

**AVAILABLE FOR  
SUBLEASE**

**2 N Charles R Beall Blvd.**  
**DeBary, FL 32713**

**PROPERTY HIGHLIGHTS**

- Available: 22,618 SF
- ±132' of frontage | ±22' clear height
- Access to signalized intersection (36,500 AADT)
- Delivery Q4 2026



2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	7,638	36,270	90,790
Median HH Income	\$82,779	\$75,840	\$76,126
Median Age	48.4	45.6	44.5

**AREA TENANTS**



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# MARKET AERIAL



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# FLOOR PLAN





1 Proposed Plan Overview  
SCALE: 1/16" = 1'-0"

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# DRIVETIME MAP

## 2025 DEMOGRAPHICS

	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
 POPULATION	<b>11,438</b>	<b>41,586</b>	<b>128,781</b>
 HOUSEHOLDS	<b>4,758</b>	<b>16,943</b>	<b>51,925</b>
 DAYTIME POPULATION	<b>10,629</b>	<b>42,691</b>	<b>125,391</b>
 AVERAGE HH INCOME	<b>\$95,885</b>	<b>\$93,900</b>	<b>\$101,678</b>
 MEDIAN AGE	<b>46.8</b>	<b>45.2</b>	<b>42.3</b>

