

16,025 SF FREESTANDING BUILDING**1631 S. STATE ROAD 15A, DELAND, FL 32720 | \$2,950,000****AVAILABLE FOR SALE OR LEASE!****PROPERTY OVERVIEW**

Located on high-traffic SR 15A, this 16,025 SF freestanding building offers strong visibility on a clean ± 0.86 AC site. It features an open showroom/office area with large glass lines, a rear air-conditioned operations/storage space with an overhead door, and 31 concrete parking spaces. The building's 95-foot depth and flexible layout accommodate a wide range of commercial or service uses.

The site benefits from a rapidly improving corridor: the adjacent land to the north has been acquired by Toyota of DeLand, who recently closed — bringing a nationally recognized automotive anchor as an immediate neighbor. This, combined with the nearby 17-acre AdventHealth DeLand expansion and a new HCA Emergency Healthcare Center, positions this property within one of DeLand's most active growth nodes.

PROPERTY DETAILS

BUILDING SIZE:	16,025 SF
LOT SIZE:	± 0.86 AC
YEAR BUILT:	1996
PARCEL NO:	7020-23-00-0010
TRAFFIC COUNT:	25,000 AADT
ZONING:	PD, Planned Development
PARKING:	31 Concrete Spaces
BUILDING DEPTH:	95'
ADJACENT LAND:	Toyota of DeLand (recently closed)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS:	2,201	18,183	31,452
TOTAL POPULATION:	5,723	47,460	79,524
AVG HH INCOME:	\$75,474	\$81,971	\$85,533

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1631 S. STATE ROAD 15A - DELAND, FL

SR 15A CORRIDOR | HIGH TRAFFIC COMMERCIAL NODE



ADJACENT LAND - TOYOTA OF DELAND

The contiguous parcel directly adjacent to this property has been acquired by Toyota of DeLand, who recently closed on the land. This brings a nationally recognized automotive brand as an immediate neighbor, enhancing the visibility and traffic profile of this corridor.



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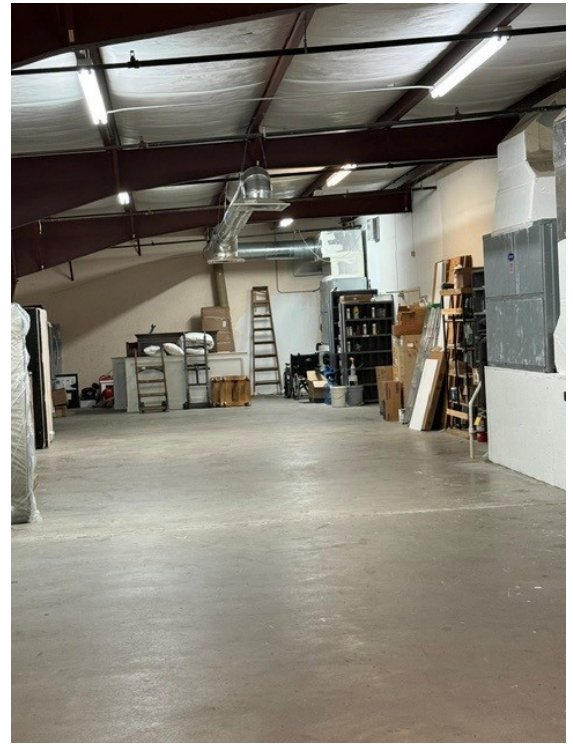
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PHOTOS



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