

FOR
LEASE

BRAND NEW RETAIL & OFFICE DEVELOPMENT



CALL
BROKER
FOR
DETAILS

CONCEPTUAL RENDERING

4 SANFORD AVE. DEBARY, FLORIDA 32713

GREAT LOCATION FOR RETAILERS AND LOCAL OFFICE USERS

4 Acre Commercial Real Estate is pleased to bring to market 4 Sanford Ave, a brand new mixed-use development. This property is on 1.25 Acres and is a proposed 11,250 SF building with Retail & Office Suites. Located in Debarry, this new development is surrounded by a ton of established neighborhoods making it a highly desirable location for retailers and local office users. Call today to find out about Build to suit options!

Proposed Building Size:	±11,250 SF
Rentable SF:	±11,250 SF
Land Size:	1.25 AC
Primary Type:	Retail/Office
Year Built/Age:	New Development
Parking Spaces:	4/1000
Signage:	Yes

OFFERED BY:

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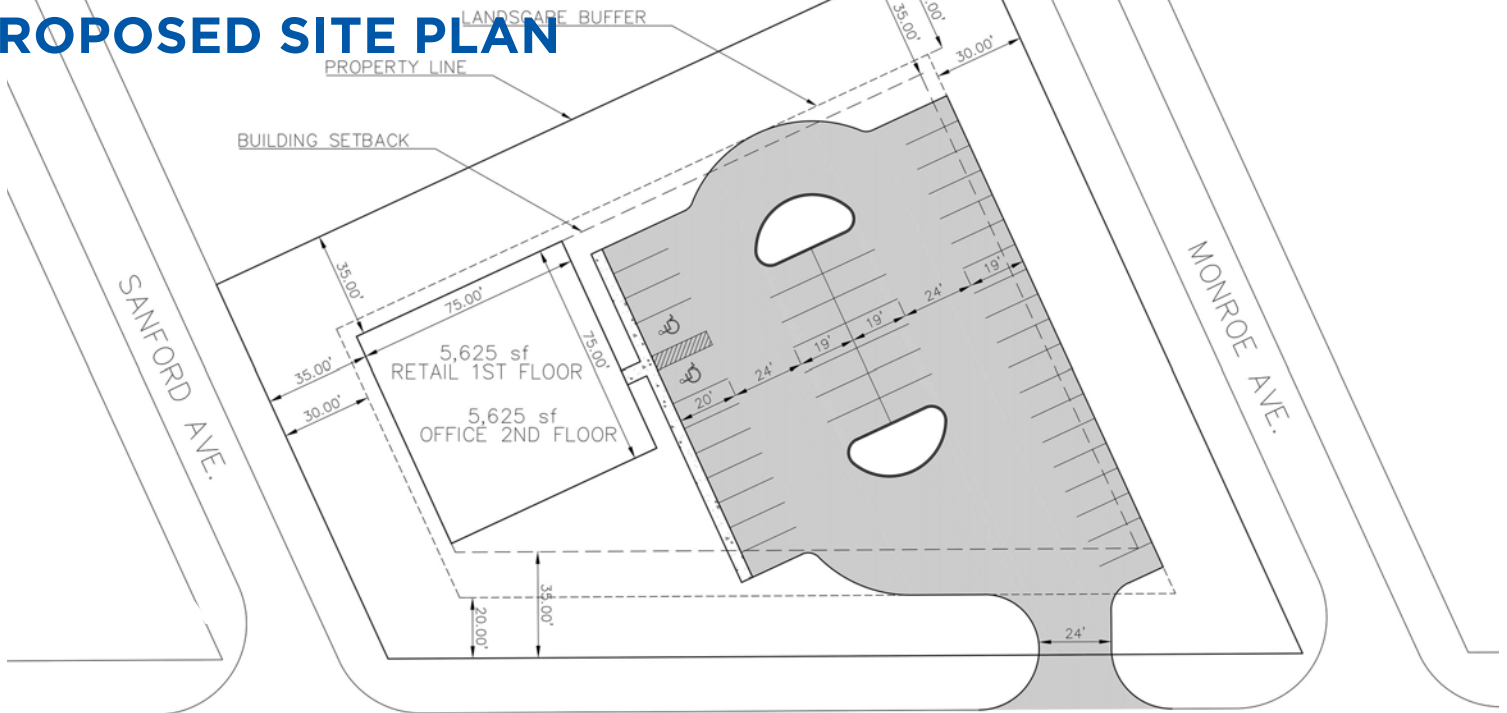
HIGHLIGHTS:

- Pre-Leasing +/- 11,250 SF of Retail & Office
- Flexible size ranges
- Surrounded by many established neighborhoods
- Strong demographics & Increasing Traffic counts
- BTS Options available.



THE SITE

PROPOSED SITE PLAN



CONCEPTUAL SITE PLAN

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CONCEPTUAL RENDERINGS | SUBJECT TO CHANGE



ARTIST RENDERING. FOR DEMONSTRATION PURPOSES ONLY.



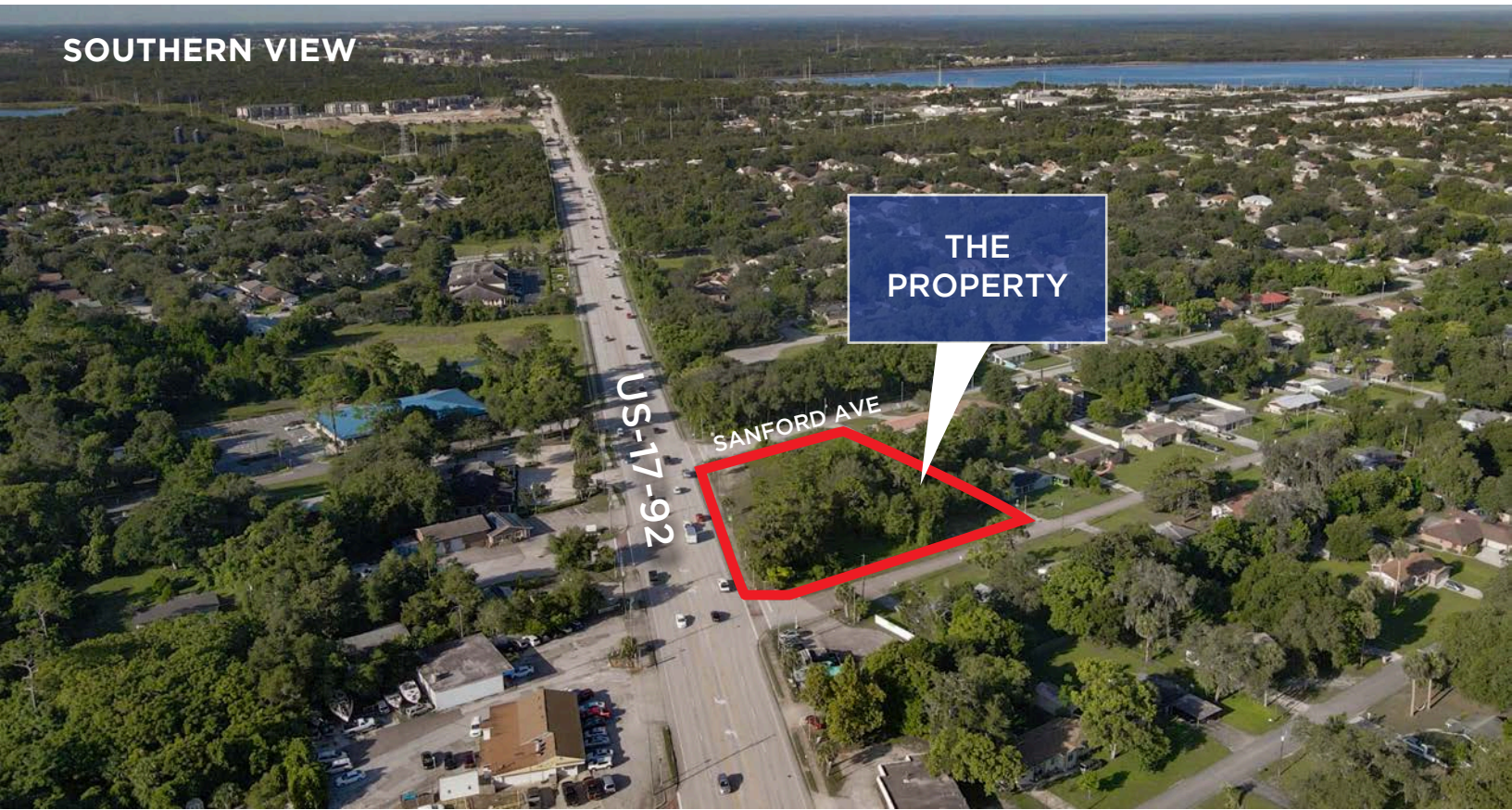
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PROPERTY AERIALS

SOUTHERN VIEW



WESTERN VIEW



POINTS OF INTEREST

Publix.
TARGET
LOWE'S
planet fitness
Starbucks

Chick-fil-*i*
PromptCare
Companies
High tech. High touch. Better care.
Walmart ✨
Save money. Live better.
THE HOME DEPOT
Advent Health

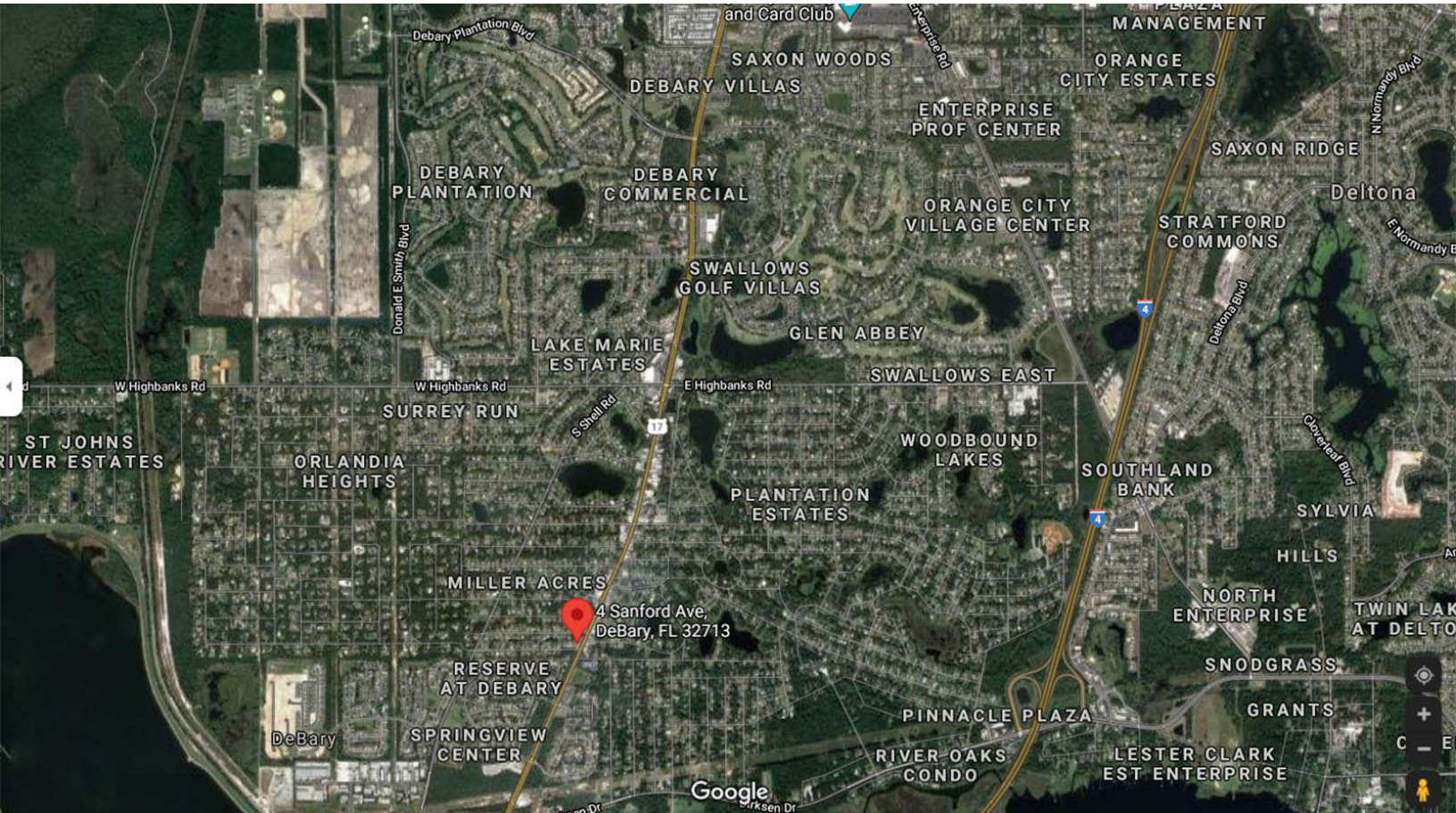
Winn✓Dixie
Walgreens
AutoZone®
DUNKIN'

THE PROPERTY
4 SANFORD AVE
DEBARY, FL

CITY OF DEBARY
FLORIDA
UNITED STATES
POSTAL SERVICE
DeBary
Car Wash
The Original
ANTHONY'S
PIZZA & ITALIAN RESTAURANT
Public Storage

ihop
Hardee's
WAFFLE HOUSE
Hampton
by HILTON

SURROUNDING RESIDENTIAL NEIGHBORHOODS





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