
% Civilian, Unemployed (Current Year)	6.9%	8.64%	7.19%
% Not in Labor Force (Current Year)	29.73%	31.87%	32.13%
% Armed Forces (Five Year Projection)	0.1%	0.06%	0.06%
% Civilian, Employed (Five Year Projection)	92.47%	90.91%	92.43%
% Civilian, Unemployed (Five Year Projection)	7.43%	9.03%	7.51%
% Not in Labor Force (Five Year Projection)	29.77%	32.1%	32.42%
<b>Transportation to Work (Current Year)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Workers 16+	3,588	19,504	33,613
Car, truck, or van	3,223	16,901	29,954
Public transport (not taxi)	53	224	263
Worked at home	198	931	1,568
<b>Travel Time to Work (Current Year)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
< 5 minutes	99	686	971
5-9 minutes	493	2,674	3,756
10-14 minutes	599	3,312	5,661
15-19 minutes	770	2,770	4,663
20-24 minutes	368	2,760	5,100
25-29 minutes	106	909	1,603
30-34 minutes	321	2,219	3,728
35-39 minutes	142	522	1,042
40-44 minutes	164	618	1,180
45-59 minutes	164	1,049	2,300
60-89 minutes	88	674	1,422
90+ minutes	73	381	618

## DEMOGRAPHICS

Consumer Expenditures (Current Year)	1-mi.	3-mi.	5-mi.
<b>Consumer Expenditures</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Alcoholic beverages	\$1,050,284	\$6,200,846	\$11,604,229
Total Apparel and services	\$3,897,797	\$22,344,763	\$41,021,227
Total Cash contributions	\$2,849,318	\$17,240,356	\$31,817,337
Total Education	\$1,502,436	\$9,137,737	\$16,580,372
Total Entertainment	\$7,379,530	\$43,611,112	\$80,369,924
Total Food	\$14,154,878	\$83,101,666	\$150,115,005
Total Gifts	\$2,157,095	\$12,360,075	\$22,618,205
Total Healthcare	\$8,888,788	\$56,338,117	\$103,816,407
Total Housing	\$36,940,174	\$218,970,081	\$396,023,045
Total Miscellaneous	\$1,361,546	\$8,562,382	\$15,224,518
Total Personal care products and services	\$1,206,331	\$7,204,888	\$12,991,035
Total Personal insurance and pensions	\$10,663,540	\$64,195,927	\$118,743,684
Total Reading	\$184,202	\$1,377,752	\$2,531,724
Total Tobacco products and smoking supplies	\$865,038	\$4,913,850	\$8,613,242
Total Transportation	\$28,665,167	\$160,639,664	\$287,436,383
<b>Retail Demand by Store Type</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Retail Demand	\$94,383,814	\$556,053,642	\$1,015,155,130
Building Material & Garden Equipment & Supply Dealers	\$5,894,395	\$36,825,337	\$67,911,621
Clothing & Clothing Accessories Stores	\$4,261,177	\$24,757,208	\$45,520,366
Electronics and Appliance Stores	\$1,728,199	\$10,100,165	\$18,575,532
Food & Beverage Stores	\$12,255,486	\$71,067,702	\$128,162,789
Food Services & Drinking Places	\$10,210,140	\$61,358,540	\$112,166,201
Furniture & Home Furnishings Stores	\$1,668,387	\$9,872,629	\$18,233,834
Gasoline stations	\$6,764,658	\$39,049,257	\$70,277,593
General Merchandise Stores	\$11,710,146	\$68,667,239	\$124,319,010
General Merchandise, Apparel and Accessories, Furniture and Other Sales	\$21,633,391	\$126,791,794	\$231,583,354
Health & Personal Care Stores	\$5,266,256	\$32,530,766	\$59,004,855
Miscellaneous Store Retailers	\$2,723,044	\$16,021,191	\$29,094,834
Motor Vehicle & Parts Dealers	\$21,148,831	\$122,034,031	\$224,848,697
Nonstore retailers	\$9,042,266	\$53,692,652	\$98,201,594
Sporting Goods, Hobby, Musical Instrument, and Book Stores	\$1,710,829	\$10,076,926	\$18,838,203
<b>Business Summary by SIC</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Agriculture, Forestry, & Fishing (01-09)	14	55	87
Construction (15-17)	33	152	282
Finance, Insurance, & Real Estate (60-69)	16	160	244
Manufacturing (20-39)	2	41	104
Mining (10-14)	0	1	2
Public Administration (90-98)	3	57	70
Retail Trade (52-59)	47	351	525
Services (70-89)	128	941	1,457
Transportation, Communications, Electric, Gas, & Sanitary Services (40-49)	5	59	105
Wholesale Trade (50-51)	11	61	114



## CONTACT INFORMATION

For more information, please contact:

**John Wanamaker, CCIM, LEED AP**  
**COLDWELL BANKER COMMERCIAL**

**AI Group**

1019 Town Center Drive  
Suite 200  
Orange City, FL 32763

Phone: (386) 775-8633 ext. 301  
Fax: (386) 775-7921  
Mobile: (386) 956-9022  
[john@cbcaigroup.com](mailto:john@cbcaigroup.com)

**Jesse Falcon**  
**COLDWELL BANKER COMMERCIAL**

**AI Group**

1019 Town Center Drive  
Suite 200  
Orange City, FL 32763

Phone: (386) 775-8633 ext. 305  
Fax: (386) 775-7921  
Mobile: (407) 314-3026  
[jesse@cbcaigroup.com](mailto:jesse@cbcaigroup.com)

**Gabriel Garrido**  
**COLDWELL BANKER COMMERCIAL**

**AI Group**

1019 Town Center Drive  
Suite 200  
Orange City, FL 32763

Phone: (386) 775-8633 ext. 302  
Fax: (386) 775-7921  
Mobile: (305) 923-9983  
[gabriel@cbcaigroup.com](mailto:gabriel@cbcaigroup.com)

## CONFIDENTIALITY STATEMENT

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.