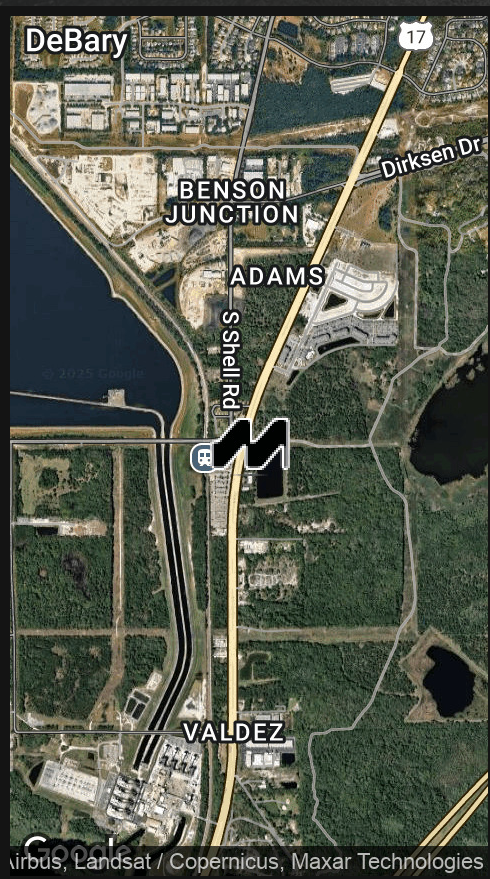




# 643 S Charles Richard

643 SOUTH CHARLES RICHARD BEALL BOULEVARD, DEBARY, FL 32713



## Property Highlights

- Automotive use permitted — rare flex availability
- Located in DeBary's primary commercial corridor
- Immediate access to I-4 for regional connectivity
- Surrounded by established industrial and service users
- Close proximity to growing residential and commercial developments

FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://millenia-partners.com)

PRESENTED BY

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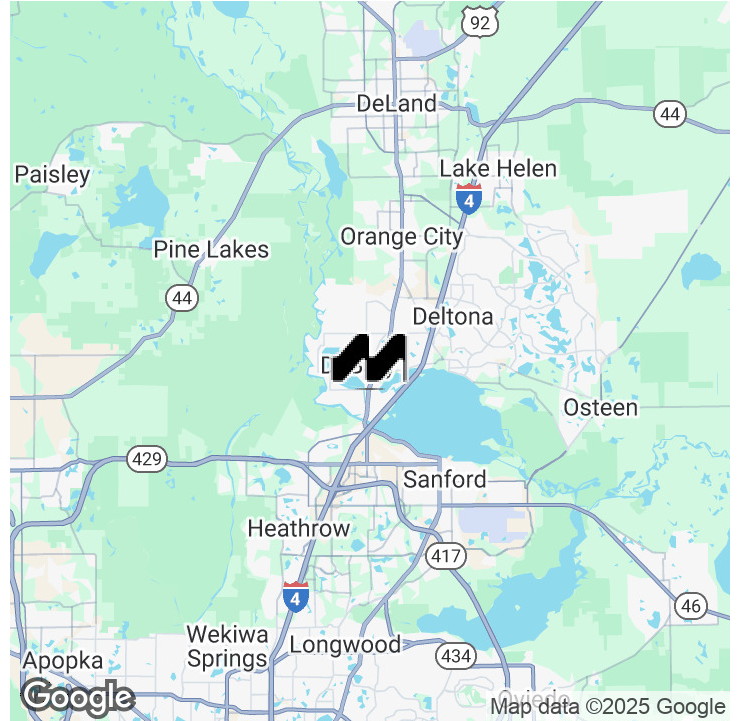




## EXECUTIVE SUMMARY

643 SOUTH CHARLES RICHARD BEALL BOULEVARD, DEBARY, FL 32713

# 643 S Charles Richard



### OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (MG)
Available SF:	2,250 - 4,000 SF
Lot Size:	1.1 Acres
Number of Units:	2
Year Built:	1990
Renovated:	2022

### PROPERTY OVERVIEW

This industrial plaza offers functional warehouse and office space in DeBary, FL with immediate access to I-4. The property features ample surface parking and strong road frontage making it highly suitable for service-based users, light industrial operations and automotive-related businesses. Each unit includes private office space and adaptable warehouse layouts designed to accommodate a wide range of operational needs.

### LOCATION OVERVIEW

Situated along one of DeBary's primary commercial corridors, this well-positioned industrial plaza offers functional flex-industrial space with excellent regional connectivity. The property sits near major transportation routes including the Sunrail, Interstate-4 and U.S. Highway 17-92, providing efficient access throughout Central Florida's logistics and service markets. The surrounding area includes a mix of established industrial, service, and commercial users, making it a strategic location for businesses seeking visibility, accessibility, and proximity to growing residential and commercial development.

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## For Lease



## ADDITIONAL PHOTOS

643 SOUTH CHARLES RICHARD BEALL BOULEVARD, DEBARY, FL 32713

# 643 S Charles Richard



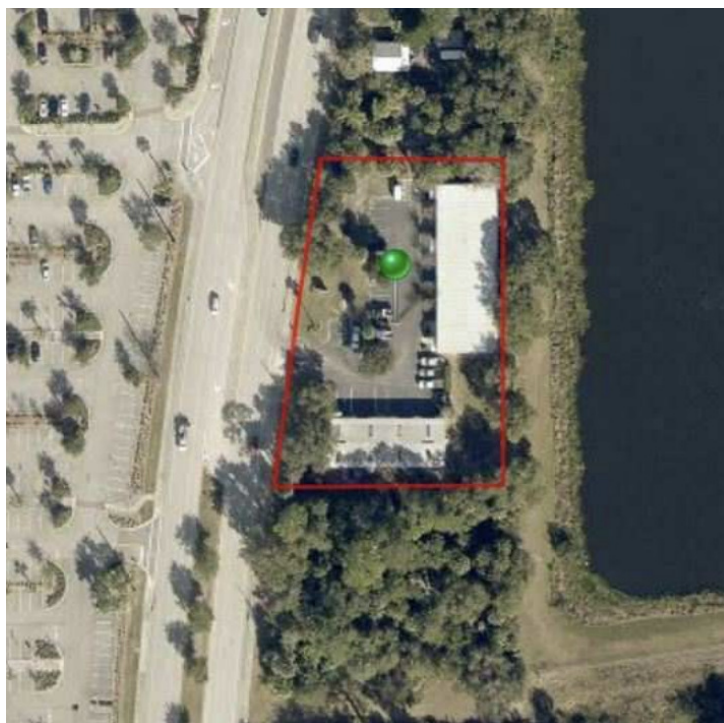
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**For Lease**

## LEASE SPACES

643 SOUTH CHARLES RICHARD BEALL BOULEVARD, DEBARY, FL 32713

# 643 S Charles Richard



### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,250 - 4,000 SF	Lease Rate:	\$14.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
643 S Charles Richard	Available	4,000 SF	Modified Gross	\$14.00 SF/yr	±4,000 SF unit with ±520 SF office and flexible warehouse, ideal for automotive, light industrial, or contractor use.
637 S Charles Richard	Available	2,250 SF	Modified Gross	\$14.00 SF/yr	±2,250 SF unit with ±403 SF office and functional warehouse, suited for automotive, light industrial, or contractor use.

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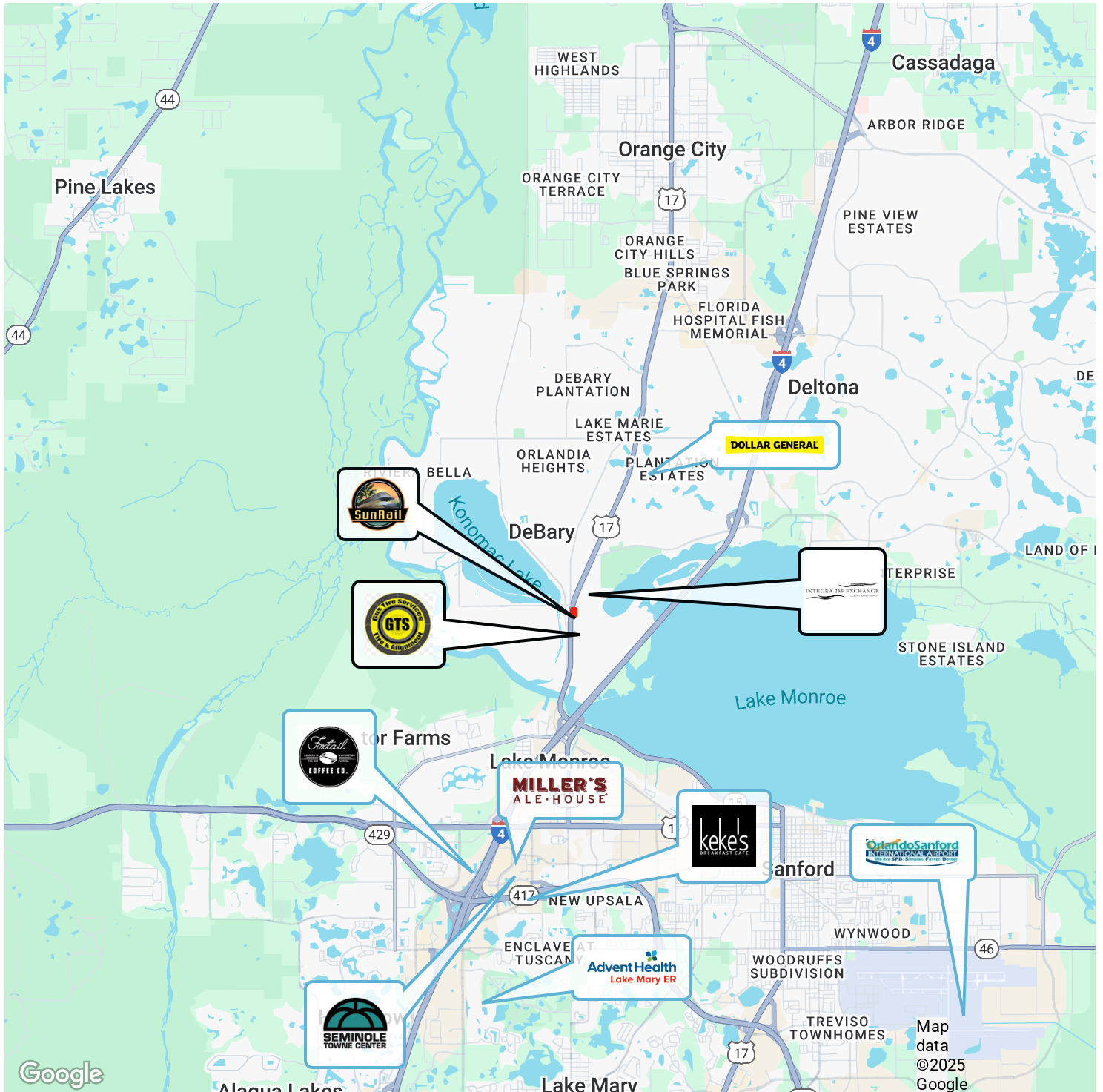
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## RETAILER MAP

643 SOUTH CHARLES RICHARD BEALL BOULEVARD, DEBARY, FL 32713

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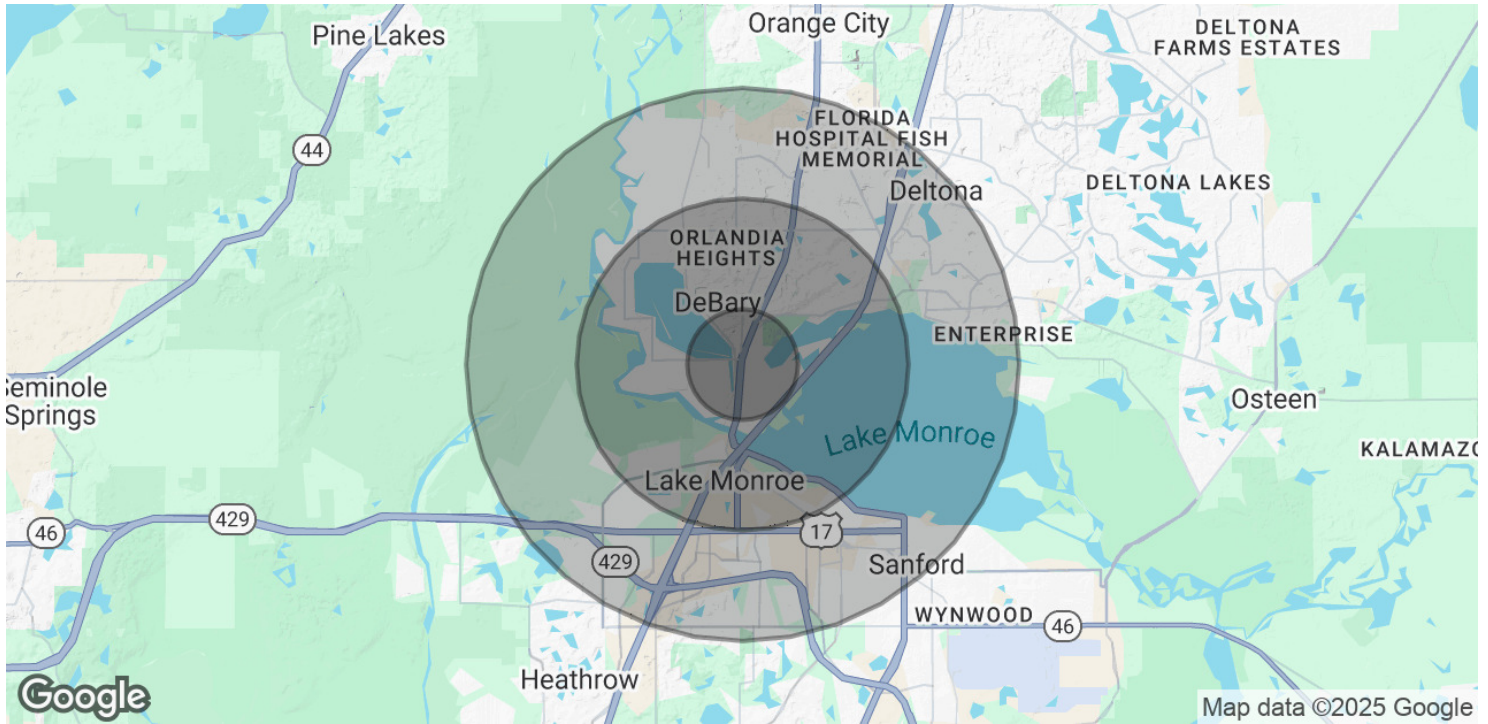
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## For Lease

## DEMOGRAPHICS MAP & REPORT

643 SOUTH CHARLES RICHARD BEALL BOULEVARD, DEBARY, FL 32713

# 643 S Charles Richard



### POPULATION

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total Population	626	26,189	86,004
Average Age	43	42	42
Average Age (Male)	43	40	40
Average Age (Female)	44	43	43

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total Households	248	10,147	33,892
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$111,822	\$107,937	\$97,041
Average House Value	\$356,033	\$403,822	\$361,565

Demographics data derived from AlphaMap

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