



OFFICE CONDOS / LOFTS | 1,200 - 15,147 SF



For Sale or Lease

425 South Woodland Boulevard

Deland, FL 32721

Scott Edwards

scott.edwards@streamrealty.com

407.214.0022


STREAM

Property Overview

Property Highlights

- 15,174 SF × 2 story office building
- Available as Condos/Lofts from 1,200 SF to 15,174 SF
- 5:1,000 parking and 3-phase power
- C-2 Zoning
- Gray-shell delivery estimated in just 6-7 months
- Walking distance to downtown Deland and Stetson University
- 2.4 miles to Advent Health Deland hospital system
- Brand New 180-unit multifamily development with 11,000 SF retail located 1 block away



Renderings

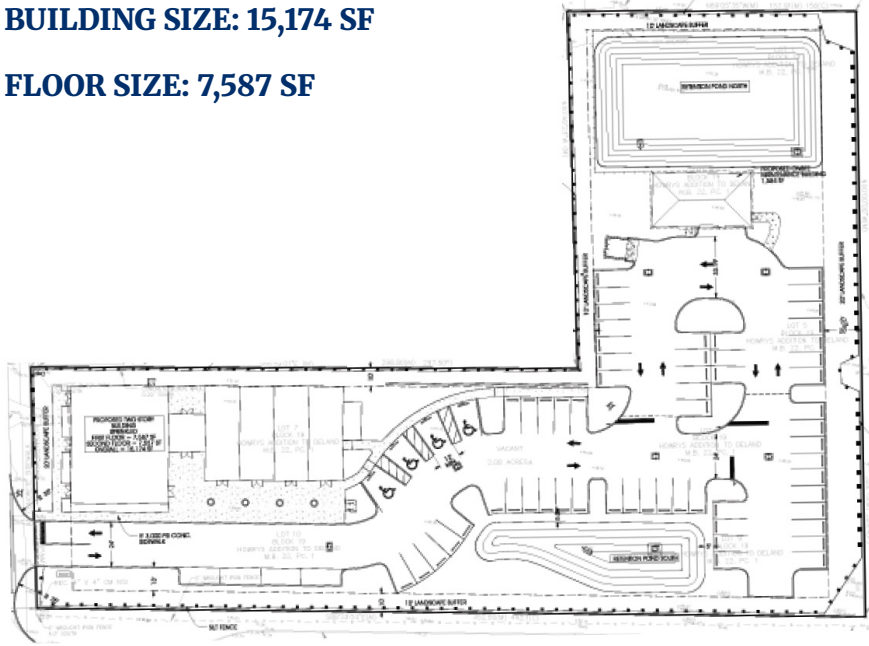




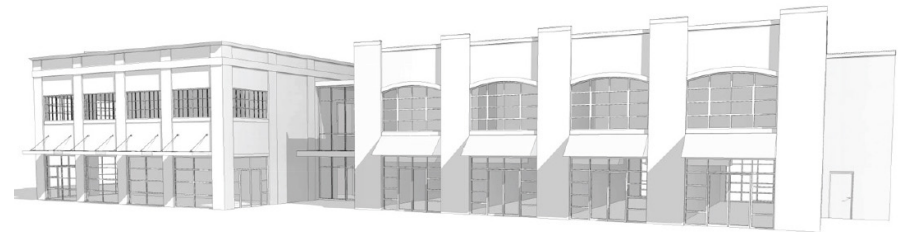
Site Plan

BUILDING SIZE: 15,174 SF

FLOOR SIZE: 7,587 SF



Architectural Drawings



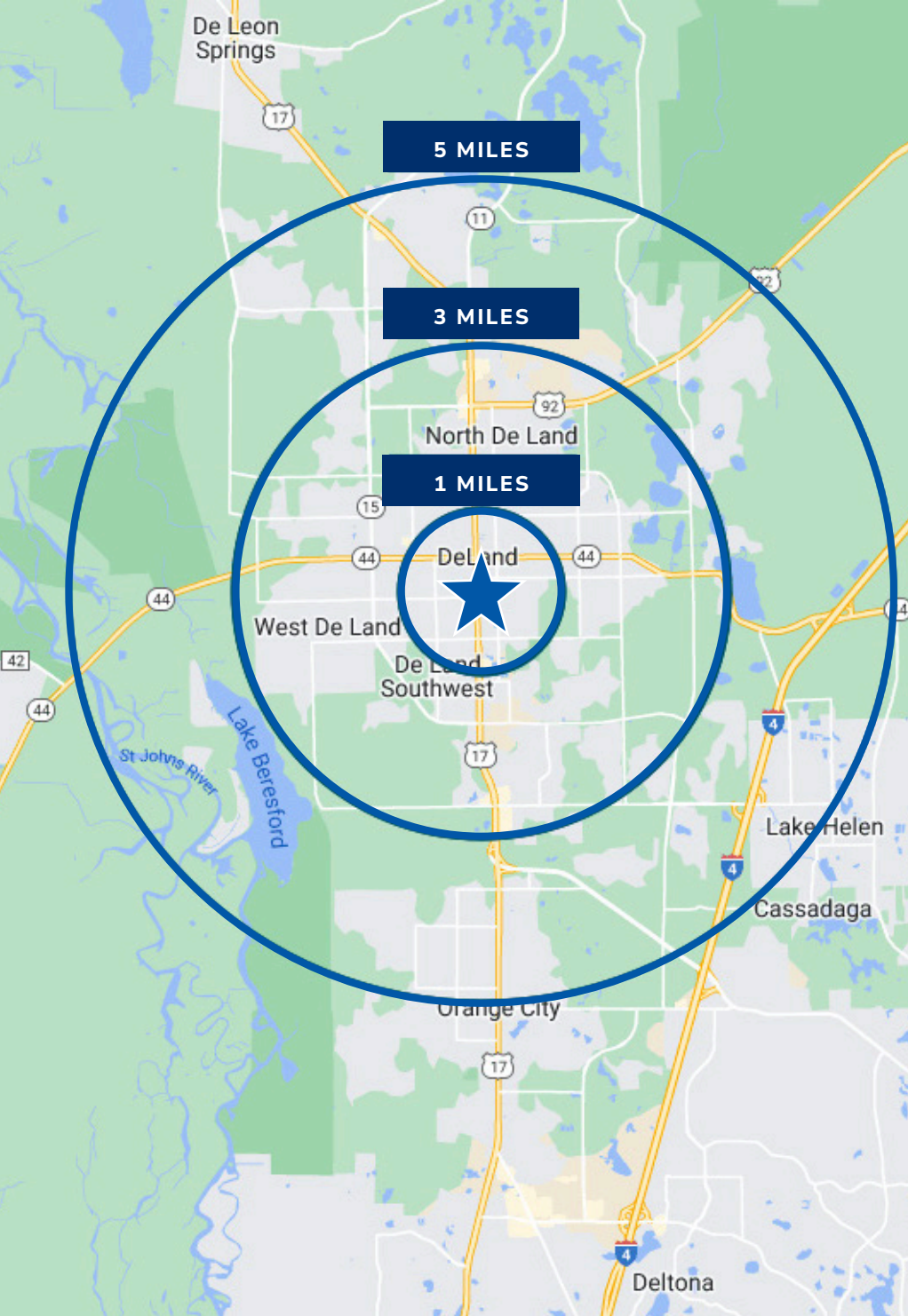
Proposed Design



Location Overview

Area Demographics

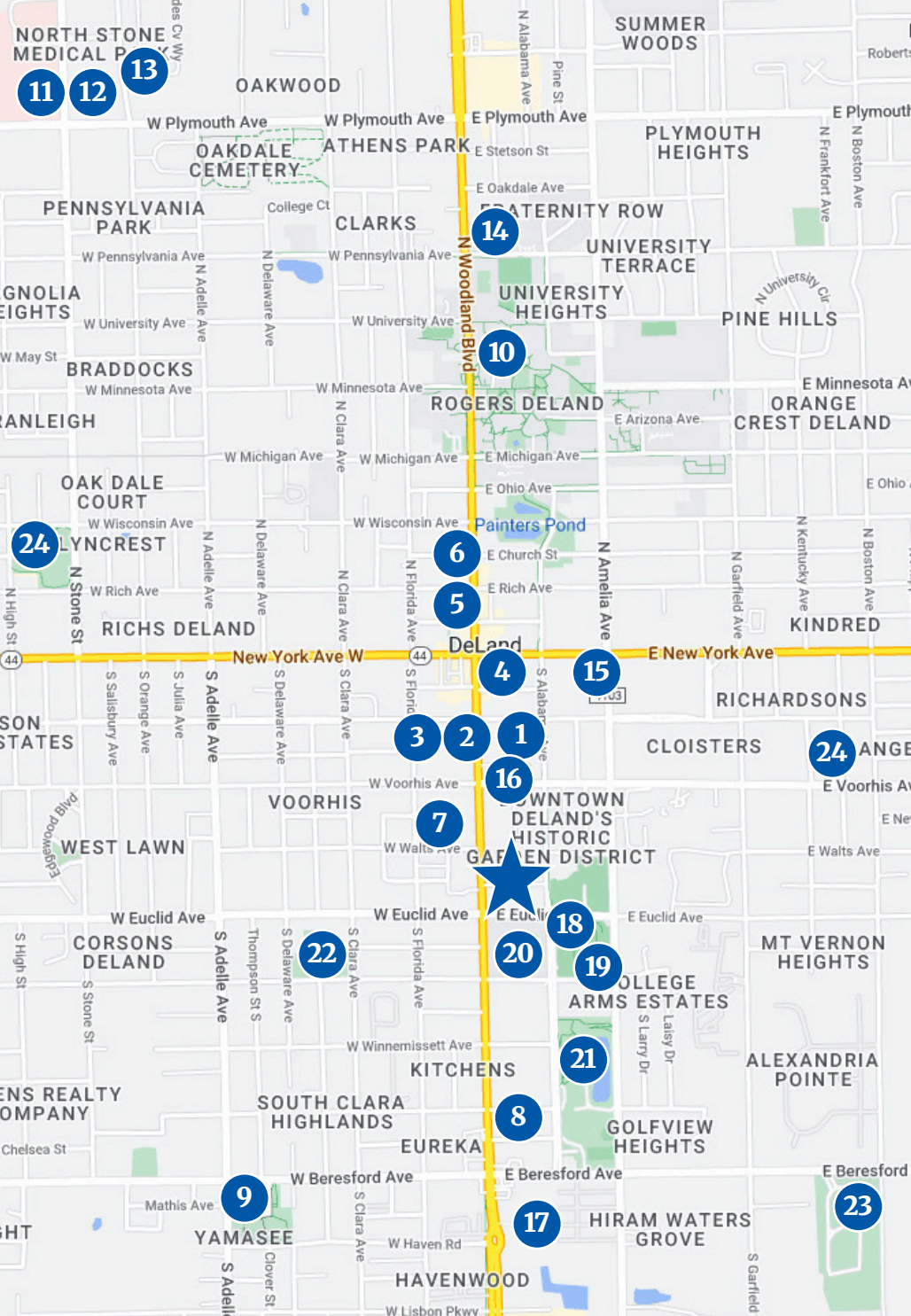
	1 Miles	3 Miles	5 Miles
Population	11,444	46,392	75,627
Total Households	4,358	18,363	30,222
Average Income	\$32,478	\$55,885	\$61,743
Median Age	36.9	40.6	42.9
Daytime Population	10,024	25,518	32,291



Location Overview

Nearby Amenities:

- Chicas Cuban Cafe
- Cafe Da Vinci
- Trilogy Coffee Roasting
- The Table
- Half Wall DeLand
- Santorini Greek Cuisine
- The Twisted Chopstick
- Anthony's Pizza
- Spring Hill BBQ
- Einstein Bagels
- Advent Health Deland
- AdventHealth Cancer Institute Deland
- Accel Clinical Research
- Advent Health Sports Med & Rehab Stetson
- Deland Wellness Center
- Ace Hardware
- Walmart
- Deland Little League Fields
- Spec Martin Municipal Stadium
- Melching Field
- Earl Brown Park
- Deland Chisholm Center
- Deland Memorial Gardens
- Eastside Park & Playground
- Freedom Playground



425 S Woodland Blvd | Deland, FL



Let's Connect

Scott Edwards

scott.edwards@streamrealty.com

407.214.0022

The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof.

The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.