



ORANGE SLICE
PROPERTIES

197 E CHURCH ST. DELAND **BROCHURE**

Premier Location

197 E Church Street is ideally positioned just off the main strip of Woodlawn, surrounded by the energy of Downtown Deland with busy restaurants, shopping, and steady foot traffic. This prime location offers excellent exposure and puts you right in the heart of everything Deland has to offer.

Owner built the structure back in 2005 and have occupied the location since. Owner will vacate upon sale. Location offers a drive-thru window, a walk up window, outdoor seating area. Restroom inside and in the rear of building. Perfect space for a tenant or owner user.

Michelle Ausburn
407.221.2143

michelle@orangesliceproperties.com

DeLand is Home to Stetson University

Stetson University's DeLand campus had 2,576 students enrolled in Spring 2025, including 2,177 undergraduate students and 399 graduate students.

Stetson has a three-year on-campus residency requirement for students, meaning students who qualify for an exemption are an important market for nearby off-campus housing.

Stetson itself recognizes multiple off-campus housing options in DeLand, including properties located as close as 0.1 miles from campus, demonstrating an established demand for housing in the immediate area.

The university continues to invest in student housing. Lynn Hall, a new 305-bed residence hall, opened in January 2026, adding significant new residential capacity to campus.

DeLand, Florida – Population & Growth

2020 Census population: 37,351 residents.

2025 population estimate: 46,346 residents.

That represents an increase of approximately 8,995 residents since the 2020 Census.

DeLand's population has grown approximately 22.7% from 2020 to 2025, according to the Census Bureau's latest Vintage 2025 estimates.

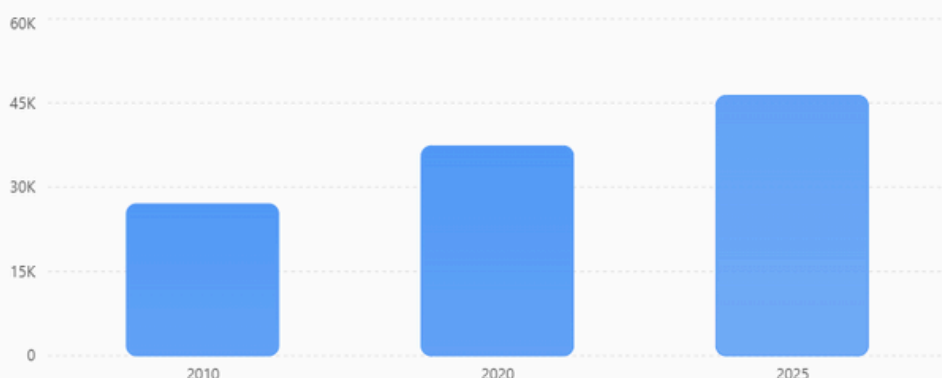
For perspective, Florida overall grew about 8.9% during the same period, meaning DeLand's growth rate was more than 2.5 times the state's growth rate.

DeLand has also experienced substantial longer-term growth. Its population increased from 27,031 in 2010 to 37,351 in 2020, a roughly 38% increase during that decade.

DeLand isn't just a historic downtown community—it is a city experiencing rapid population growth. Nearly 9,000 additional residents have been added since 2020, creating a larger customer base for downtown restaurants, retailers, services and other businesses.

DeLand population growth

U.S. Census Bureau population figures for DeLand, Florida.



Source: U.S. Census Bureau, Vintage 2025

Michelle Ausburn
407.221.2143

michelle@orangesliceproperties.com



Restaurant

Total Sq Ft

1,508 SF

Interior 884 Sq Ft

Building Class C

Year Built 2005

Price \$815,000

Price Per SF \$614.63

Tenancy Owner/ User

Building Height 1 Story

Building FAR 0.16

Lot Size 7,015 Sq Ft

Opportunity Zone Yes

Zoning

G2 - commercial, retail

Frontage

86' on East Church Street

Parking

3 Spaces (2.26 Spaces per 1,000 SF Leased)

Michelle Ausburn

407.221.2143

michelle@orangesliceproperties.com