



For Lease

NEW YORK PLAZA

100 E New York Ave, DeLand, FL 32724

Presented by:

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Swann Real Estate

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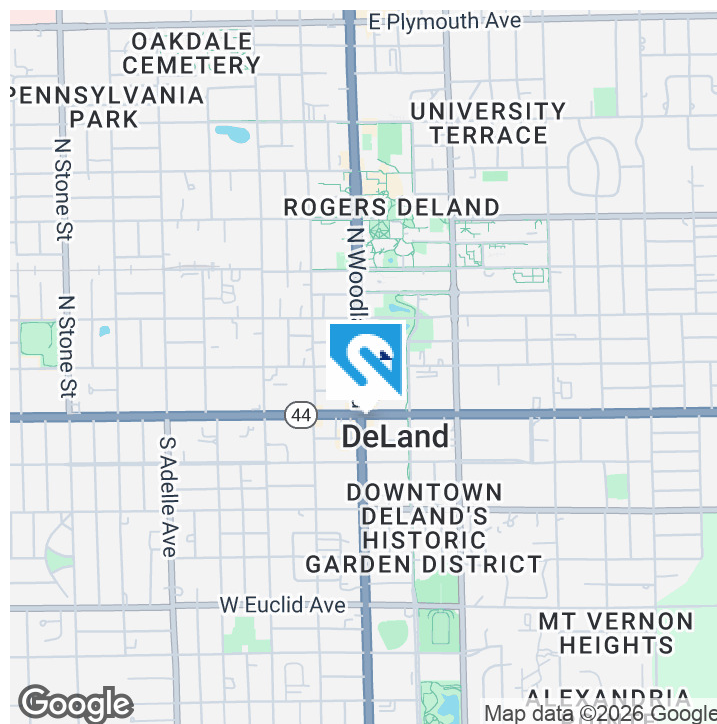


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Executive Summary



OFFERING SUMMARY

Available SF: 320 - 2,350 SF

Lease Rate: \$25.00 - 38.00 SF/yr
(MG)

Year Built: 1909

Building Size: 37,250

Market: Central Florida

Submarket: Deltona-Daytona
Beach-Ormond Beach
metropolitan area

PROPERTY OVERVIEW

Don't miss the opportunity to locate your office to Historic Downtown DeLand! Second and third floor availability. Convenient location around DeLand's delicious restaurants and growing downtown amenities. On-site and public parking available. These units have been freshly renovated and are in excellent shape, ready for your office needs.

Call for a showing today.

PROPERTY HIGHLIGHTS

- Recently renovated - offices in new condition
- Located in historic downtown
- Convenient location close to restaurants and amenities
- On-site and public parking

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Additional Photos



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Lease Spaces



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	320 - 2,350 SF	Lease Rate:	\$25.00 - \$38.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 100 E New York Ave, Suite 101	2,350 SF	Modified Gross	\$38.00 SF/yr	Step into your new office in the heart of the Downtown DeLand Historic District. This space has been freshly remodeled awaiting a tenants final touch. Featuring a dedicated entrance to the lobby area, private offices, and private restrooms. Perfect for a small bank, attorney, insurance and more. Space of this size and quality rarely becomes available and won't last long. Steps away from popular DeLand restaurants and amenities. Inquire today to schedule a showing. Rent is \$32/SF + \$6/SF CAM. Please note: square footage includes a proportion of the common area of the building
■ 100 E New York Ave, Suite 305	512 SF	Modified Gross	\$26.00 SF/yr	For those seeking a small professional office setting, this is it. Inquire today to schedule a showing. Base rent is \$20/SF + \$6/SF CAM.

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Lease Spaces



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 100 E New York Ave, Suite 325	1,037 SF	Modified Gross	\$27.00 SF/yr	Step into your new office on the 3rd floor with a corner view of New York Ave and Woodland Blvd. You're steps away from Downtown DeLand's award winning restaurants and amenities. This office space is perfect for small businesses with a lobby/waiting area, two private offices, and space for a conference room. Restrooms located on the same floor.
■ 100 E New York Ave, Suite 340	320 SF	Modified Gross	\$25.00 SF/yr	For those seeking a small professional office, look no further. Inquire today to schedule a showing. Base rent is \$19/SF, CAM os \$6/SF.

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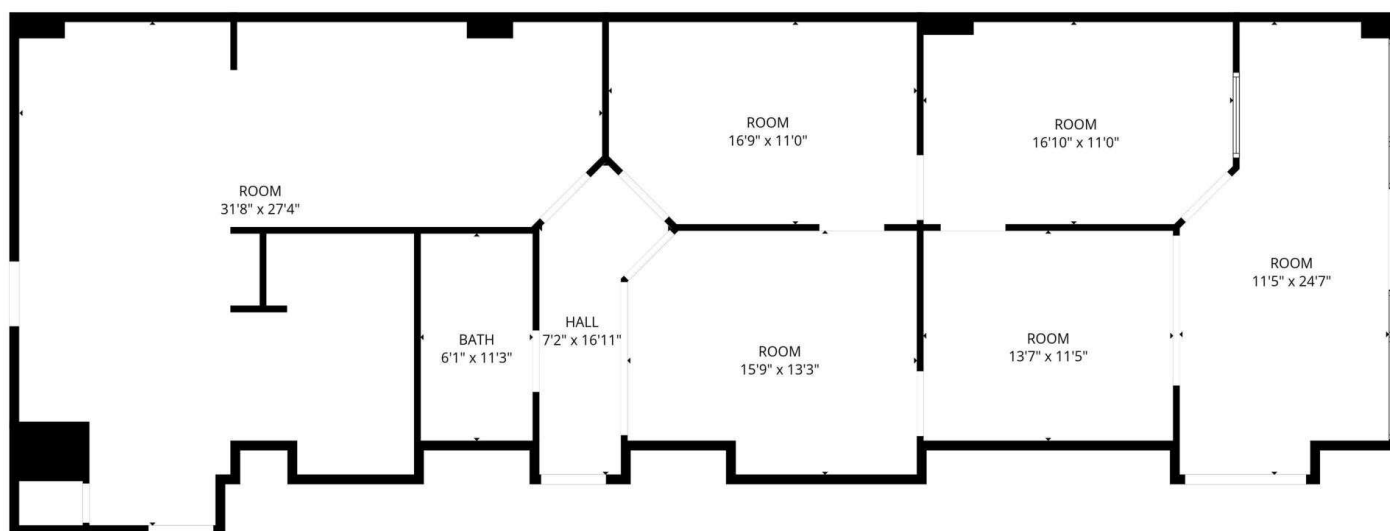


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Suite 101 Floor Plan



MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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3rd Floor - Floor Plans



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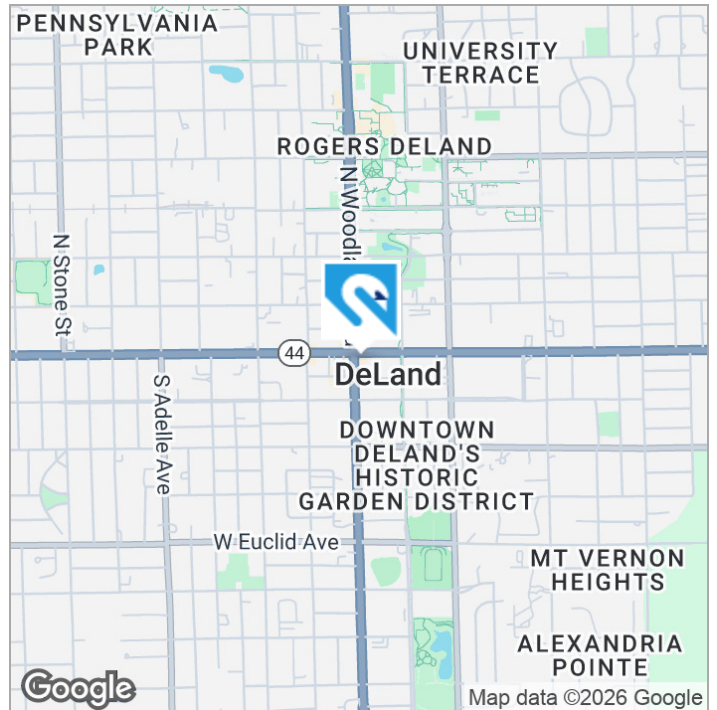
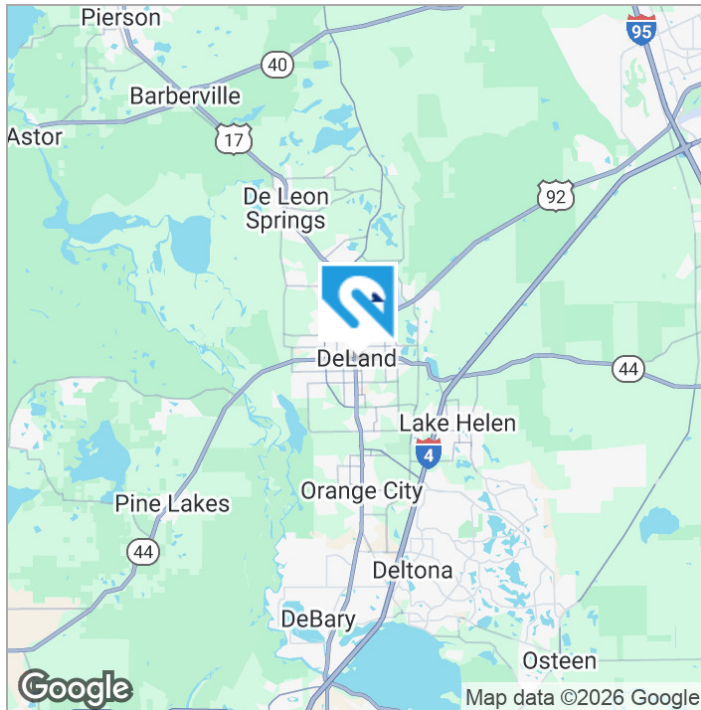
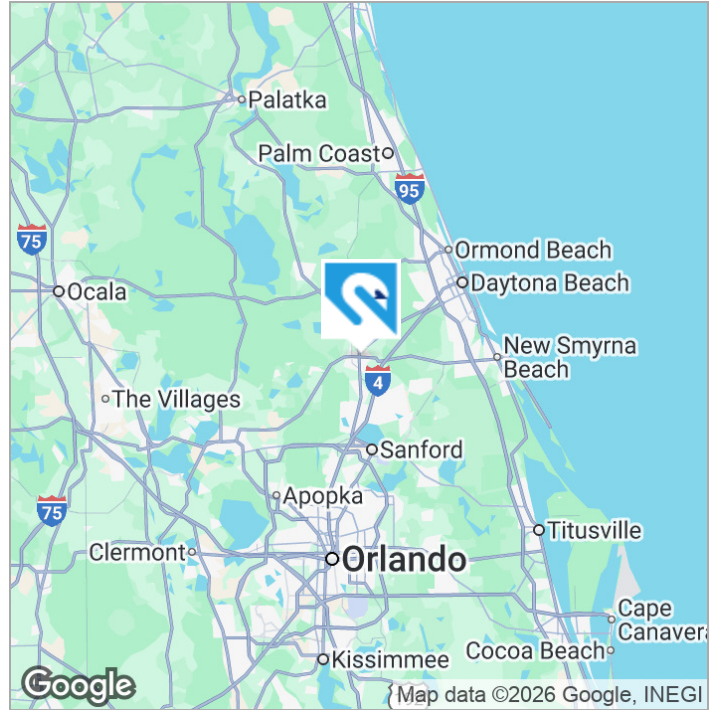
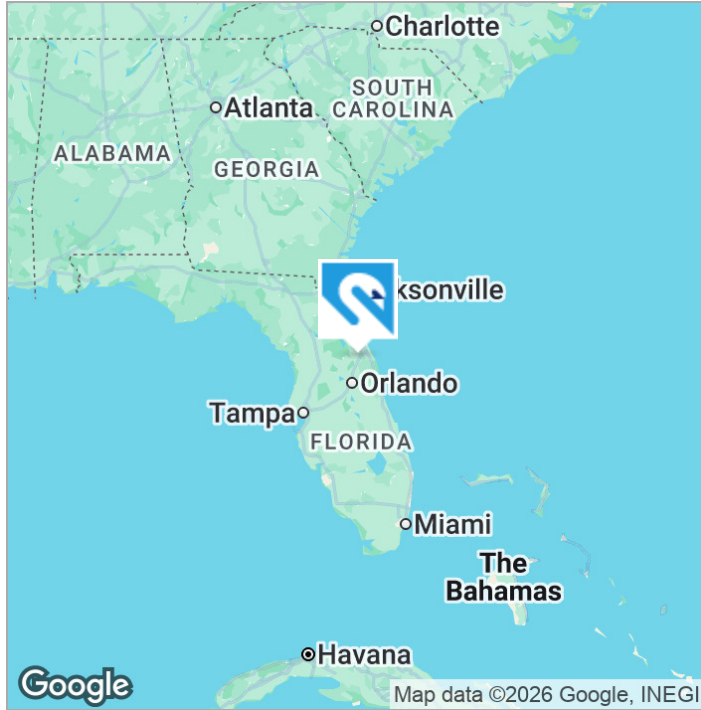


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Location Maps



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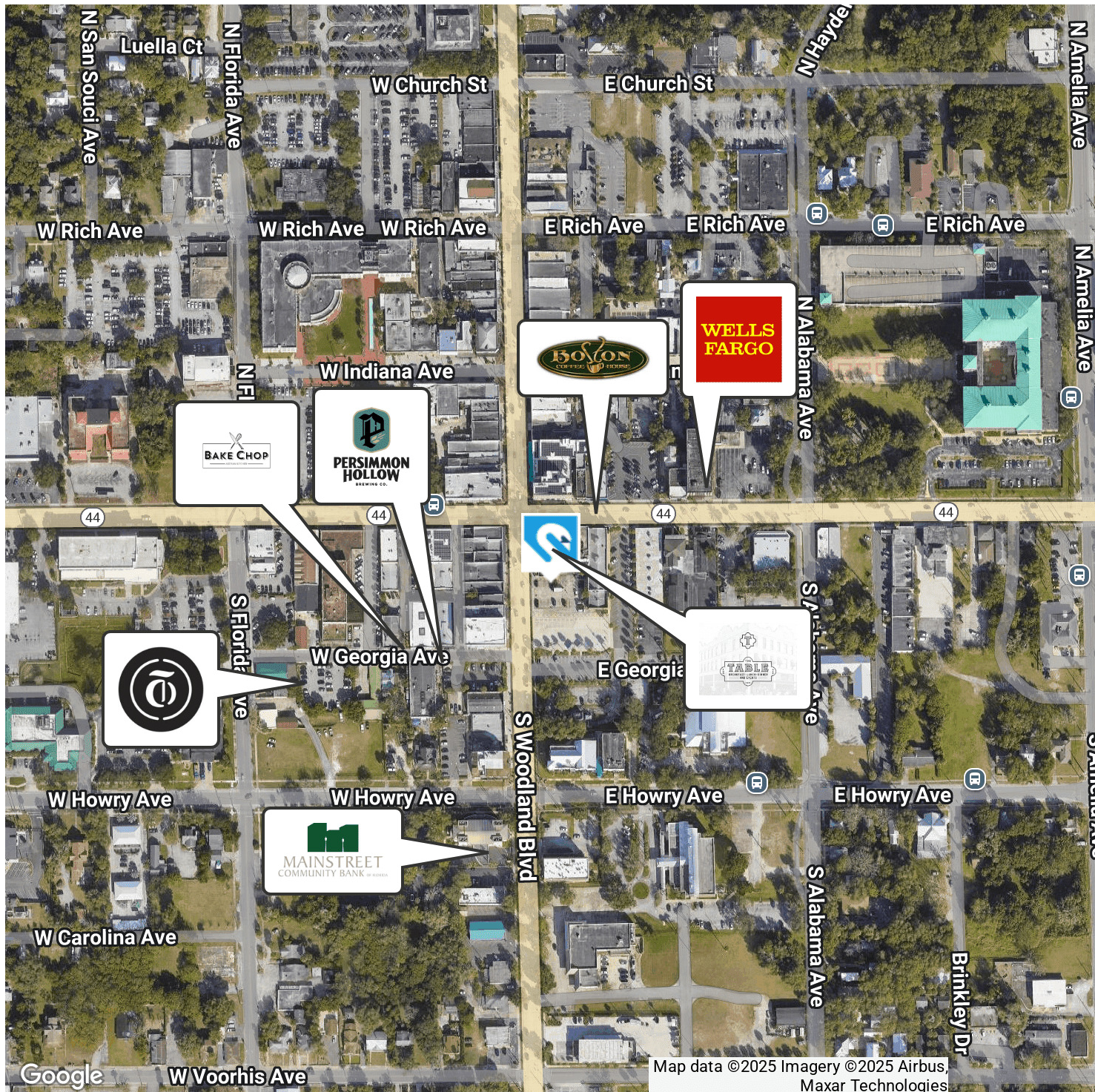


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Retailer Map



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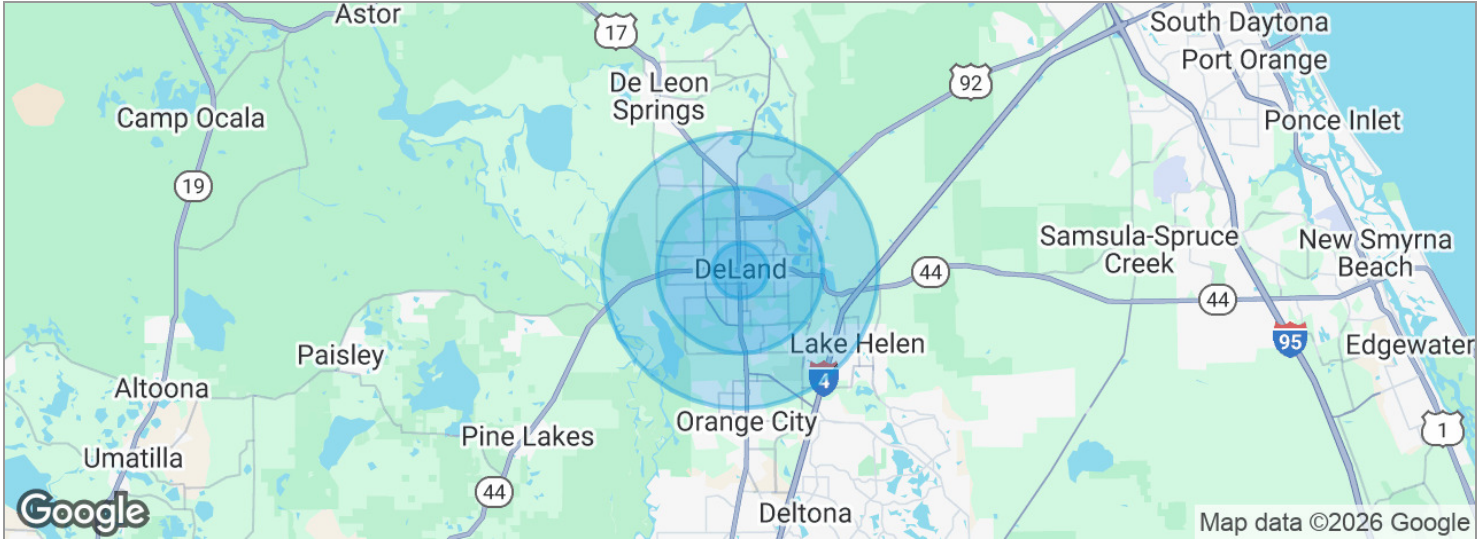


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Demographics Map



	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	9,573	38,463	60,131
Median age	31.7	37.8	40.8
Median age (male)	26.3	34.7	38.7
Median age (Female)	36.8	40.3	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,466	14,272	22,921
# of persons per HH	2.8	2.7	2.6
Average HH income	\$41,484	\$49,592	\$56,367
Average house value	\$204,580	\$213,258	\$225,061

* Demographic data derived from 2020 ACS - US Census

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Meet Our Commercial Team



Founded as a real estate brokerage firm in 1987 by J. Todd Swann (a native Delandite and Stetson University graduate), Swann Real Estate has served the DeLand and Central Florida area for over thirty years. Soon after its founding, Commercial and Property Management divisions were established to assist with investors looking to own real estate assets in DeLand.

Over its history, Swann Real Estate has constantly grown and adapted to market conditions and cycles. Through real estate transactions and management, the team at Swann Real Estate has been instrumental in the development of DeLand and Central Florida as both a home and destination. Part of the fabric of DeLand and Central Florida, Swann Real Estate has been an established part of the local community since 1987. We understand local policy and work hard to support local business.

Real estate is a people business. At Swann Real Estate, we consider every one our customers to be friends and strive to represent them and their interests with integrity, responsibility, and persistence. All Swann Real Estate agents are REALTORS® and most have additional credentials including: CCIM, Master's of Science in Real Estate, GRI, CDPE, e-PRO, Argus DCF & Developer Certifications. We've got you covered.

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