



For Sale or Lease

425 South Woodland Boulevard
Deland, FL 32721

Scott Edwards
scott.edwards@streamrealty.com
407.214.0022



Property Overview

Property Highlights

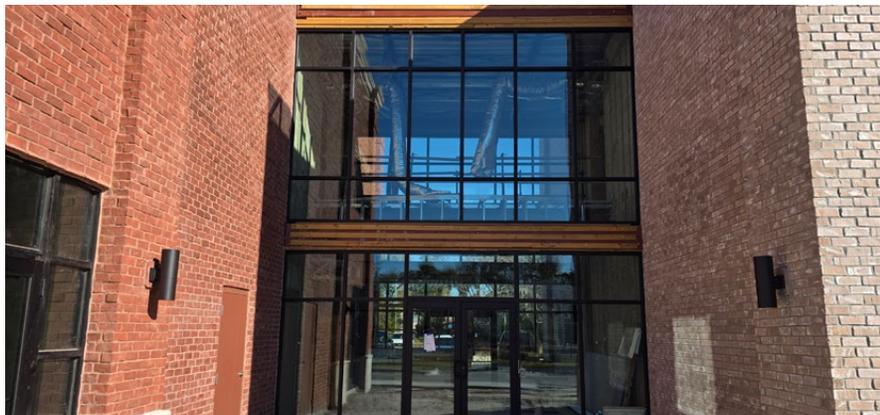
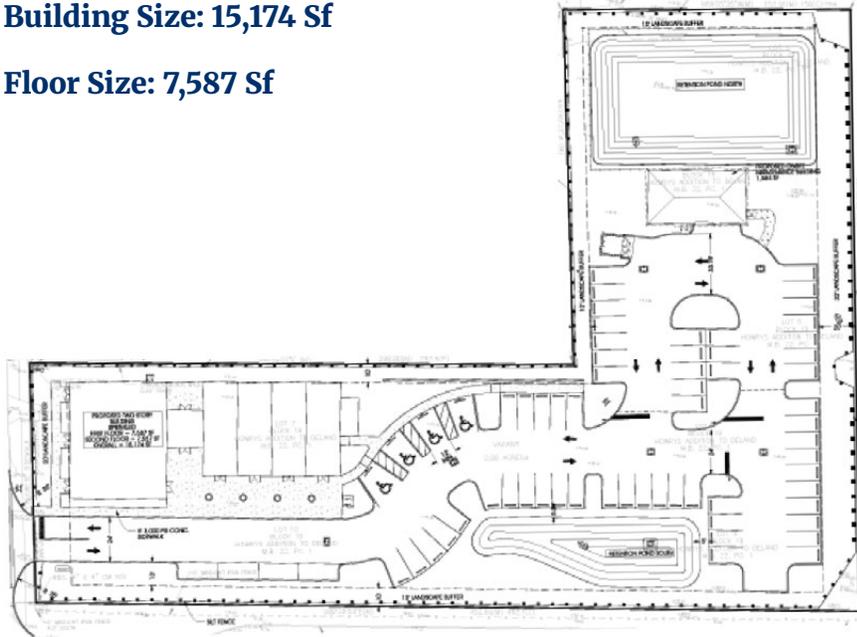
- 15,174 SF × 2 story office building
- Available: 2,000 SF – 10,000 SF
- 5:1,000 parking and 3-phase power
- C-2 Zoning
- GC ready to buildout interior Immediately (Pending TI Allocation)
- Estimated gray-shell delivery: January 1st, 2026
- Walking distance to downtown Deland and Stetson University
- 2.4 miles to Advent Health Deland hospital system
- Brand New 180-unit multifamily development with 11,000 SF retail located 1 block away



Site Plan

Building Size: 15,174 Sf

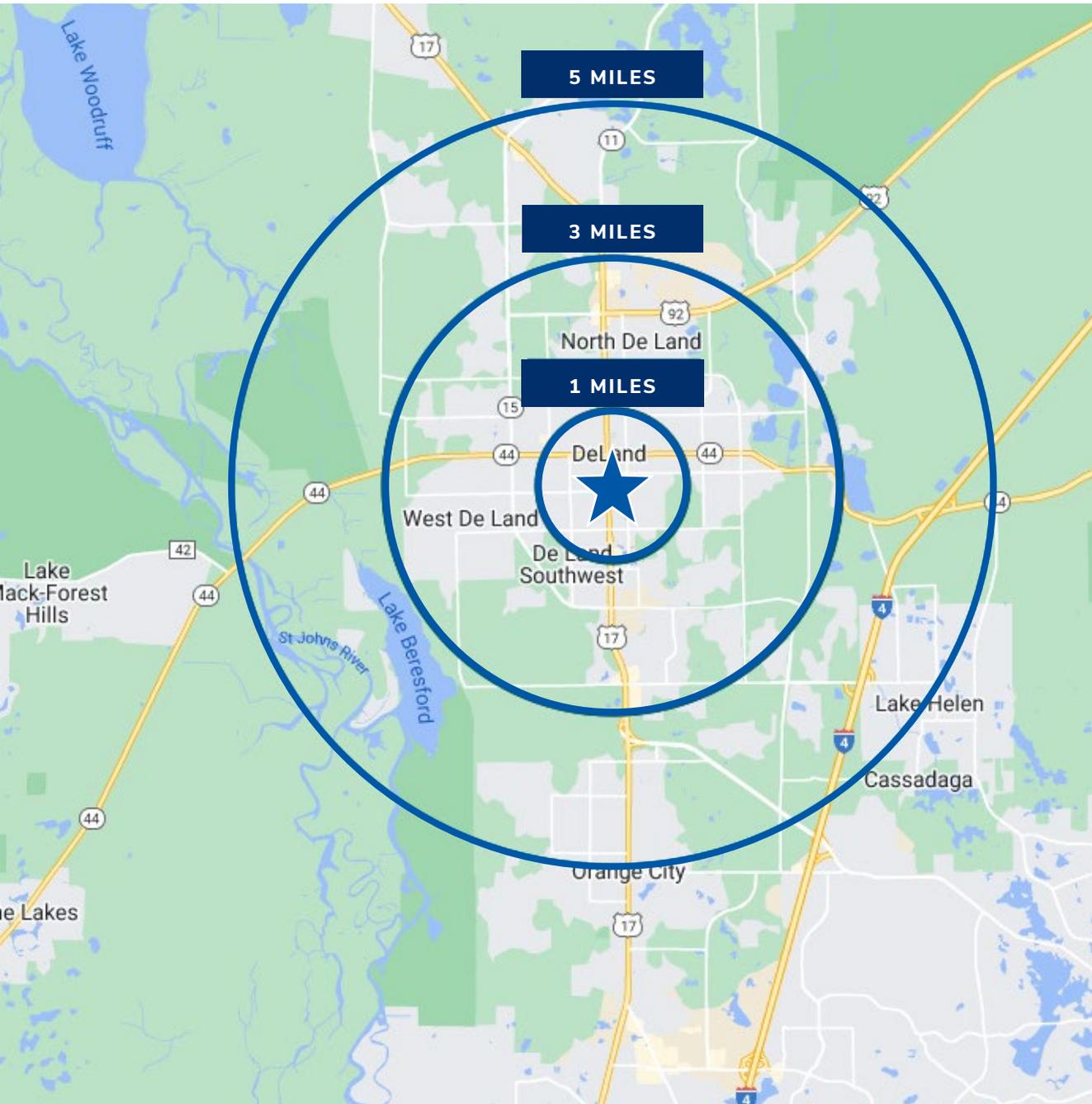
Floor Size: 7,587 Sf



Location Overview

Area Demographics

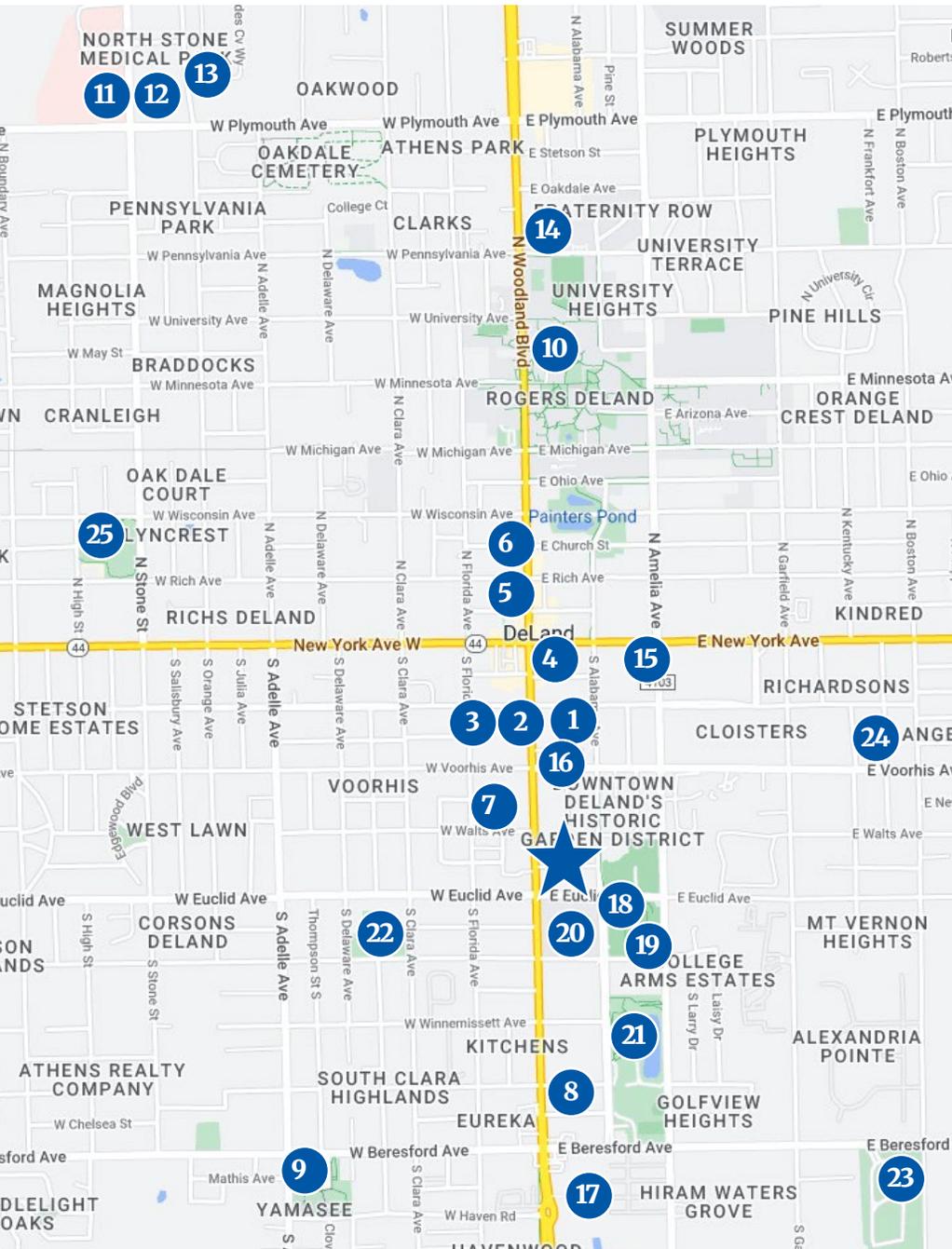
	1 Miles	3 Miles	5 Miles
Population	11,444	46,392	75,627
Total Households	4,358	18,363	30,222
Average Income	\$32,478	\$55,885	\$61,743
Median Age	36.9	40.6	42.9
Daytime Population	10,024	25,518	32,291



Location Overview

Nearby Amenities:

- Chicas Cuban Cafe
- Cafe Da Vinci
- Trilogy Coffee Roasting
- The Table
- Half Wall DeLand
- Santorini Greek Cuisine
- The Twisted Chopstick
- Anthony's Pizza
- Spring Hill BBQ
- Einstein Bagels
- Advent Health Deland
- AdventHealth Cancer Institute Deland
- Accel Clinical Research
- Advent Health Sports Med & Rehab Stetson
- Deland Wellness Center
- Ace Hardware
- Walmart
- Deland Little League Fields
- Spec Martin Municipal Stadium
- Melching Field
- Earl Brown Park
- Deland Chisholm Center
- Deland Memorial Gardens
- Eastside Park & Playground
- Freedom Playground



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Let's Connect

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