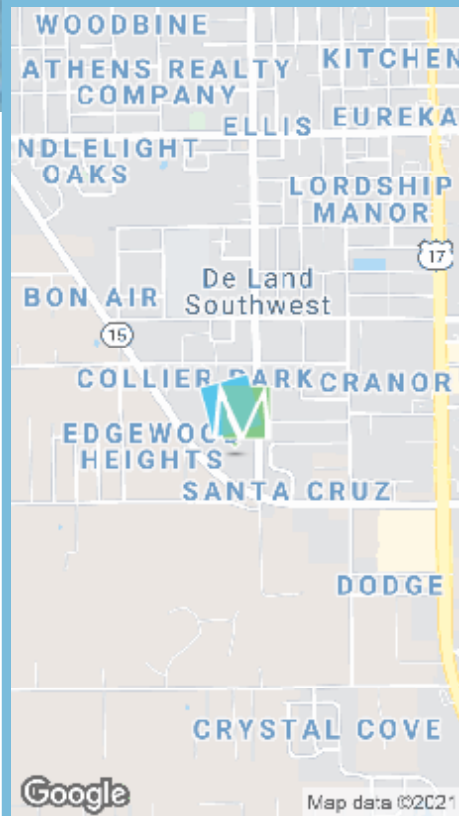




South High Street

DELAND, FL 32720



Location Overview

The site is zoned B-4 and provides for a wide range of commercial uses. This classification is to encourage the development of intensive commercial areas providing a wide range of goods and services, and located adjoining at least one major arterial road. The vacant land consists of 3.98 acres. The property has frontage on both the east and the west boundaries. On the west is SR 15 A, also known as Spring Garden Avenue, and on the east by High Street. SR 15A is a major road that services the west side of Deland and currently carries 20,000-26,000 Average Daily Traffic volume. High Street, is a neighborhood road that services residential housing to the north and east of the property.



FOR MORE INFORMATION | MILLENIA-PARTNERS.COM

PRESENTED BY

CHRISTOPHER FOJO

407.949.8162

chris.fojo@millenia-partners.com

LUKE POORMAN

407.489.8671

lporman@millenia-partners.com

Google

Map data ©2021

EXECUTIVE SUMMARY

DELAND, FL 32720

South High Street



OFFERING SUMMARY

Sale Price:	\$780,000
Lot Size:	3.9 Acres
Price / Acre:	\$196,000
Zoning:	B-4

PROPERTY HIGHLIGHTS

- Possible uses include: Self Storage, Retail, and Office/Medical Office.
- B-4 Zoning
- Relatively Flat site
- Great Valued site as a path of development moves west
- Rectangular site providing for efficient site layouts
- Over 200 feet of frontage on SR15A
- SR 15A is a major road that services the west side of Deland and currently carries 20,000-26,000 Average Daily Traffic volume.

PRESENTED BY
CHRISTOPHER FOJO
407.949.8162
chris.fojo@millenia-partners.com

LUKE POORMAN
407.489.8671
lpoorman@millenia-partners.com

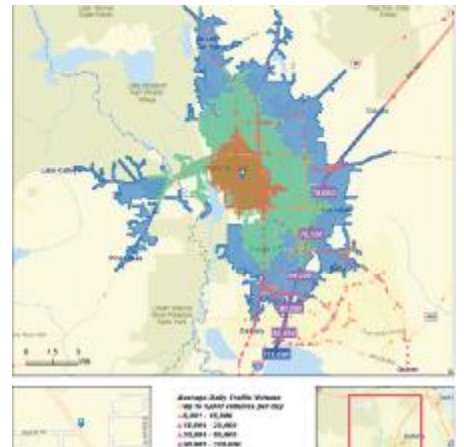
LAND

For Sale

ADDITIONAL PHOTOS

DELAND, FL 32720

South High Street



PRESENTED BY
CHRISTOPHER FOJO
407.949.8162
chris.fojo@millenia-partners.com

LUKE POORMAN
407.489.8671
lpoorman@millenia-partners.com

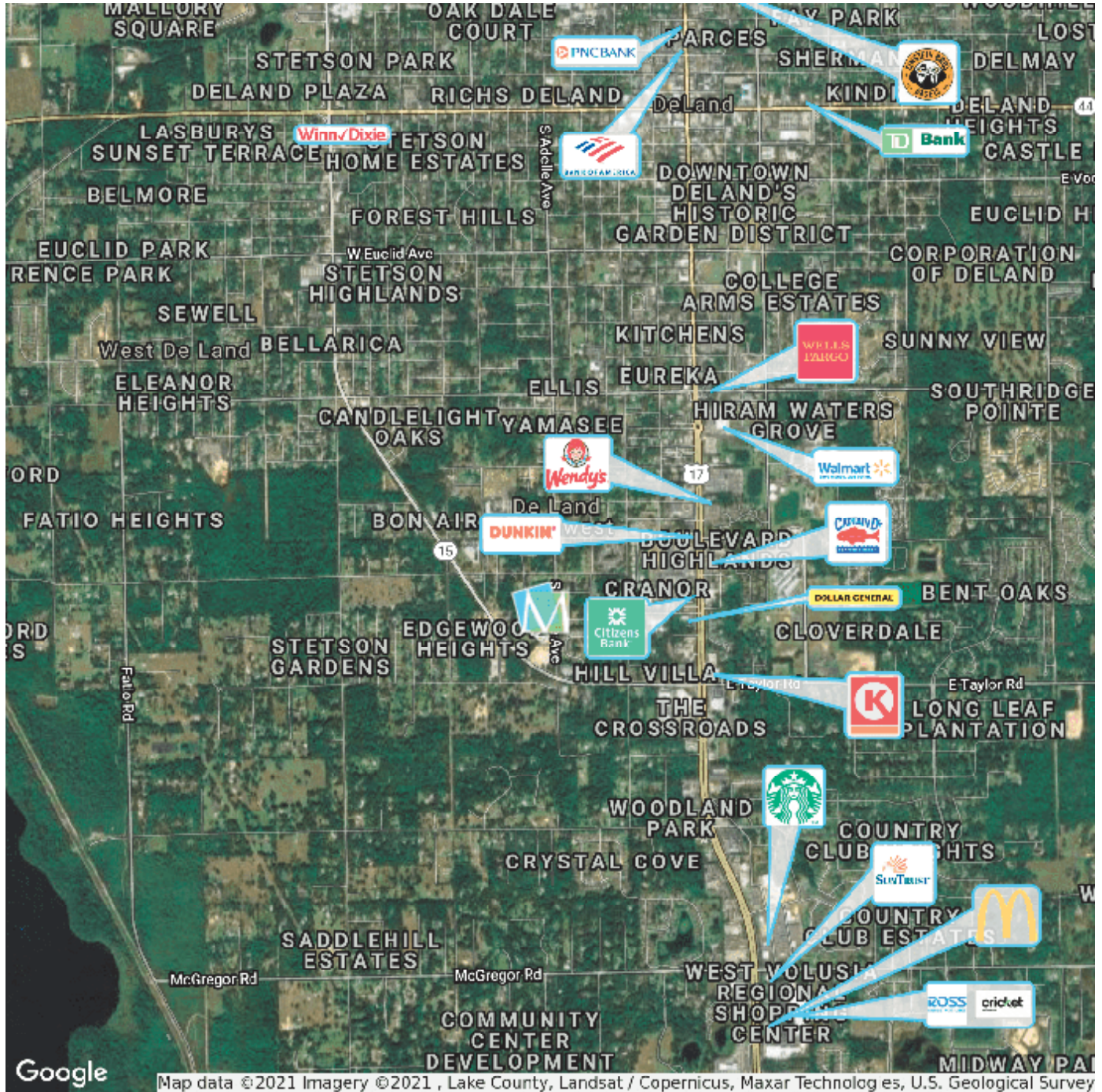
LAND

For Sale

LOCATION MAP

DELAND, FL 32720

South High Street



Google

Map data ©2021 Imagery ©2021, Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

PRESENTED BY
CHRISTOPHER FOJO
407.949.8162
chris.fojo@millenia-partners.com

LUKE POORMAN
407.489.8671
lpoorman@millenia-partners.com

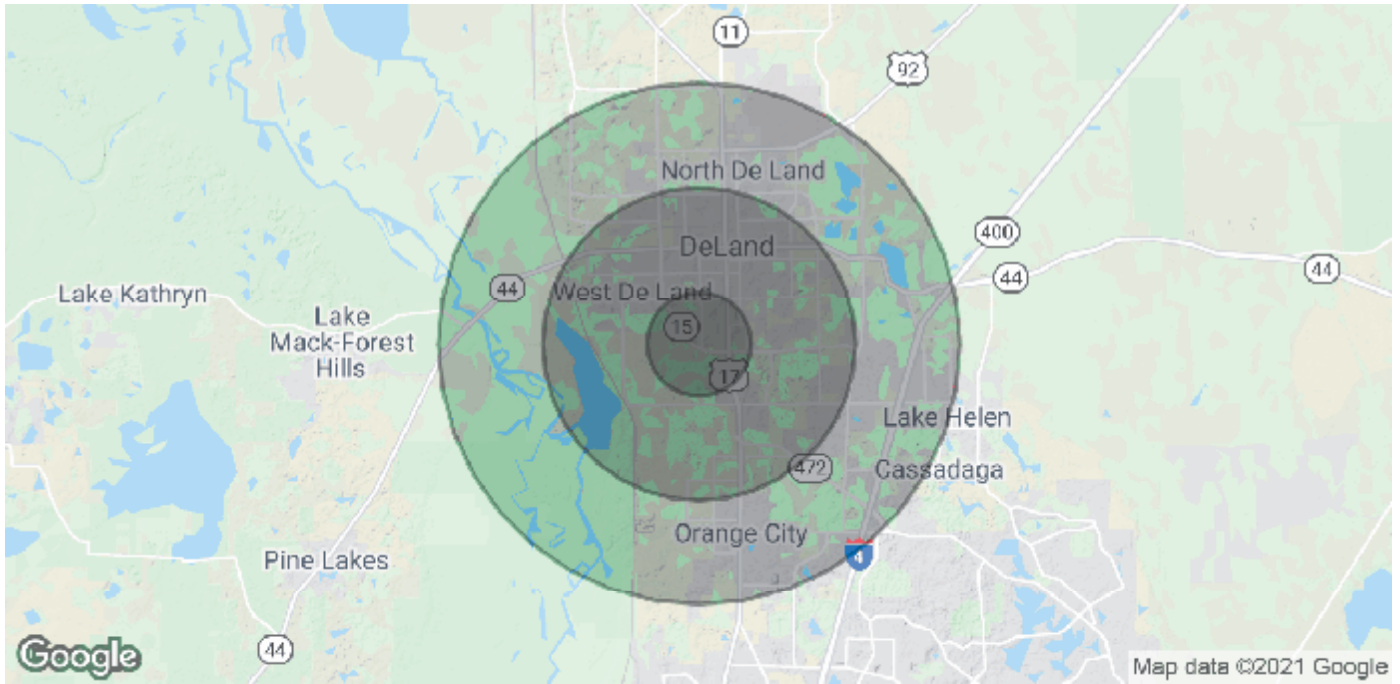
LAND

For Sale

DEMOGRAPHICS MAP & REPORT

DELAND, FL 32720

South High Street



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,356	35,161	60,363
Average age	35.8	37.5	41.0
Average age (Male)	31.9	34.5	38.9
Average age (Female)	39.5	40.0	42.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,923	12,853	23,125
# of persons per HH	2.8	2.7	2.6
Average HH income	\$42,392	\$50,680	\$55,925
Average house value	\$220,981	\$217,151	\$219,508

* Demographic data derived from 2010 US Census

PRESENTED BY
CHRISTOPHER FOJO
407.949.8162
chris.fojo@millenia-partners.com

LUKE POORMAN
407.489.8671
lpoorman@millenia-partners.com

LAND

For Sale