

# 16,025 SF FREESTANDING BUILDING

1631 S. STATE ROAD 15A, DELAND, FL 32720 | \$3,500,000



**ADJACENT LAND RECENTLY ACQUIRED BY TOYOTA OF DELAND - HIGH-PROFILE NEIGHBOR NOW CONFIRMED**

## PROPERTY OVERVIEW

Located on high-traffic SR 15A, this 16,025 SF freestanding building offers strong visibility on a clean ±0.86 AC site. It features an open showroom/office area with large glass lines, a rear air-conditioned operations/storage space with an overhead door, and 31 concrete parking spaces. The building's 95-foot depth and flexible layout accommodate a wide range of commercial or service uses.

The site benefits from a rapidly improving corridor: the adjacent land to the north has been acquired by Toyota of DeLand, who recently closed — bringing a nationally recognized automotive anchor as an immediate neighbor. This, combined with the nearby 17-acre AdventHealth DeLand expansion and a new HCA Emergency Healthcare Center, positions this property within one of DeLand's most active growth nodes.

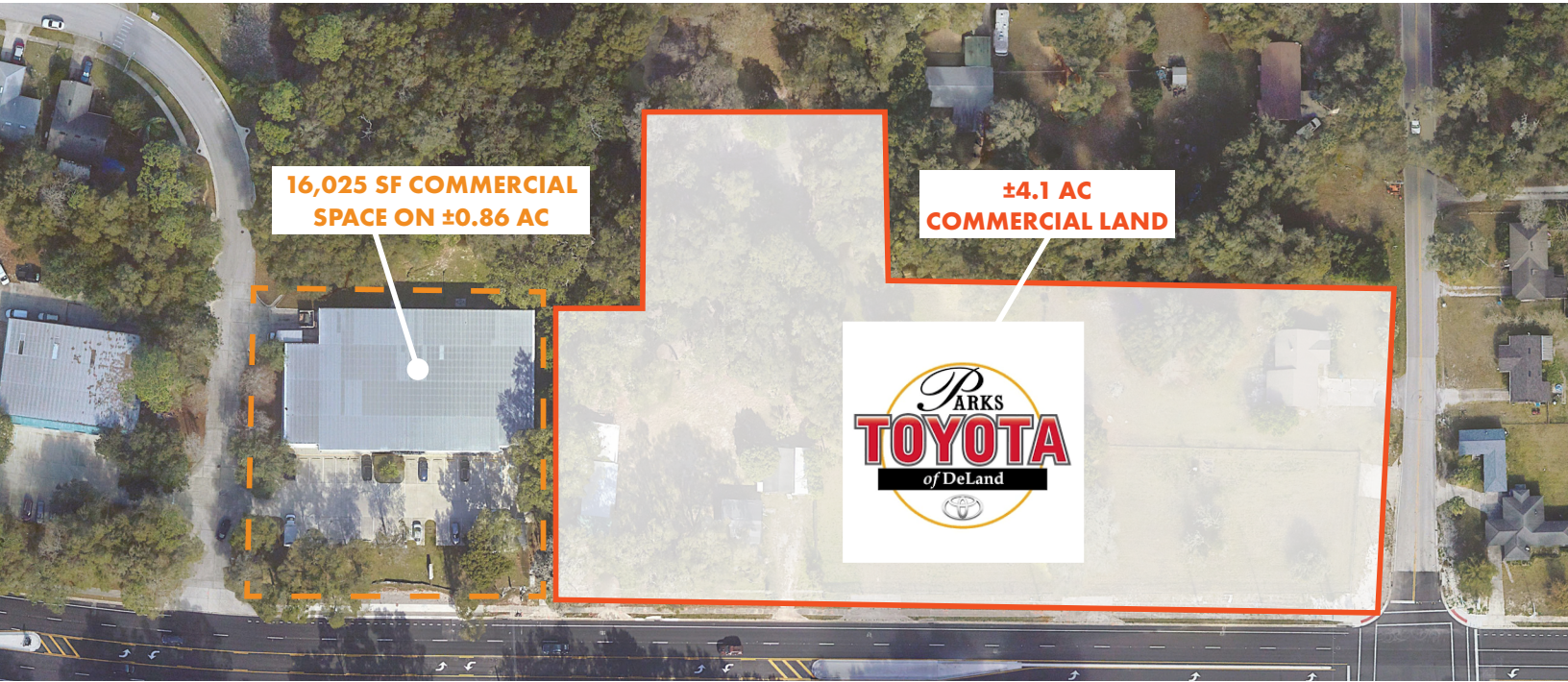
## PROPERTY DETAILS

<b>BUILDING SIZE:</b>	16,025 SF
<b>LOT SIZE:</b>	±0.86 AC
<b>YEAR BUILT:</b>	1996
<b>PARCEL NO:</b>	7020-23-00-0010
<b>TRAFFIC COUNT:</b>	25,000 AADT
<b>ZONING:</b>	PD, Planned Development
<b>PARKING:</b>	31 Concrete Spaces
<b>BUILDING DEPTH:</b>	95'
<b>ADJACENT LAND:</b>	Toyota of DeLand (recently closed)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS:</b>	2,201	18,183	31,452
<b>TOTAL POPULATION:</b>	5,723	47,460	79,524
<b>AVG HH INCOME:</b>	\$75,474	\$81,971	\$85,533

# 1631 S. STATE ROAD 15A - DELAND, FL

## SR 15A CORRIDOR | HIGH TRAFFIC COMMERCIAL NODE



### ADJACENT LAND - TOYOTA OF DELAND

The contiguous parcel directly adjacent to this property has been acquired by Toyota of DeLand, who recently closed on the land. This brings a nationally recognized automotive brand as an immediate neighbor, enhancing the visibility and traffic profile of this corridor.



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