



**FIRST MOVER ADVANTAGE TO AN UP-AND-COMING RESIDENTIAL AREA CURRENTLY LACKING ADEQUATE RETAIL SERVICES**



# RETAIL/OFFICE SPACE FOR LEASE

**909 Charles R Beall Blvd, DeBary, FL 32713**

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**Contact: Dan Van Nada, CCIM**  
 Vice President of Brokerage Services  
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**For Lease: \$20.00 / SF, NNN**

Suite 111: ± 1,200 SF  
 Suite 113: ± 1,200 SF



Endcap and in-line retail opportunities available, designed to accommodate a variety of user types and layouts

Just south of DeBary's 216 Acre Transit Overlay District with +1,000 residential units constructed or underway

Located along one of DeBary's primary commercial corridors - Charles R Beall Blvd / HWY 17-92 (38,000 AADT)

Excellent visibility and accessibility, with I-4 access only 2 minutes away

Directly adjacent to White Sign Company, Riverside Business Park, and DeBary Business Centre – generating retail traffic along the corridor and creating a built in customer base of nearby employees

## 2025 DEMOGRAPHICS



Total Population

**5 Mins** 2,731

**10 Mins** 51,806

**15 Mins** 187,227



Total Households

1,086

21,534

75,043



Average HH Income

\$98,389

\$110,895

\$108,982

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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# THE NEIGHBORHOOD



**DAYTIME POPULATION**  
± 198,672  
(within 10 mins)



**TOTAL EMPLOYEES**  
± 35,578  
(within 10 mins)

## Drive Times & Traffic Counts



**1 MIN**  
(0.05 miles)



**2 MINS**  
(0.9 miles)



**5 MINS**  
(4.2 miles)

## Average Annual Daily Trips

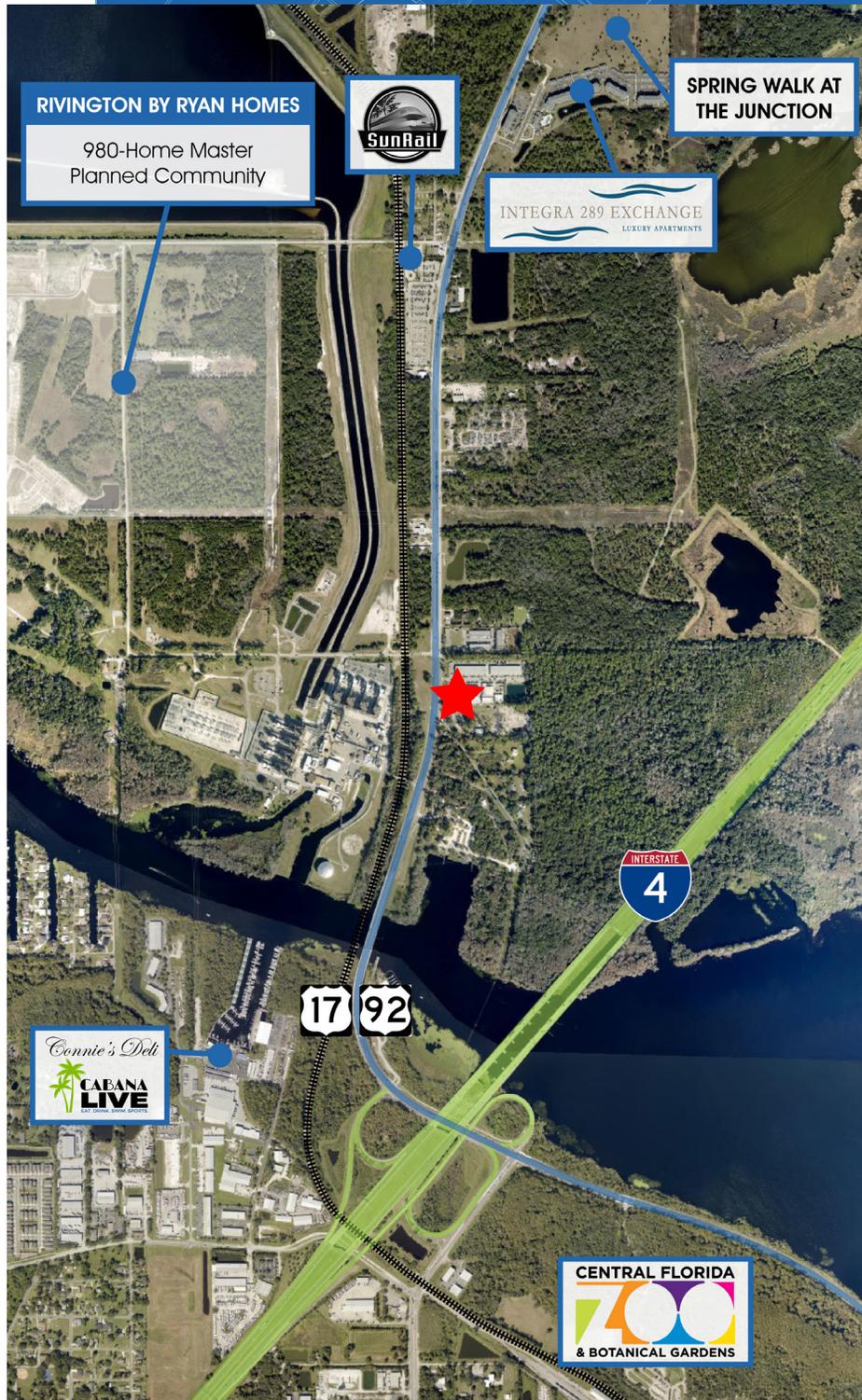
**2024**

|                                  |         |
|----------------------------------|---------|
| Charles R Beall Blvd (HWY 17-92) | 38,000  |
| Interstate 4                     | 140,000 |

## Surrounding Businesses

**2025**

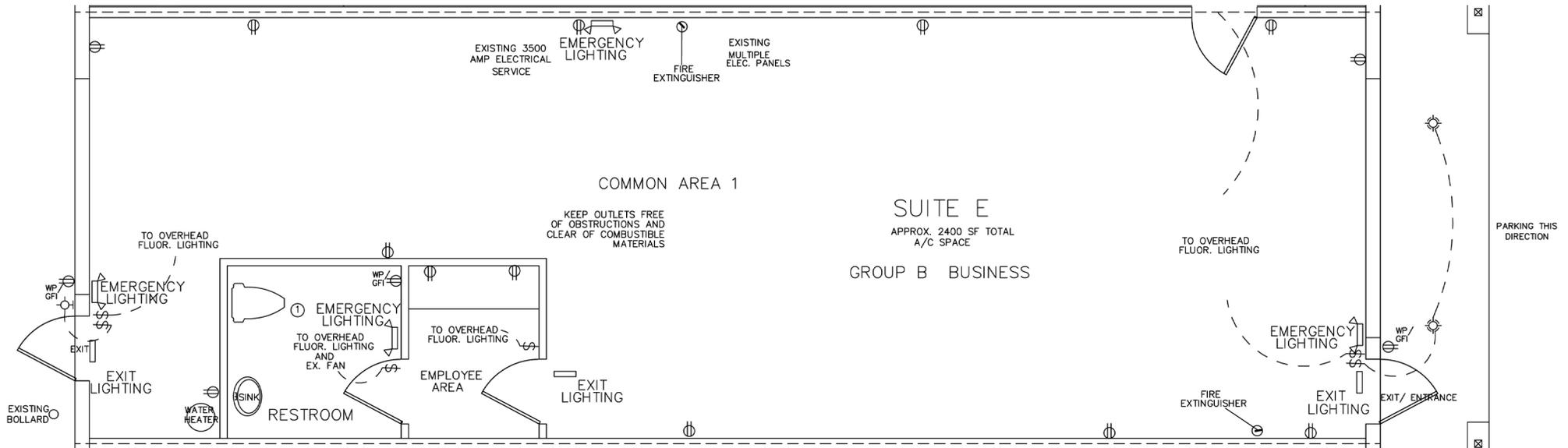
|                         | 5 Mins | 10 Mins | 15 Mins |
|-------------------------|--------|---------|---------|
| Retail Businesses       | 136    | 646     | 1,640   |
| Food & Drink Businesses | 6      | 195     | 516     |



# SUITE 111: ± 1,200 SF

## FEATURES

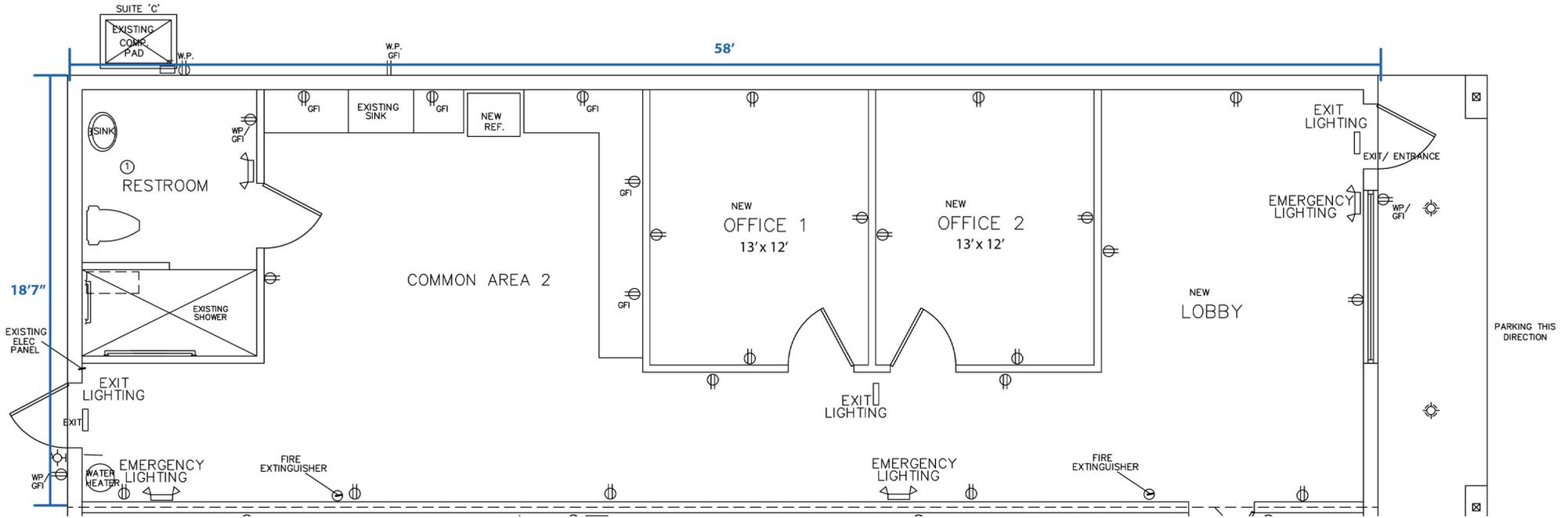
2 roll-up doors - one in front & one in back



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