

**FOR LEASE**

**GARITO & CO**  
COMMERCIAL REAL ESTATE



*Justin Square*

**840 DELTONA BLVD, DELTONA, FL 32725**

## PROPERTY SPECS



CALL  
LEASE RATE



1,200 - 1,600 SF  
SPACE AVAILABLE



2,400 SF  
MAX CONTIGUOUS



26,487 SF  
GLA

## DEMOGRAPHICS

	RADIUS	3 MILE	5 MILE
	HOUSEHOLDS	21,674	38,104
	AVERAGE HH INCOME	\$76,100	\$76,514
	POPULATION	56,628	100,475

## PROPERTY HIGHLIGHTS

- Situated in the fast-growing Orange City/Deltona area, which boasts a population of over 64,000 residents within a 10-minute drive
- Conveniently located near several major destinations, including the recently opened Volusia County Tax Collector's Office, Halifax Health Campus, Interstate 4, and an Amazon Fulfillment Center
- Features multiple signage opportunities for maximum visibility
- Recently had its parking lot resurfaced and striped for improved accessibility
- Recently improved canopy column lighting for dawn to dusk illumination
- (2) Locations for branding visibility with backlit lighting signage



**JENNIFER FLOREZ**  
RETAIL SPECIALIST  
✉ JENNIFER@GARITOCO.CO  
☎ (407) 335-5968

Garito & Company LLC  
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[www.garitoco.com](http://www.garitoco.com)





**ENTERPRISE ROAD  
20,100 AADT**

**DELTONA BLVD  
11,700 AADT**

UNIT	TENANT	SQFT
A	Tropical Image	1,200
B	<b>AVAILABLE</b>	<b>1,200</b>
C	<b>AVAILABLE</b>	<b>1,200</b>
D	Iglesia Cristiana Fe y Adoración	1,200
E1	Funk's Board Shop	900
E2	Dripz4U	900
F1	Homelis Realty	900
F2	NUHEALTH	900

UNIT	TENANT	SQFT
G	Navy Recruitment Center	1,200
H	Marine Corps Recruitment Center	1,200
J	Silva Top Solutions	1,200
K	<b>AVAILABLE</b>	<b>1,600</b>
M	WMA / miCare	2,800
N	Mission Sent Academy	1,200
O	Dehner Elite Arts	1,200
P	<b>AVAILABLE</b>	<b>1,200</b>

UNIT	TENANT	SQFT
R	Forks and Fingers	1,200
S	Carol's Quilt Shop	1,200
T	Mission Sent Academy	1,200
V	Mission Sent Academy	1,200
W	Mission Sent Academy	1,200

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UNIT B

1,200 SF | UP TO 3,600 SF

**UNIT DETAILS** SPACIOUS FRONTAREA, THREE(3) EXISTING ROOMS, ONE(1) PRIVATE SINK, ONE(1) RESTROOM, ADDITIONAL EXISTING PLUMBING.

**IDEAL USER** MEDICAL & SPA SERVICES.



UNIT C

1,200 SF | UP TO 2,400 SF

**UNIT DETAILS** FIVE (5) EXISTING ROOMS, ONE (1) ADA RESTROOMSTORAGE CLOSET.

**IDEAL USER** MEDICAL, COWORKING/EXECUTIVE OFFICE SPACE, EDUCATION, PROFESSIONAL OFFICE.

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## UNIT K

1,600 SF

**UNIT DETAILS** RECEPTION, MAIN OFFICE, SIX (6) INDIVIDUAL OFFICES, ONE (1) SPACIOUS OPEN AREA, KITCHENETTE W/ SINK, IT ROOM, (1) ADA RESTROOM, SHOWER.

**IDEAL USER** MEDICAL, BUSINESS & PROFESSIONAL OFFICE USES.



## UNIT P

1,200 SF

**UNIT DETAILS** VANILLA SHELL CONDITION, READY FOR TENANT BUILD-OUT. SPACE DELIVERED WITH BASIC INFRASTRUCTURE, ALLOWING FLEXIBILITY TO CUSTOMIZE LAYOUT, UTILITIES, AND FINISHES TO TENANT SPECIFICATIONS.

**IDEAL USER** CAFÉ, JUICE & SMOOTHIE SHOP, GENERAL RETAIL.

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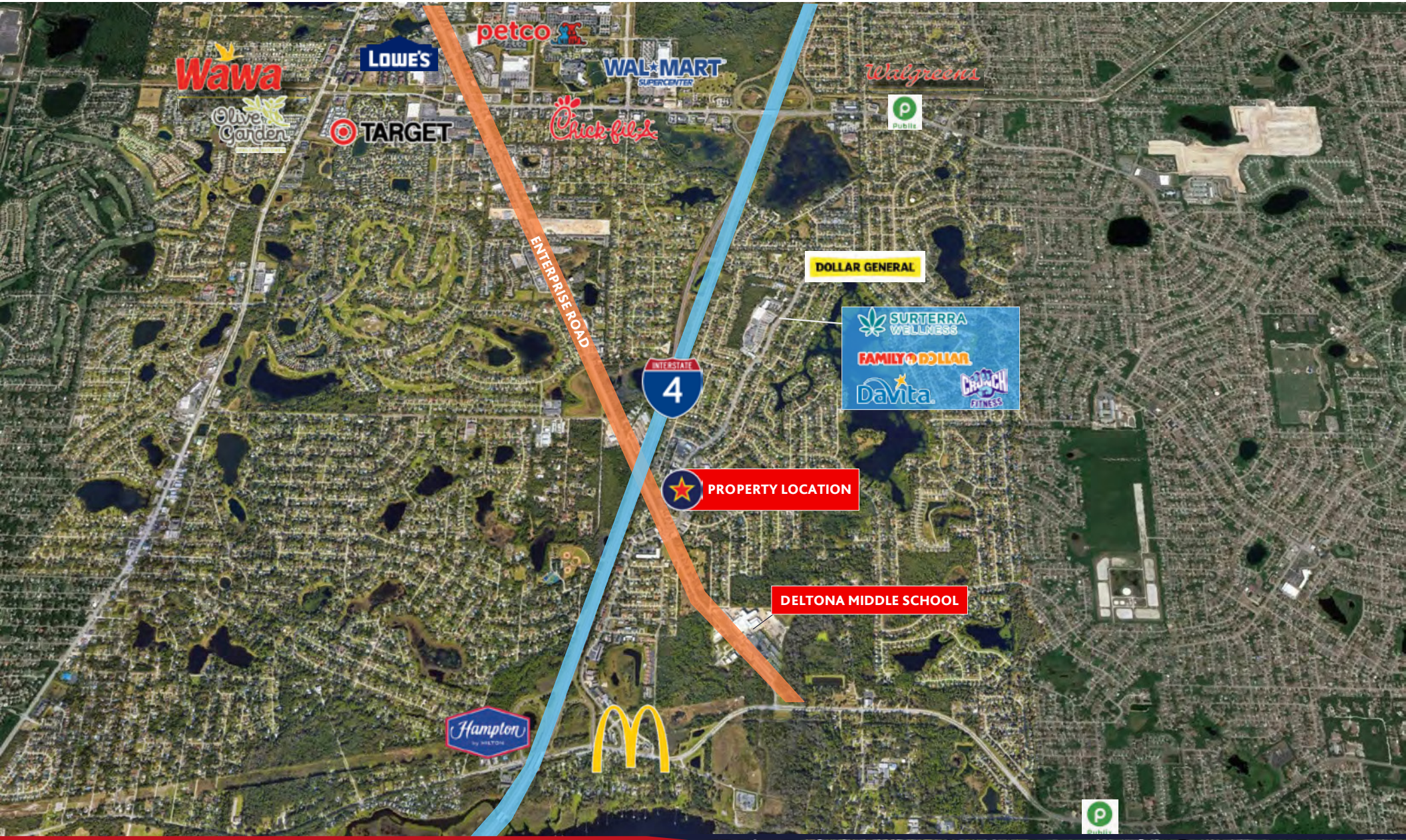
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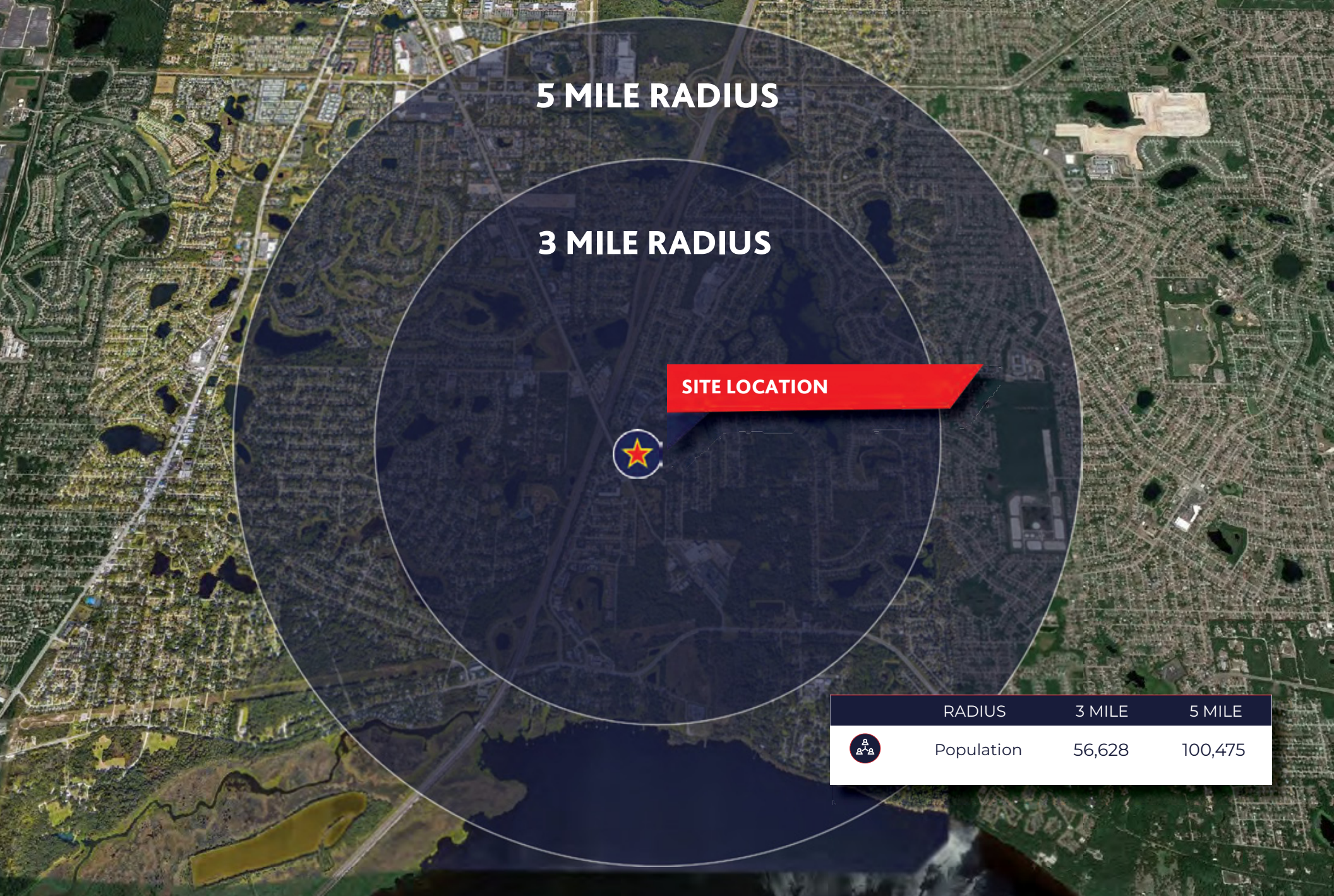
# AREA OVERVIEW



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**5 MILE RADIUS**

**3 MILE RADIUS**

**SITE LOCATION**



	RADIUS	3 MILE	5 MILE
	Population	56,628	100,475

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