

4.1+/- ACRE COMMERCIAL SITE



PROPERTY DESCRIPTION

Prime Commercial Opportunity in Deland. 4.1+/- acres of highly visible commercial land at the signalized corner of W. Taylor Road (15A) and Clara Avenue.

Just around the corner from the Woodland Boulevard main business corridor with Publix, auto dealers, restaurants, and medical offices.

Additionally, the adjacent 16,025 SF freestanding retail building on 0.86+/- acres is available for purchase or lease. Combine both properties for an unbeatable investment or utilize them as standalone opportunities tailored to your needs.

Zoning permitted uses include Offices, Retail, Medical, Pharmacies, Funeral Homes, Restaurants, Fast Food w/ Drive-Thru, Convenience w/o Gas, Nursing Homes, Churches, etc.

Don't miss this chance to position your business in one of DeLand's most desirable commercial hubs!

LOCATION DESCRIPTION

Located at the signalized corner of W. Taylor Road (15A) and S. Clara Avenue approximately 0.3 miles to Woodland Boulevard, 4.5 miles to Interstate 4, and 2 miles to Downtown DeLand.

JOHN W. TROST, CCIM

Principal | Senior Advisor

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OFFERING SUMMARY

SALE PRICE: \$2,000,000

LOT SIZE: 4.1+/- Acres

PARCEL NO:
7020-00-00-0780
7020-00-00-0800
7020-00-00-0820
7020-00-00-0860

TRAFFIC COUNT: 25,000 AADT

ZONING: C-2, General Commercial

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

TOTAL HOUSEHOLDS 2,326 18,390 33,512

TOTAL POPULATION 6,024 47,974 85,362

AVERAGE HH INCOME \$75,127 \$82,588 \$86,695

LOCATION ADDRESS

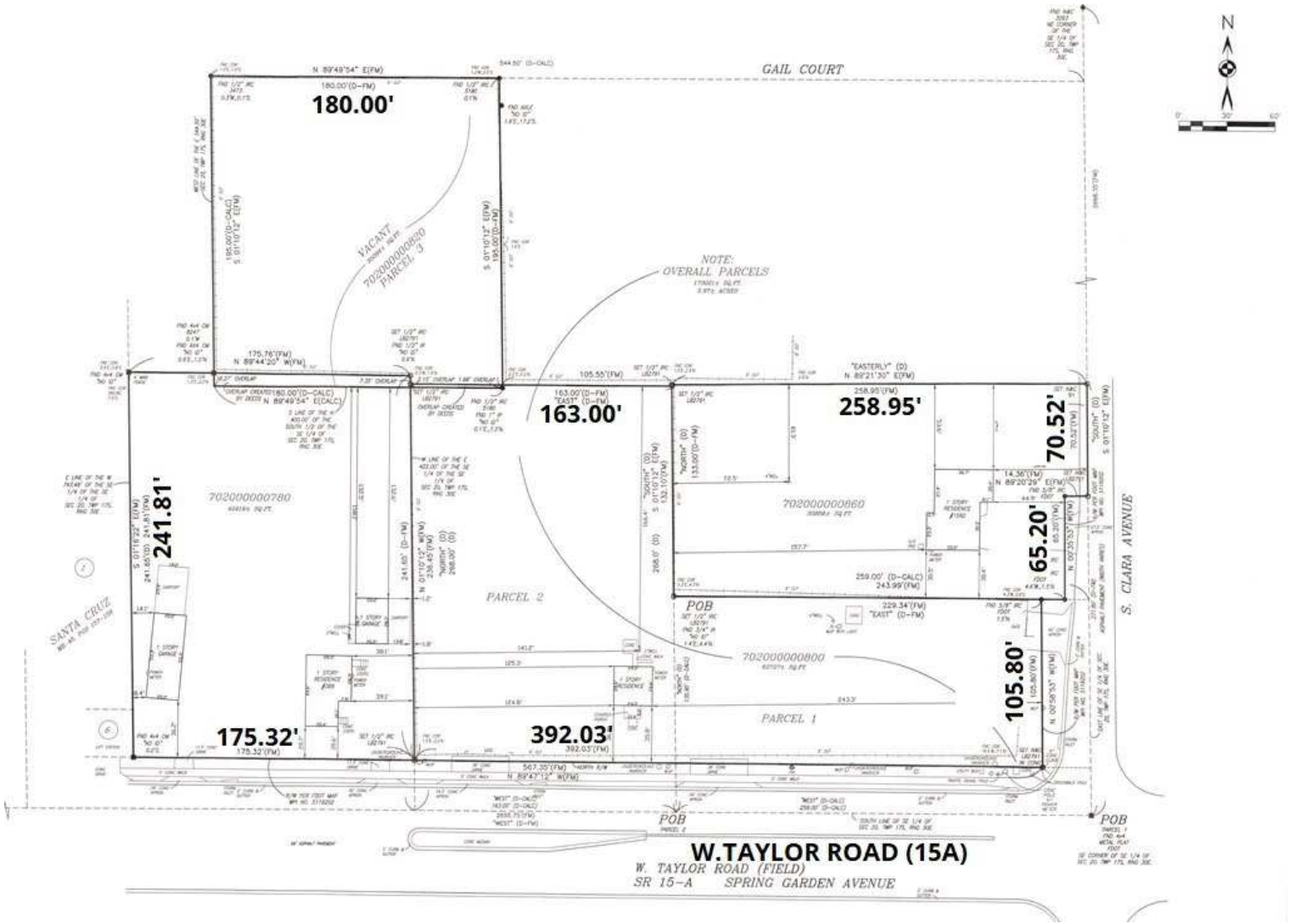
389 W. Tavlror Road (15A). DeLand. FL 32720

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SURVEY



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LOCATION MAPS



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