

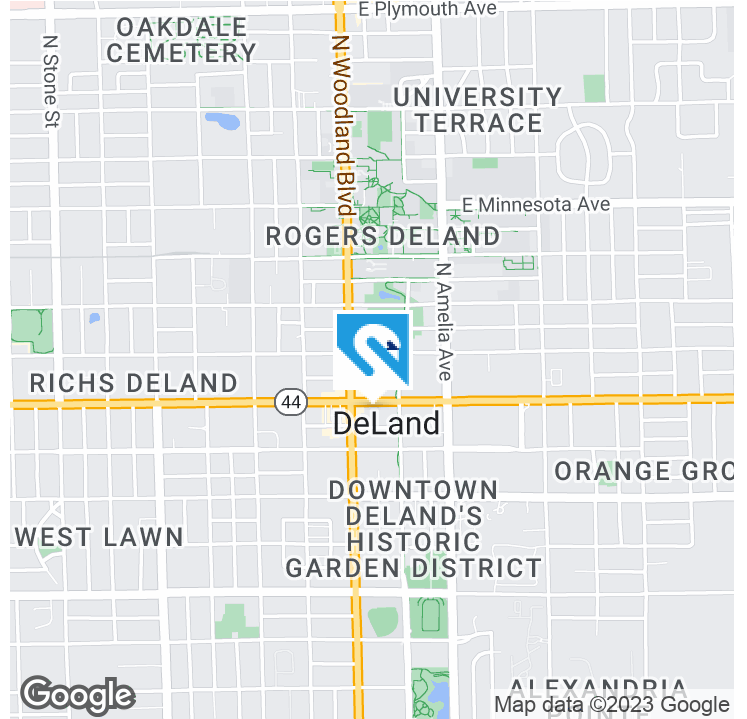
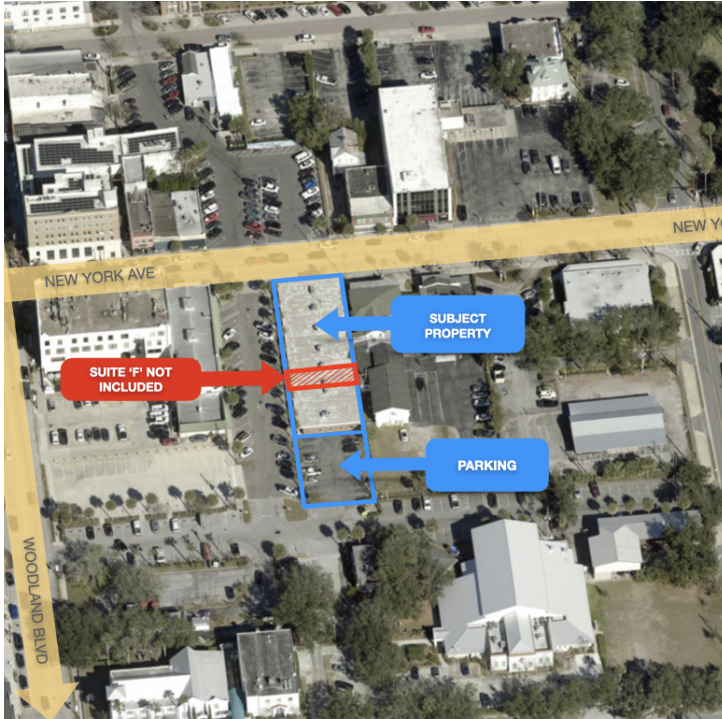


# RITTER'S TOWNE CENTER

SUITE 'F' NOT INCLUDED  
120 E New York Ave, Deland, FL 32724

**Swann**  
Real Estate

## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$1,922,000
Lot Size:	0.5 Acres
Year Built:	1965
Building Size:	9,152
Zoning:	C-2A Downtown Commercial District (City of DeLand)
Market:	Central Florida
Submarket:	Deltona-Daytona Beach-Ormond Beach metropolitan area
Price / SF:	\$210.01

### PROPERTY OVERVIEW

Your chance to own a unique neighborhood center situated in the growing community of Downtown DeLand. DeLand, Florida, is experiencing significant growth and is quickly becoming a thriving community for a variety of compelling reasons. Its strategic location, nestled between the bustling cities of Orlando and Daytona Beach, offers residents the convenience of urban amenities while maintaining a charming small-town atmosphere. DeLand boasts a rich historical heritage, with a vibrant downtown that features a wide range of unique shops, restaurants, and cultural attractions. The presence of Stetson University, a prestigious institution, has helped create an educated and diverse population, fostering innovation and a strong sense of community. The city's commitment to green spaces, parks, and recreational opportunities adds to its appeal, attracting families and outdoor enthusiasts. With a robust job market, affordable housing options, and a warm climate, DeLand is a magnet for those seeking a high quality of life, making it an ever-growing and dynamic community.

Included in the sale are units A, B, C, D, E, G and H (F not included). Solid brick construction and tenants in place for all included units. Owner may consider individual sale of units.

### PROPERTY HIGHLIGHTS

- Tenants in place
- Owner may consider individual sale of units
- Prime location

**J. Todd Swann, CCIM**

386.738.3688

commercial@swannre.com

**Swann**  
Real Estate

505 E. New York Ave., Suite 6 • DeLand, FL 32724 • 386.738.3688 • swannre.com