

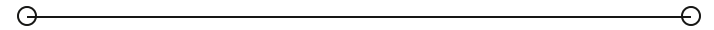


GROUND LEASE | BUILD-TO-SUIT

Downtown DeLand, FL

235 NORTH WOODLAND BOULEVARD

DeLand, FL 32720



PRESENTED BY:

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CHRIS BUTERA

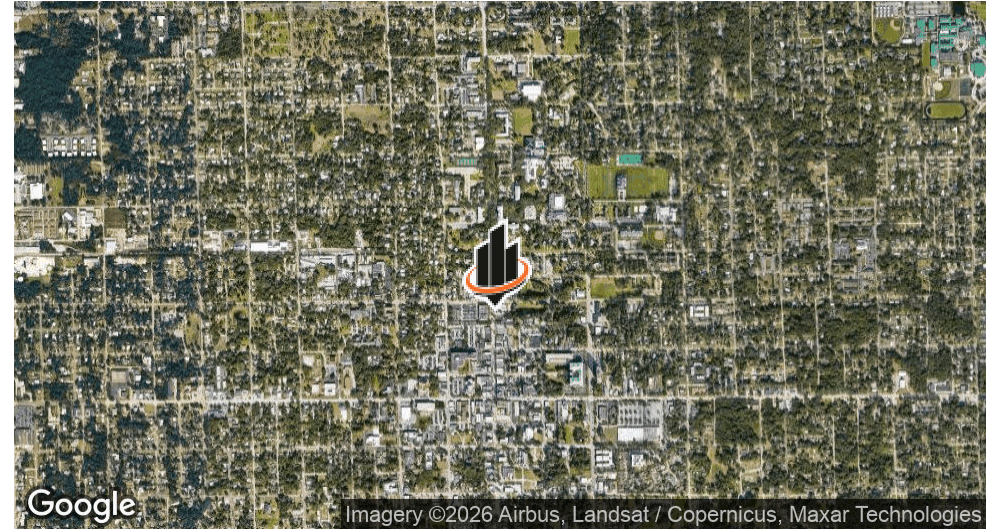
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
LOT SIZE:	0.17 Acres
ZONING:	Commercial - Mixed Use
ALLOWED USES :	Retail, Restaurant & Office
PARCEL ID:	7009-0108-0062

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PROPERTY DESCRIPTION

Positioned in the heart of DeLand, this offering represents a rare opportunity to secure a premier commercial location along highly traveled Woodland Boulevard. The property benefits from exceptional visibility and accessibility in one of Central Florida's most charming and active downtown districts. Strategically located adjacent to Stetson University and within walking distance to the Volusia County Courthouse and county administrative offices, the site is surrounded by a strong mix of government, education, and local commerce. This synergy drives a tremendous daytime population, with over 16,000 people within a one-mile radius. Given its proximity to key demand drivers, this property offers an exceptional opportunity for investors, retailers, or users seeking a presence in one of the region's most desirable downtown corridors.

PROPERTY HIGHLIGHTS

- Build up to 3,300 SF

SVN | ALLIANCE COMMERCIAL REAL ESTATE ADVISORS 2

NORTHERLY VIEW



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WESTERLY VIEW



Volusia County
Headquarters

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EASTERLY VIEW



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DEMOGRAPHICS MAP & REPORT

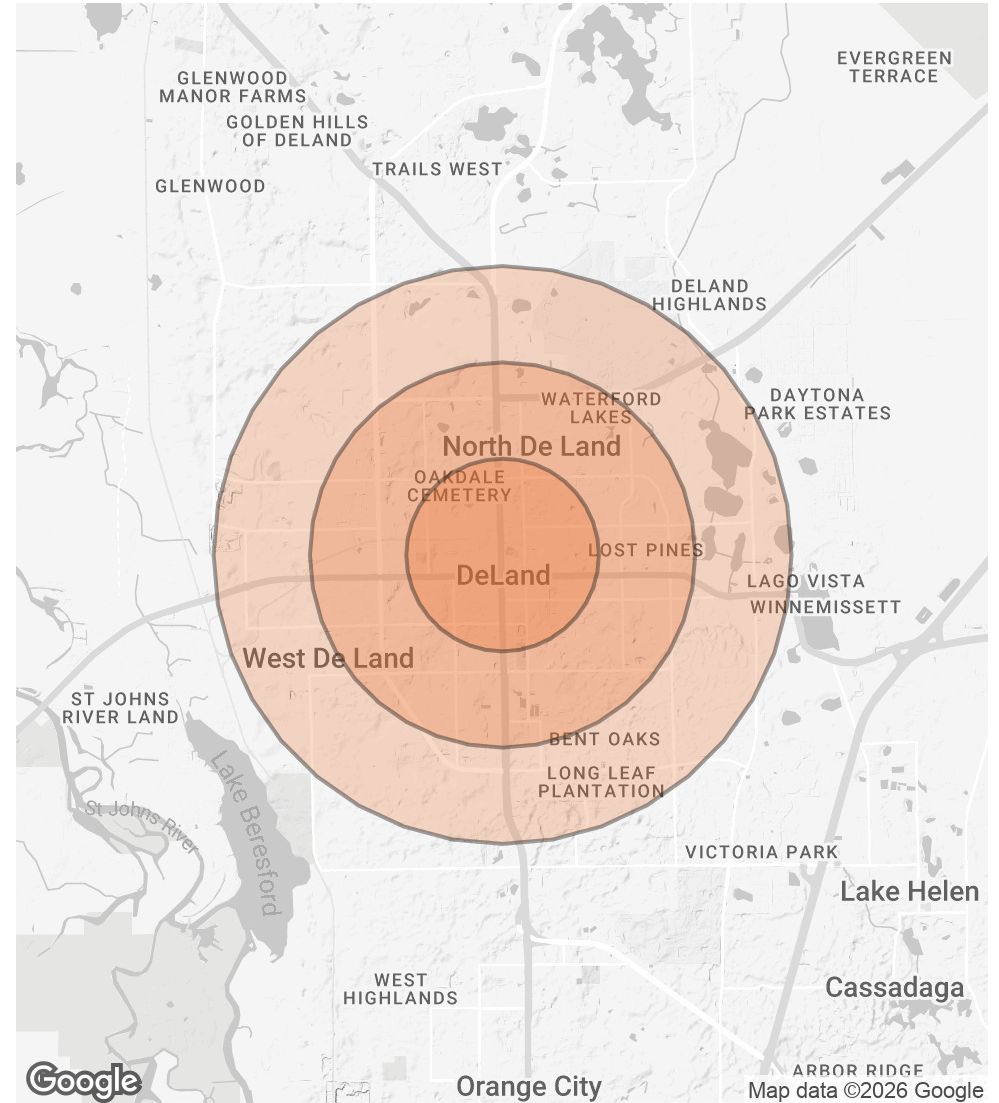
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	11,473	28,516	44,583
AVERAGE AGE	33.2	37.7	40.1
AVERAGE AGE (MALE)	26.7	32.2	36.1
AVERAGE AGE (FEMALE)	35.7	39.8	42.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,818	10,286	16,532
# OF PERSONS PER HH	3.0	2.8	2.7
AVERAGE HH INCOME	\$68,722	\$74,177	\$81,701
AVERAGE HOUSE VALUE	\$296,626	\$273,521	\$278,647

2023 American Community Survey (ACS)



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