

LEASE

465 SUMMERHAVEN DRIVE

465 Summerhaven Drive DeBary, FL 32713



LEASE RATE

\$22 SF/yr

Gabriel Garrido, CCIM
(386) 775-8633

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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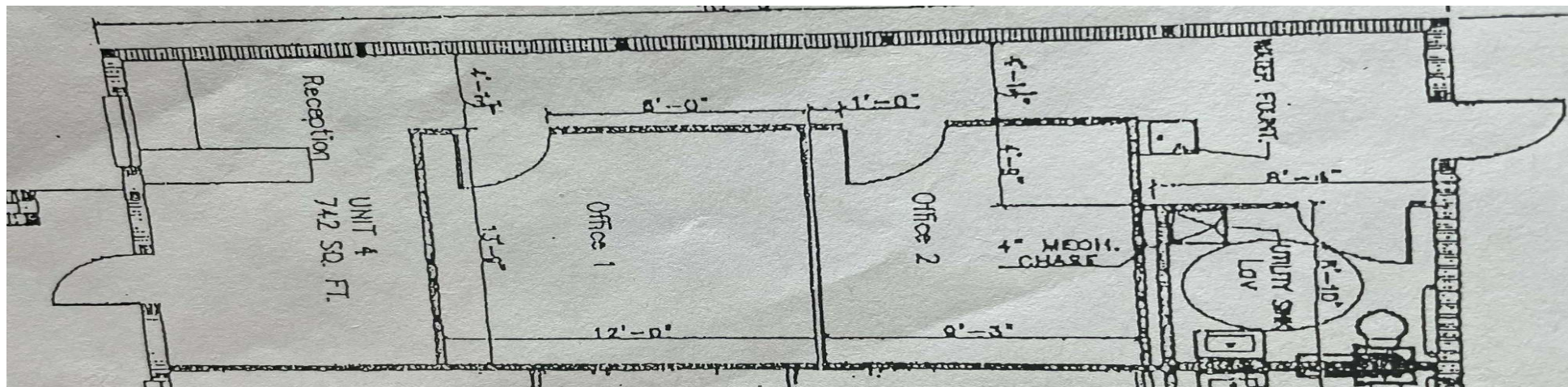


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PROPERTY DESCRIPTION

465 Summerhaven Drive unit A delivers an opportunity for discerning tenants seeking a professional office environment. Thoughtfully landscaped grounds and ample parking provide an attractive arrival experience for employees and clients alike. With two private offices and a reception area this office can serve well as a satellite for a larger business or an attractive location for a lighter staffed business operation.

PROPERTY HIGHLIGHTS

- Single-story office building designed for efficient tenant workflows
- Close proximity to major commercial and residential base
- Contemporary exterior enhances corporate brand visibility
- Quick access to I4 and the nearby cities of Deland, Deltona, and Orange City

OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (Gross)
Available SF:	742 SF
Building Size:	3,200 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	140	575	2,475
Total Population	367	1,524	6,584
Average HH Income	\$127,434	\$119,434	\$110,297

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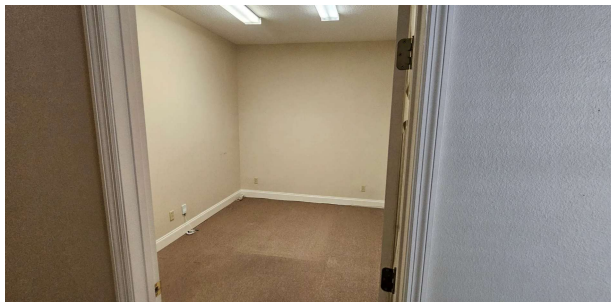


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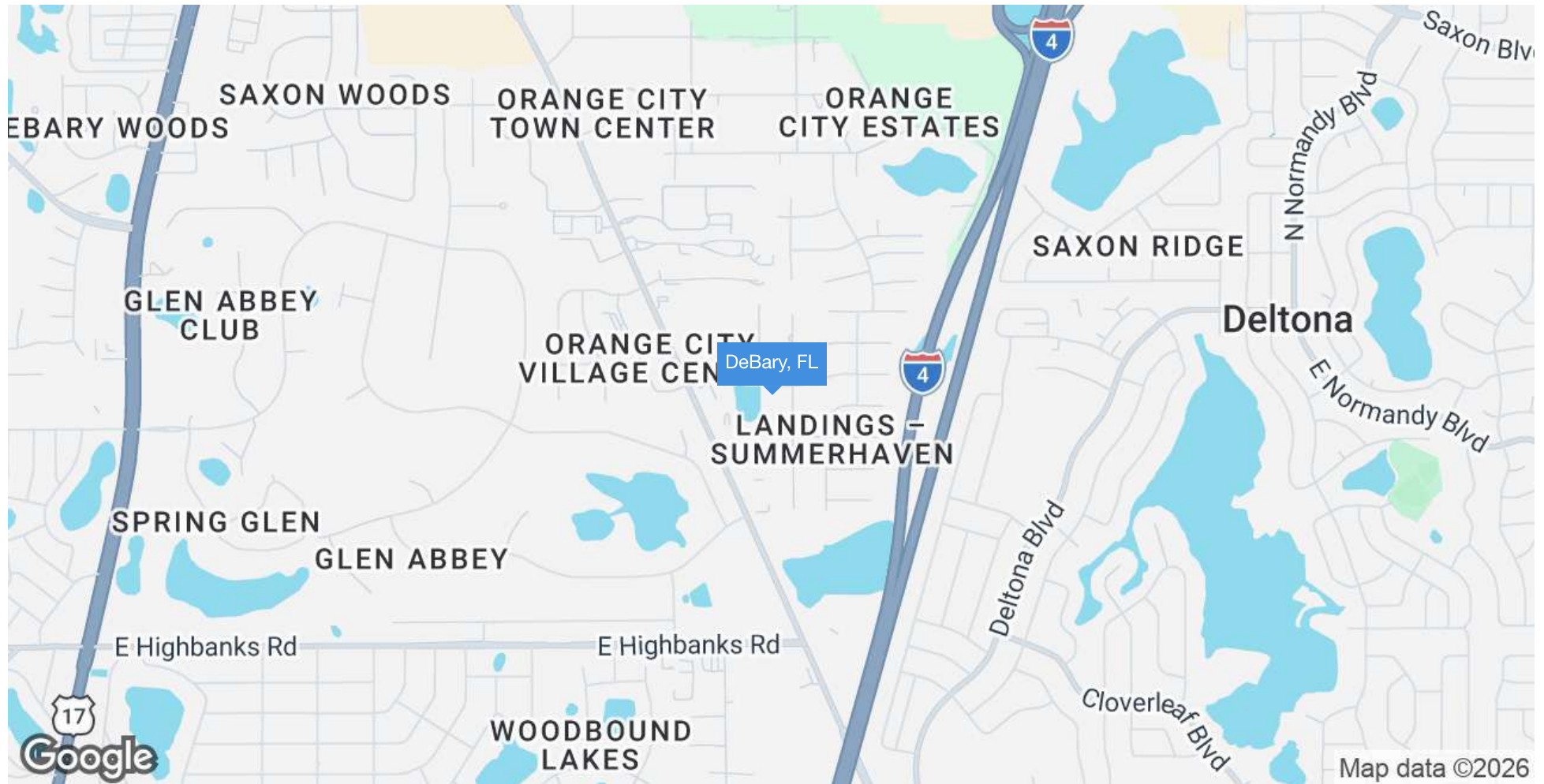


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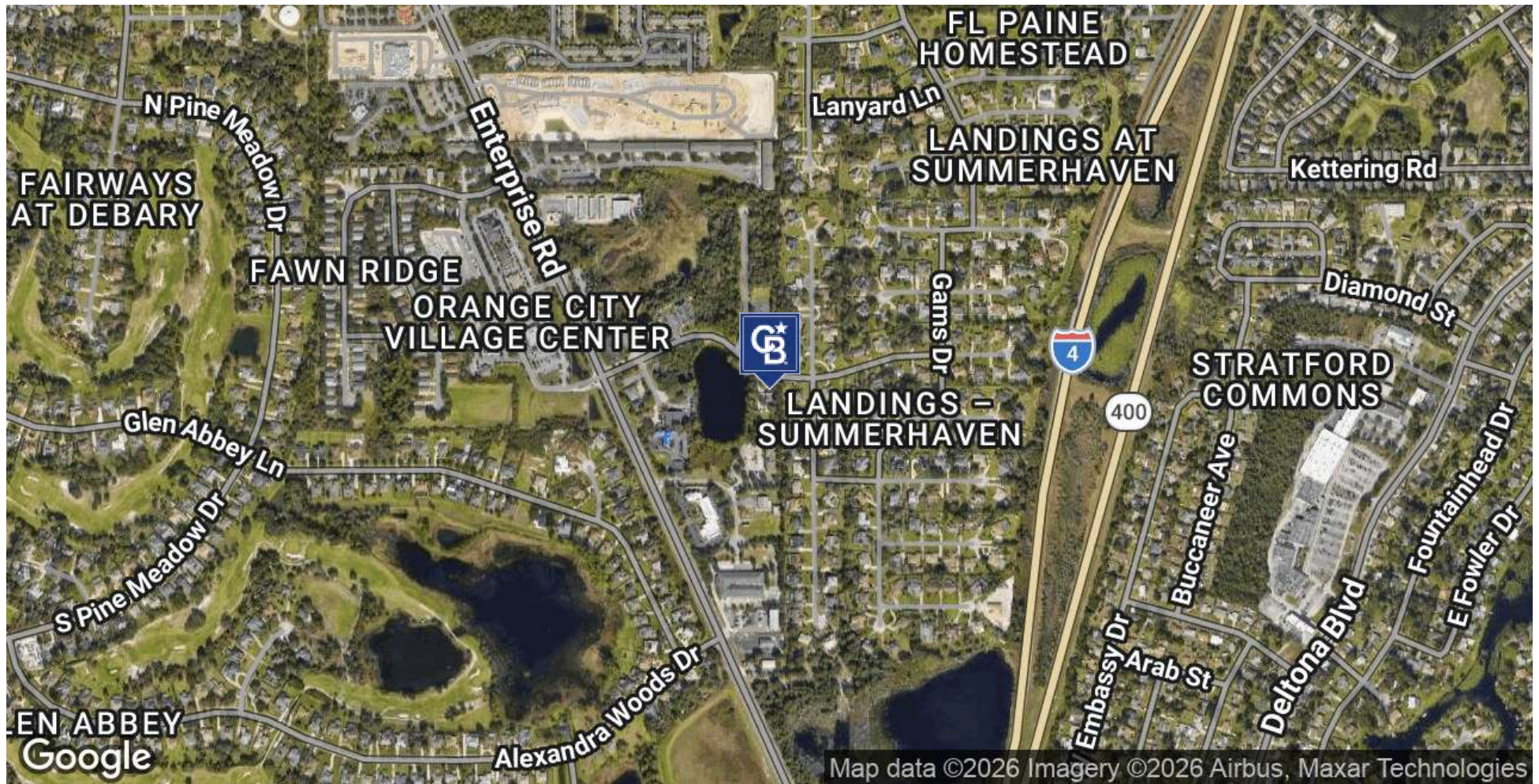


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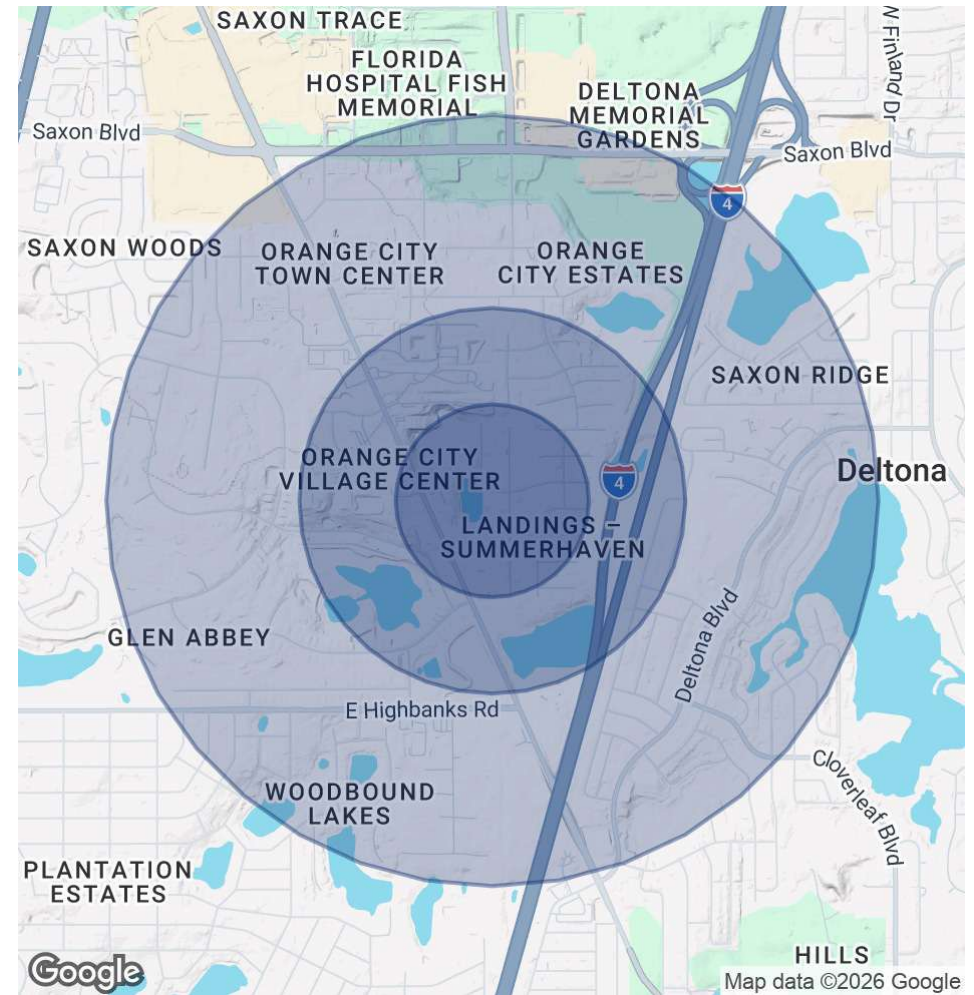
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	367	1,524	6,584
Average Age	48.3	45.9	42.4
Average Age (Male)	49.3	47.3	43.8
Average Age (Female)	48	45.6	42.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	140	575	2,475
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$127,434	\$119,434	\$110,297
Average House Value	\$364,988	\$359,561	\$336,053

2023 American Community Survey (ACS)



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