

LEASE

FLEXIBLE OFFICE SPACE AVAILABLE IN DELAND

1191 S Woodland Blvd Deland, FL 32720



PROPERTY DESCRIPTION

8,522 square feet of flexible space available for buildout as Corporate Office, Government Office, Medical Office, Educational facility, and many other possibilities for your Business needs. Strategically positioned within minutes of Downtown Deland providing excellent connectivity to this regions key Business Districts and Residential Communities. The surrounding area and this high traffic roadway (Highway 17-92) is in close proximity to various amenities such as Dining, Entertainment and Recreation. Join Advent Health training facility and Florida Technical College at this location. The area is centrally located between Daytona Beach and the City of Orlando Markets and is minutes from neighboring municipalities of Orange City and Deltona. Signage is available on Monument sign and on the building. Ample parking is available. This space can also be divided in half if needed.

OFFERING SUMMARY

Lease Rate:	\$14.00 Base / \$4.00 NNN
Number of Units:	1
Available SF:	8,522
Lot Size:	401,623 SF
Building Size:	72,288 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	312	974	3,341
Total Population	782	2,551	9,054
Average HH Income	\$70,771	\$65,046	\$65,183

PROPERTY HIGHLIGHTS

- High Traffic Area
- Highly Visible
- Ample Parking

Anthony Avila
(386) 532-4119

John Wanamaker
(386) 775-8633



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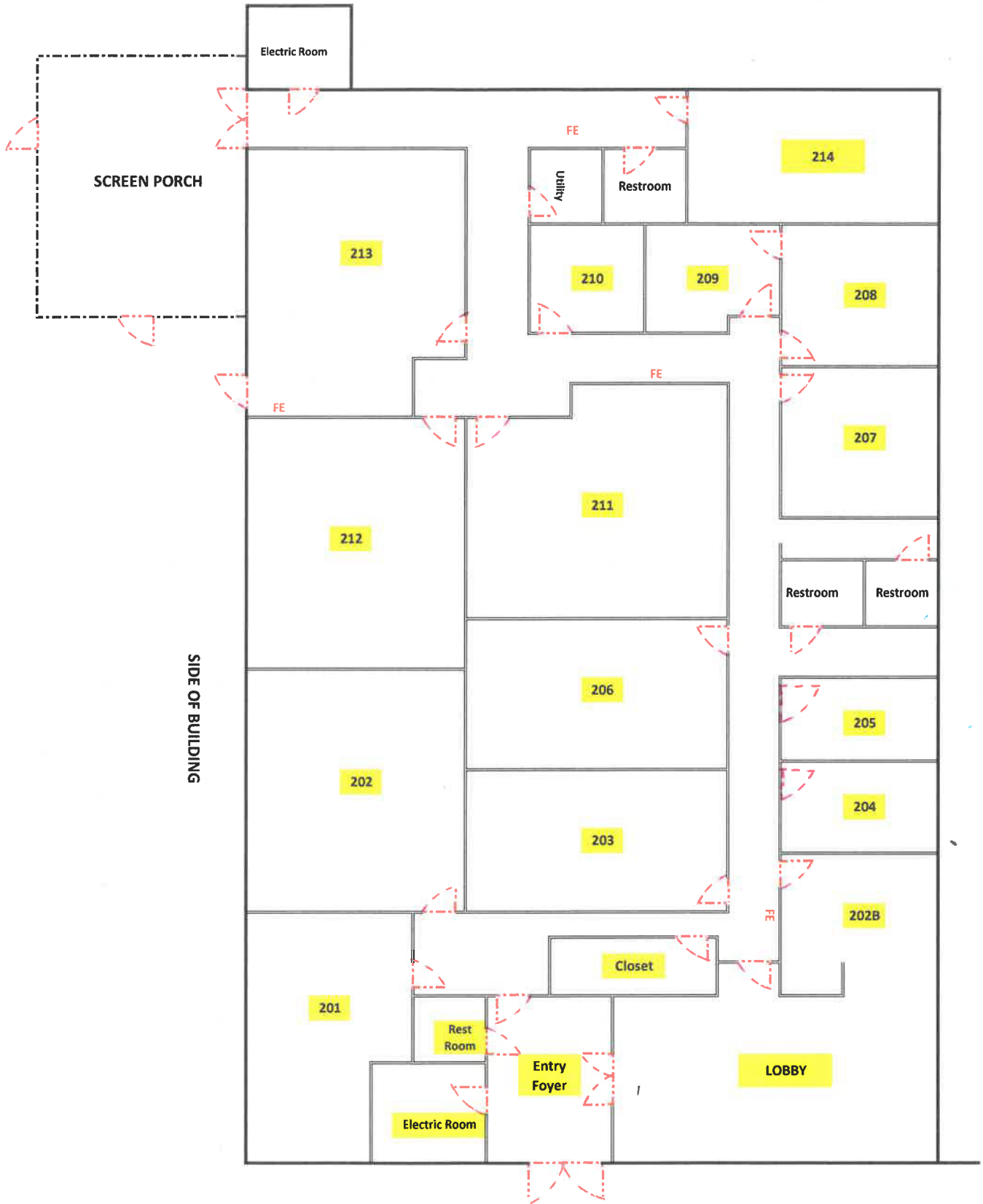
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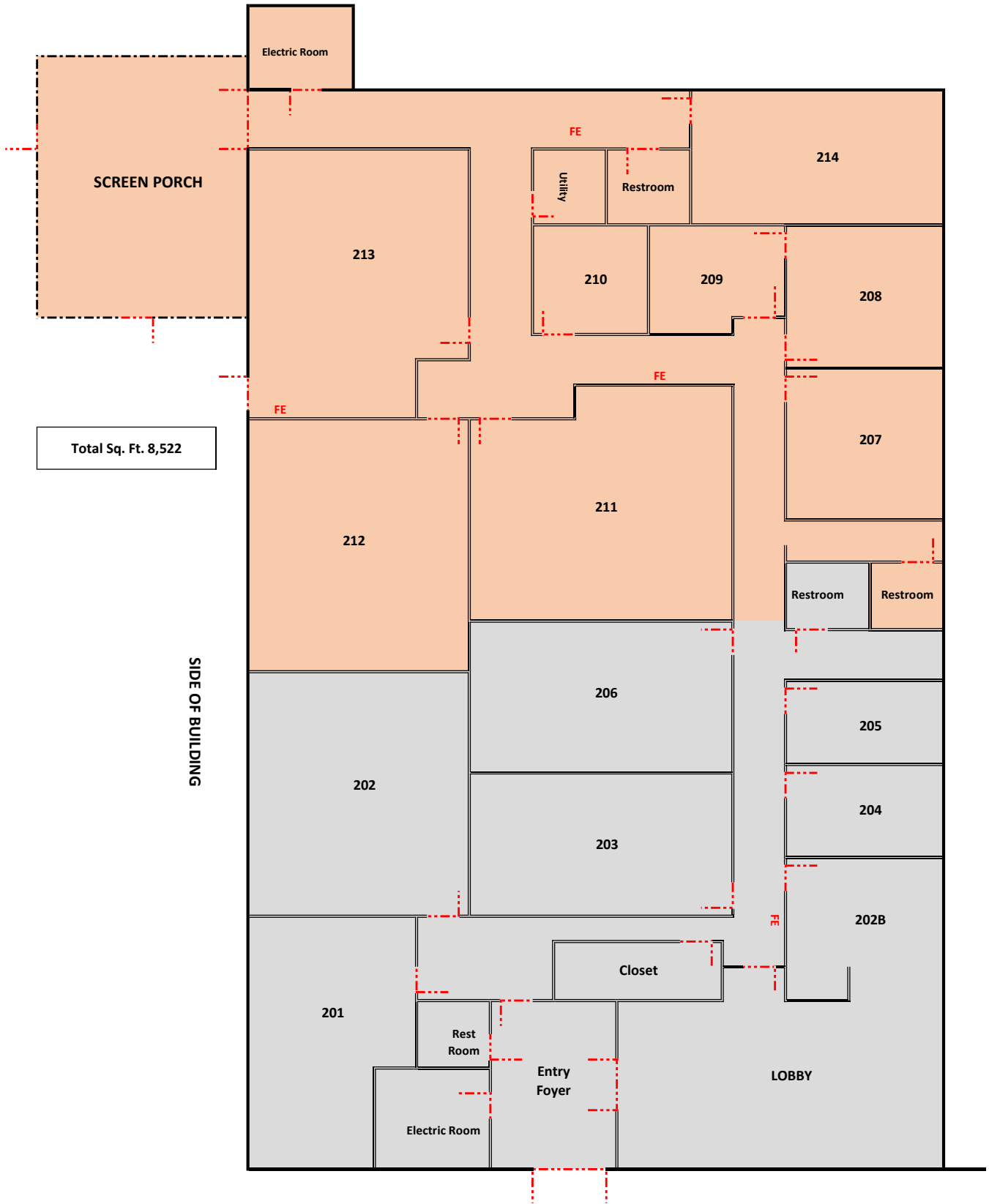
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1191 S.WOODLAND BLVD



FRONT OF BUILDING
MAIN PARKING LOT

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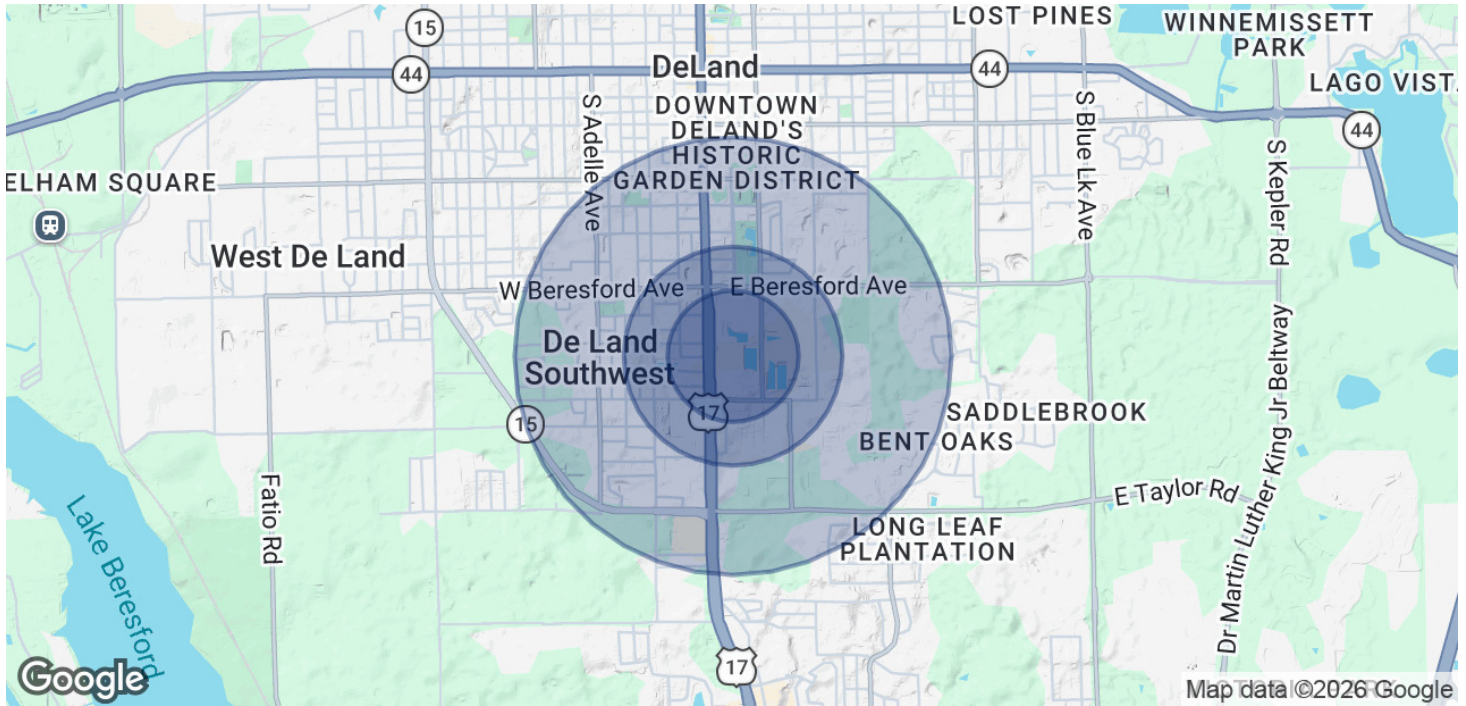


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	782	2,551	9,054
Average Age	44	46	43
Average Age (Male)	42	42	41
Average Age (Female)	46	48	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	312	974	3,341
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$70,771	\$65,046	\$65,183
Average House Value	\$301,814	\$296,216	\$288,983

Demographics data derived from AlphaMap

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