



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



RETAIL/OFFICE SPACE FOR LEASE

909 Charles R Beall Blvd, DeBary, FL 32713

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

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For Lease: \$20.00 / SF, NNN

Suite 103: ± 1,200 SF

Suite 111: ± 1,200 SF

In-line retail opportunities 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 (31,000 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

2026 DEMOGRAPHICS



Total Population



Total Households



Average HH Income

5 Mins

2,615

1,001

\$104,666

10 Mins

56,431

23,543

\$119,706

15 Mins

184,658

74,165

\$116,393

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

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THE NEIGHBORHOOD



DAYTIME POPULATION

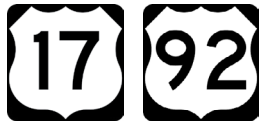
± 196,380
(within 15 mins)



TOTAL EMPLOYEES

± 35,578
(within 15 mins)

Drive Times & Traffic Counts



1 MIN
(0.05 miles)



2 MINS
(0.9 miles)



5 MINS
(4.2 miles)

Average Annual Daily Trips

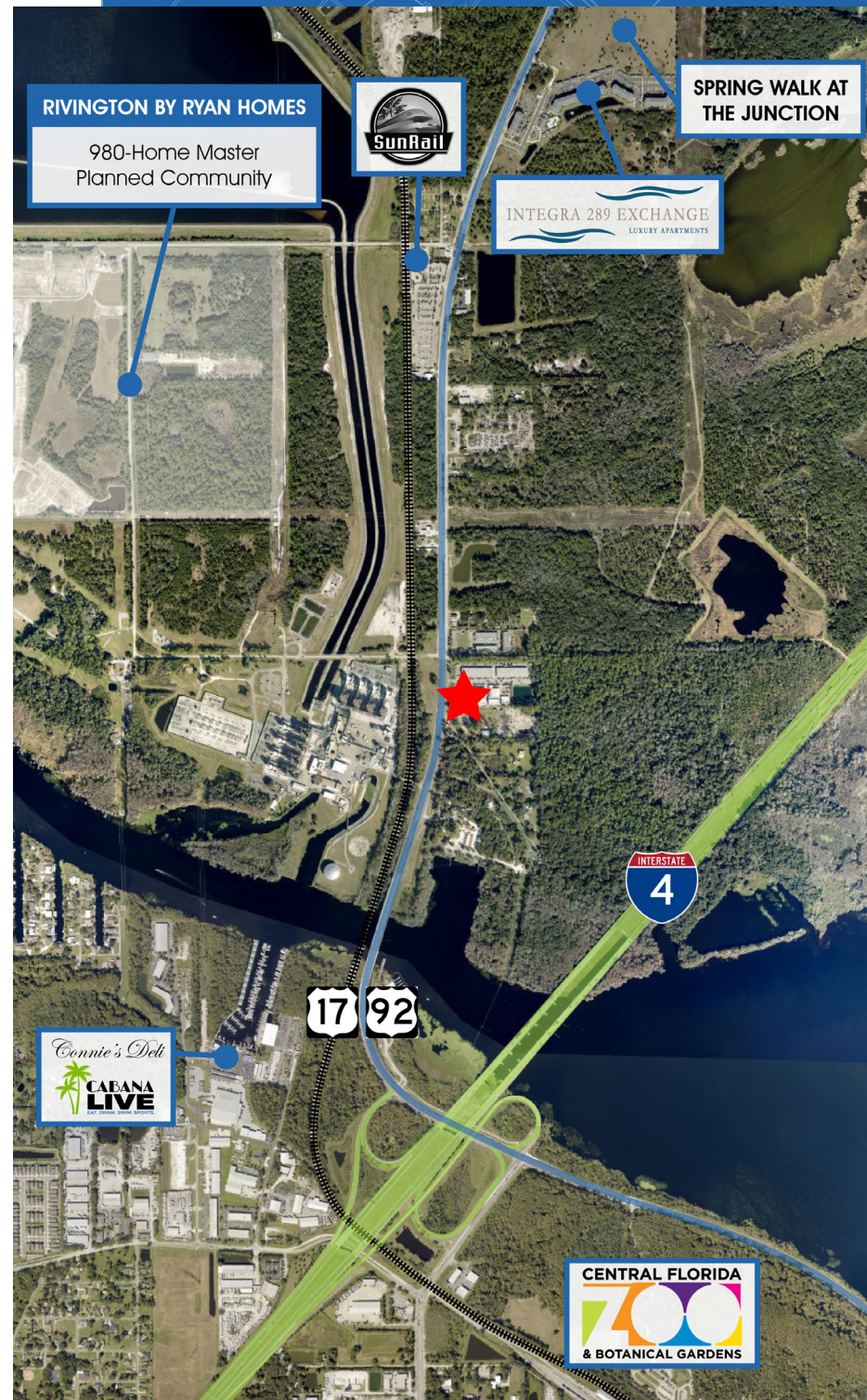
2025

Charles R Beall Blvd (HWY 17-92)	31,000
Interstate 4	145,488

Surrounding Businesses

2026

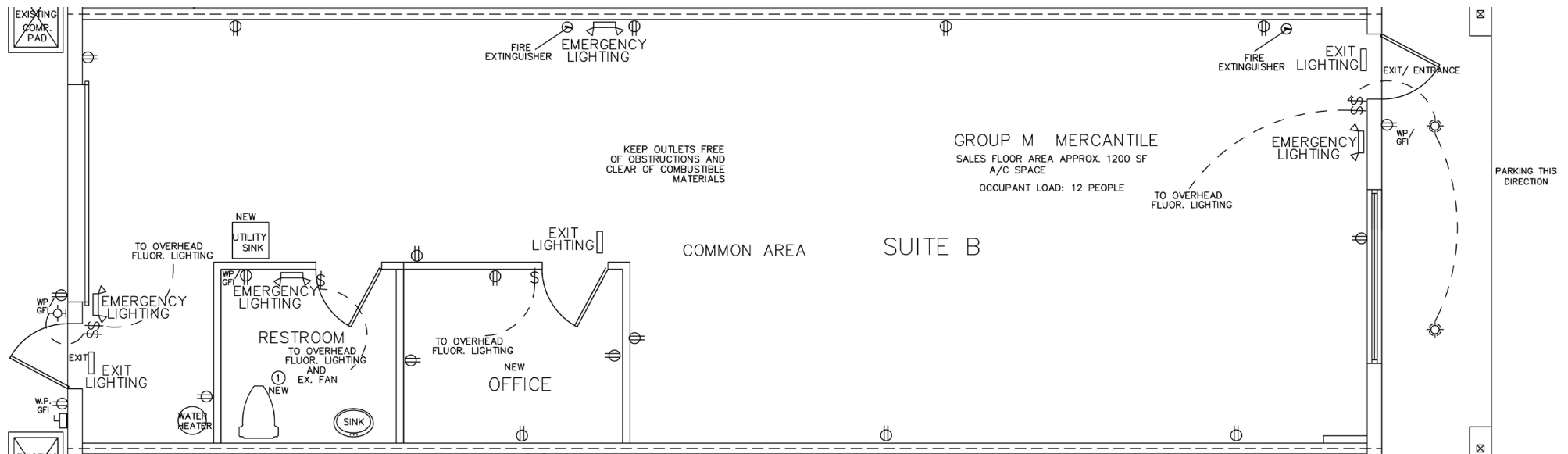
	5 Mins	10 Mins	15 Mins
Retail Businesses	29	391	1,023
Food & Drink Businesses	5	182	501



SUITE 103: ± 1,200 SF

FEATURES

2 standard doors - one in front & one in back



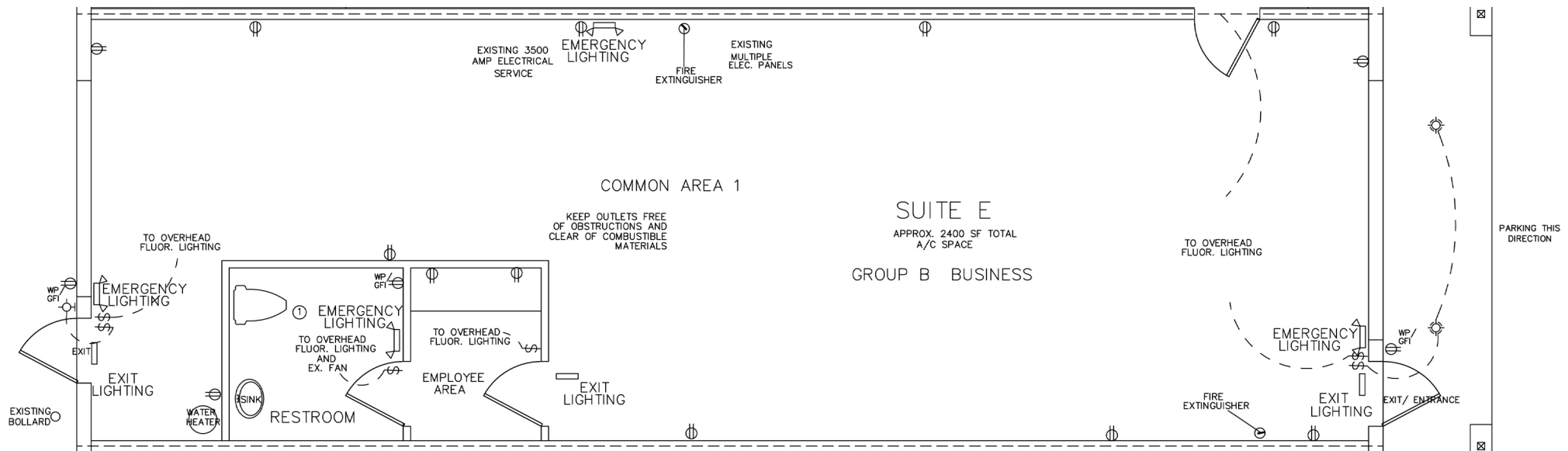
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SUITE 111: ± 1,200 SF

FEATURES

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



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