

# LEASE

## PROVIDENCE BOULEVARD OFFICE/RETAIL SPACES

1676 Providence Blvd Deltona, FL 32725



### PROPERTY DESCRIPTION

Great Office available for your Business. Located on Providence Blvd with Great Visibility and monument sign on a high traffic roadway. Terms are negotiable. Join Tenants which includes a Roofing Company, Nail Salon and a Retail Business at one of Deltona's few Commercial Corridors. There are a variety of neighboring Businesses on this Street including the Deltona Fire Department, Auto Zone, Ace Hardware, 7-Eleven, Domino's Pizza, and many more.

### PROPERTY HIGHLIGHTS

- High Visibility on Providence Blvd
- Office Available for Lease
- Monument sign
- Lease Rate does not include utilities
- Close proximity to Hospitals, Amazon Fulfillment Center & I-4

### OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (CAM \$2.69)
Number of Units:	4
Available SF:	880 SF
Lot Size:	17,373 SF
Building Size:	5,357 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	358	1,014	3,512
Total Population	959	2,766	9,655
Average HH Income	\$79,636	\$76,310	\$78,116

**Anthony Avila**  
(386) 532-4119



**COLDWELL BANKER  
COMMERCIAL**  
AI GROUP



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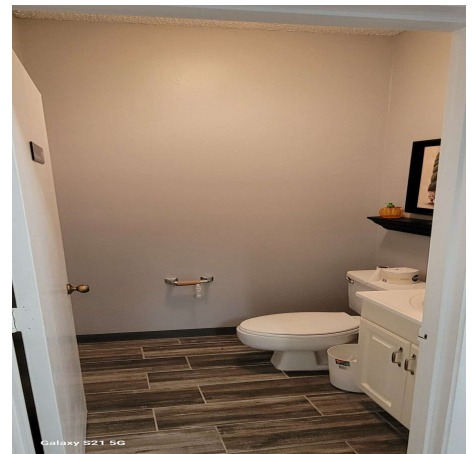
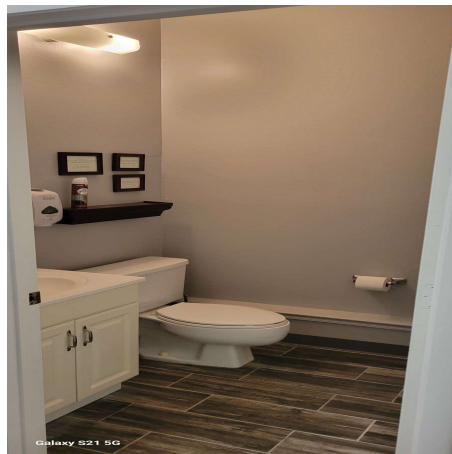
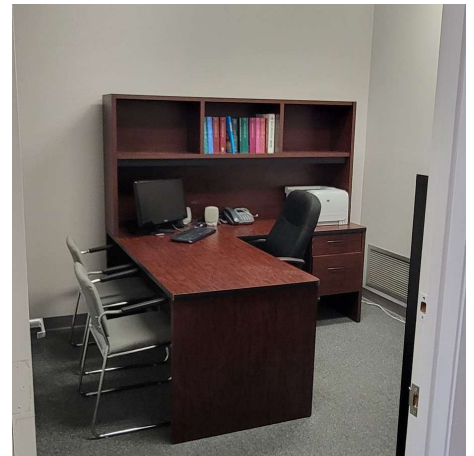
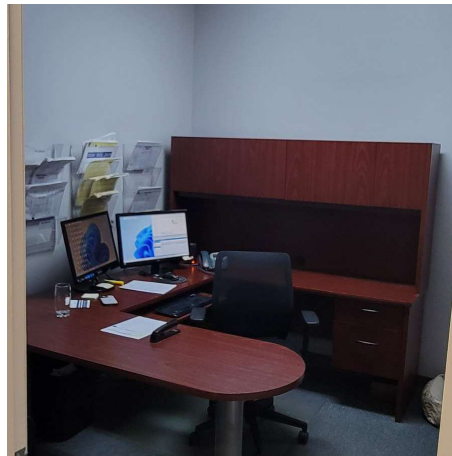
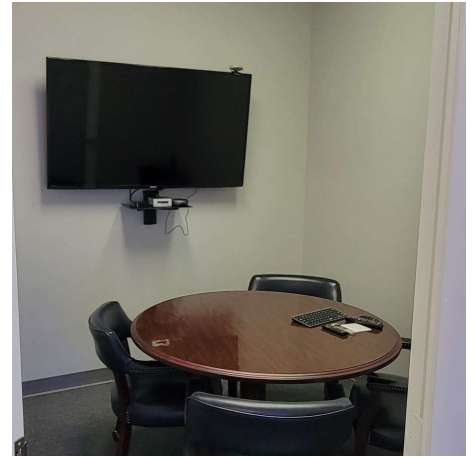
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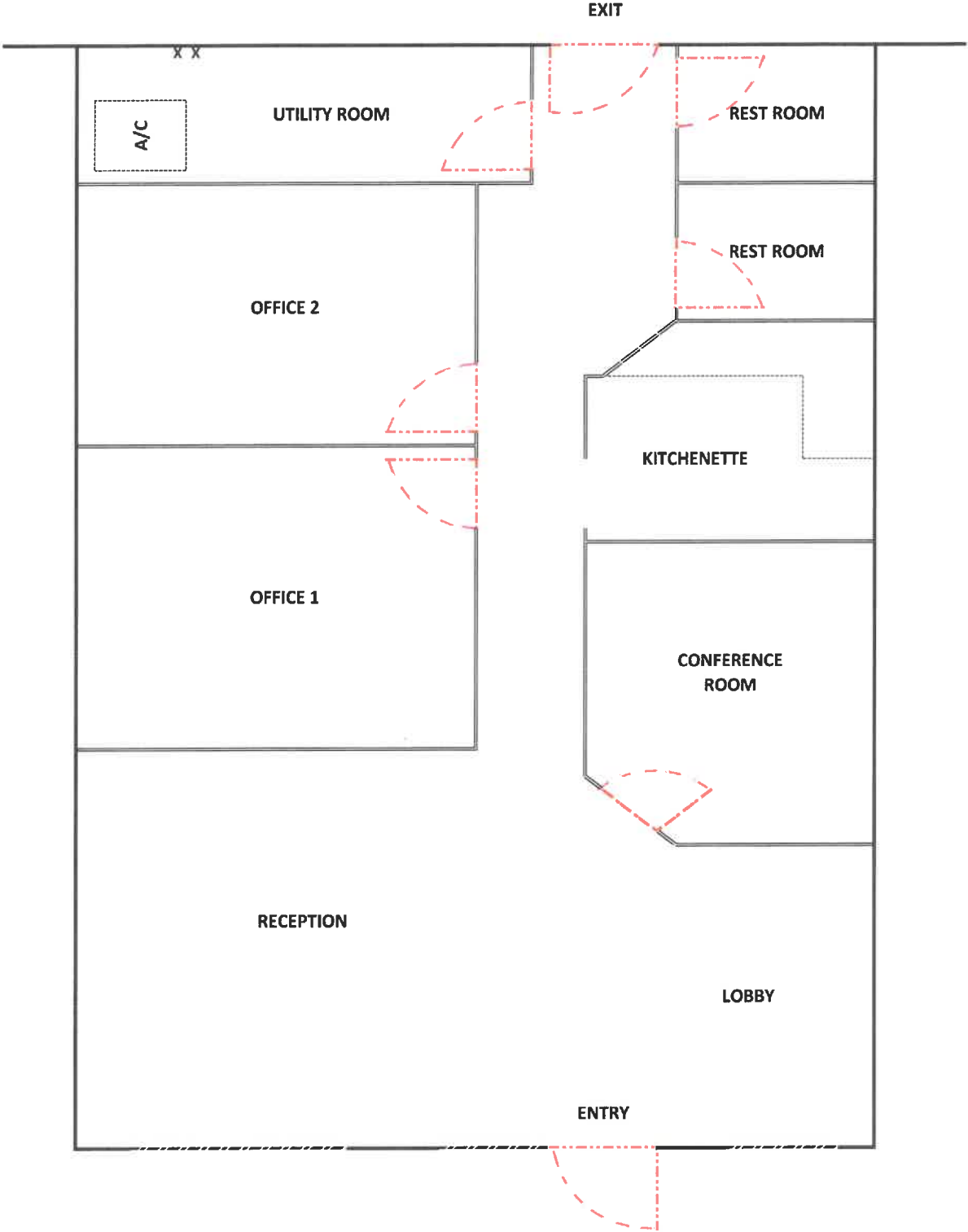


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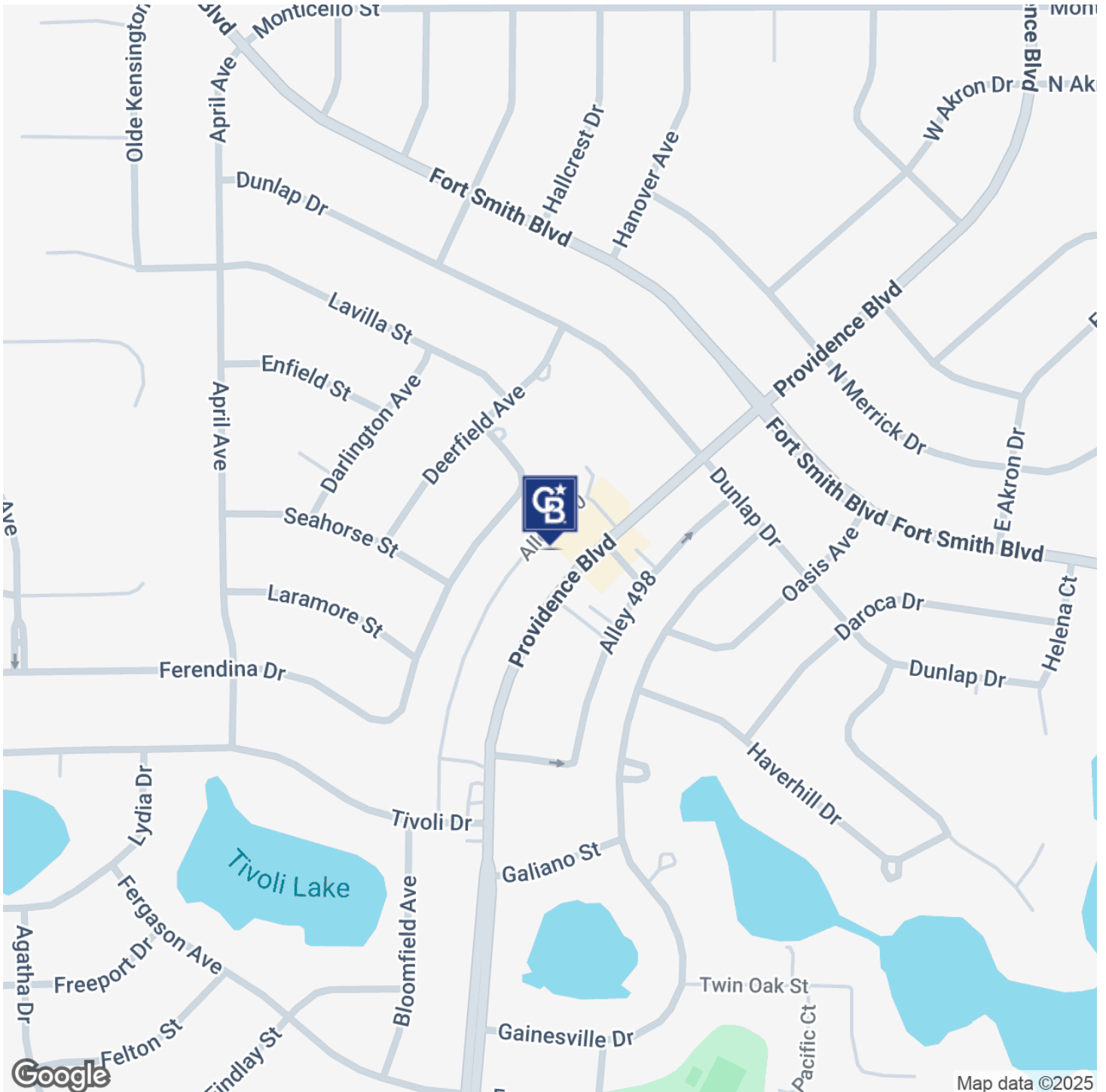
1676 PROVIDENCE BLVD SUITE B  
880 SQUARE FEET



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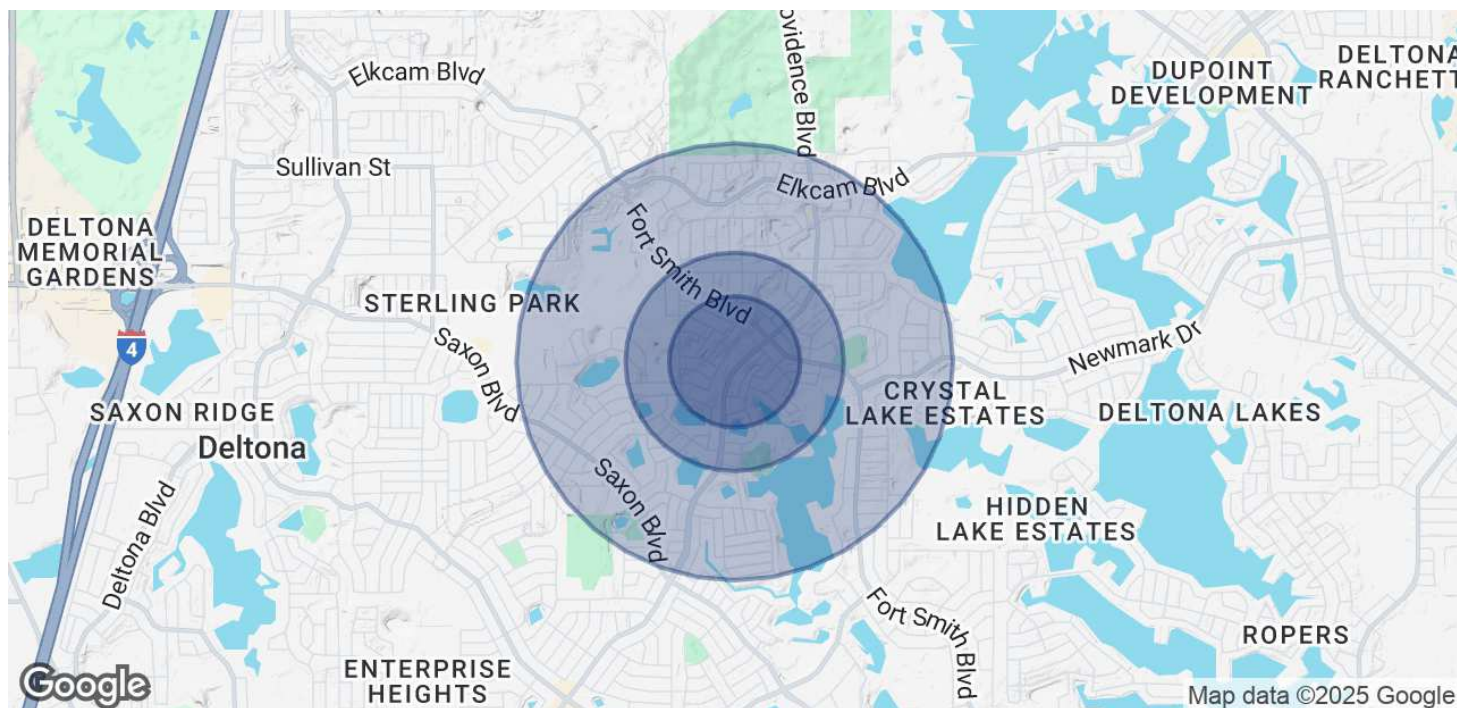
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	959	2,766	9,655
Average Age	43	42	43
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	358	1,014	3,512
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$79,636	\$76,310	\$78,116
Average House Value	\$306,298	\$277,295	\$274,298

Demographics data derived from AlphaMap

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