



FIRST MOVER ADVANTAGE TO AN UP-AND-COMING RESIDENTIAL AREA CURRENTLY LACKING ADEQUATE RETAIL SERVICES



RETAIL/OFFICE SPACE FOR LEASE

909 Charles R Beall Blvd, DeBary, FL 32713

Contact: Jesse King
Sales & Leasing Associate

E: Jesse@FCPG.com
P: 407.872.0177 ext. 136

Contact: Ben Kuykendall
Senior Sales & Leasing Associate

E: Ben@FCPG.com
P: 407.872.0177 ext. 131

Contact: Dan Van Nada, CCIM
Vice President of Brokerage Services

E: Dan@FCPG.com
P: 407.872.0177 ext. 117

For Lease: \$20.00 / SF, NNN

Suite 101: \pm 1,200 SF

Suite 113: \pm 1,200 SF



ENDCAP SUITES

Two separate endcap units available – an office layout with two private offices, open work area plus break area, and an open layout that can accommodate a variety of retail uses

Just south of DeBary's 216 Acre Transit Overlay District with +1,000 residential units constructed or underway

Located along one of DeBary's primary commercial corridors - Charles R Beall Blvd / HWY 17-92 (38,000 AADT)

Excellent visibility and accessibility, with I-4 access only 2 minutes away

Directly adjacent to White Sign Company, Riverside Business Park, and DeBary Business Centre – generating retail traffic along the corridor and creating a built in customer base of nearby employees

2025 DEMOGRAPHICS



Total Population



Total Households



Average HH Income

5 Mins

2,731

1,086

\$98,389

10 Mins

51,806

21,534

\$110,895

15 Mins

187,227

75,043

\$108,982

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.

THE NEIGHBORHOOD



DAYTIME POPULATION

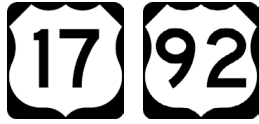
± 198,672
(within 10 mins)



TOTAL EMPLOYEES

± 35,578
(within 10 mins)

Drive Times & Traffic Counts



1 MIN
(0.05 miles)



2 MINS
(0.9 miles)



5 MINS
(4.2 miles)

Average Annual Daily Trips

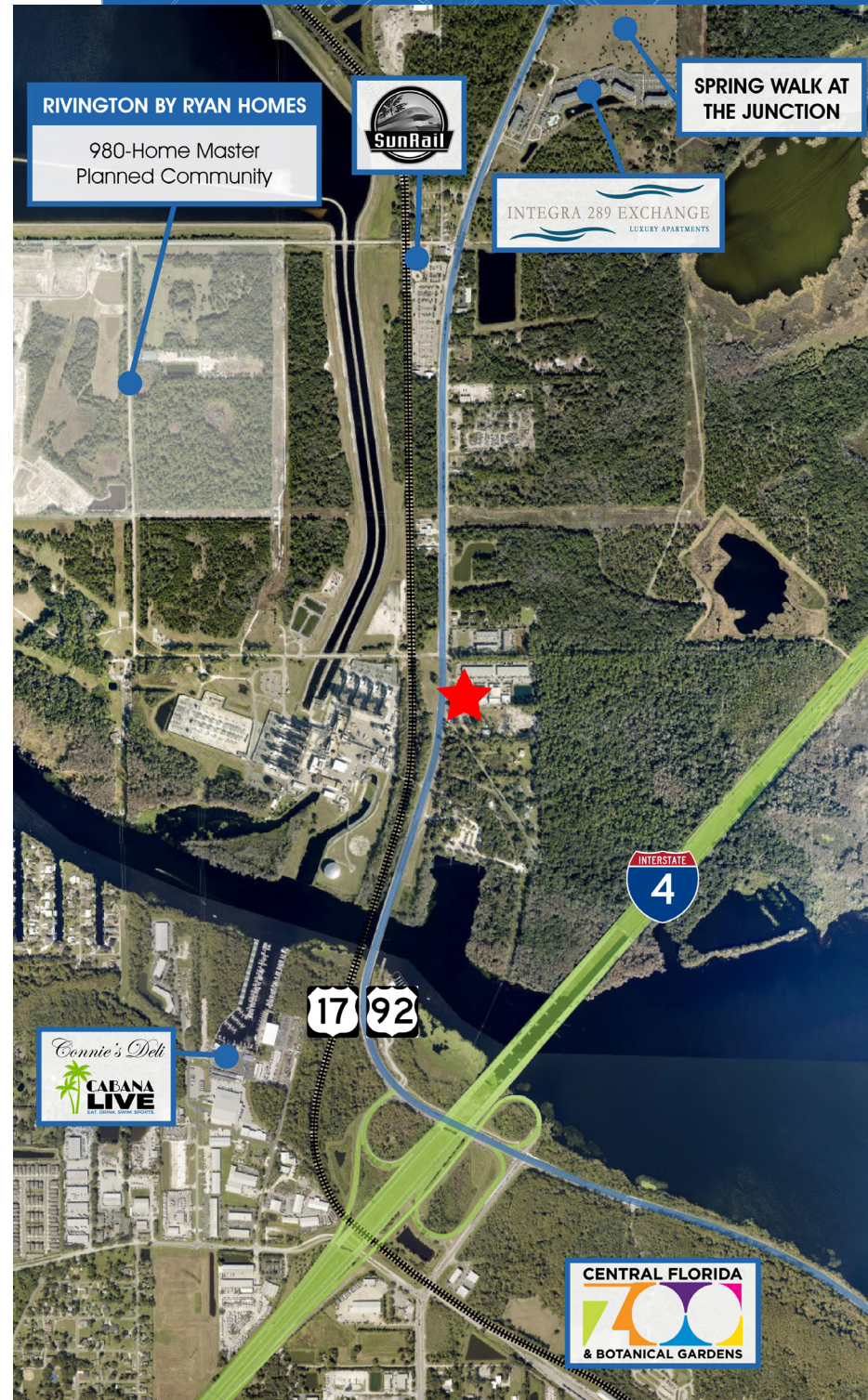
2024

Charles R Beall Blvd (HWY 17-92)	38,000
Interstate 4	140,000

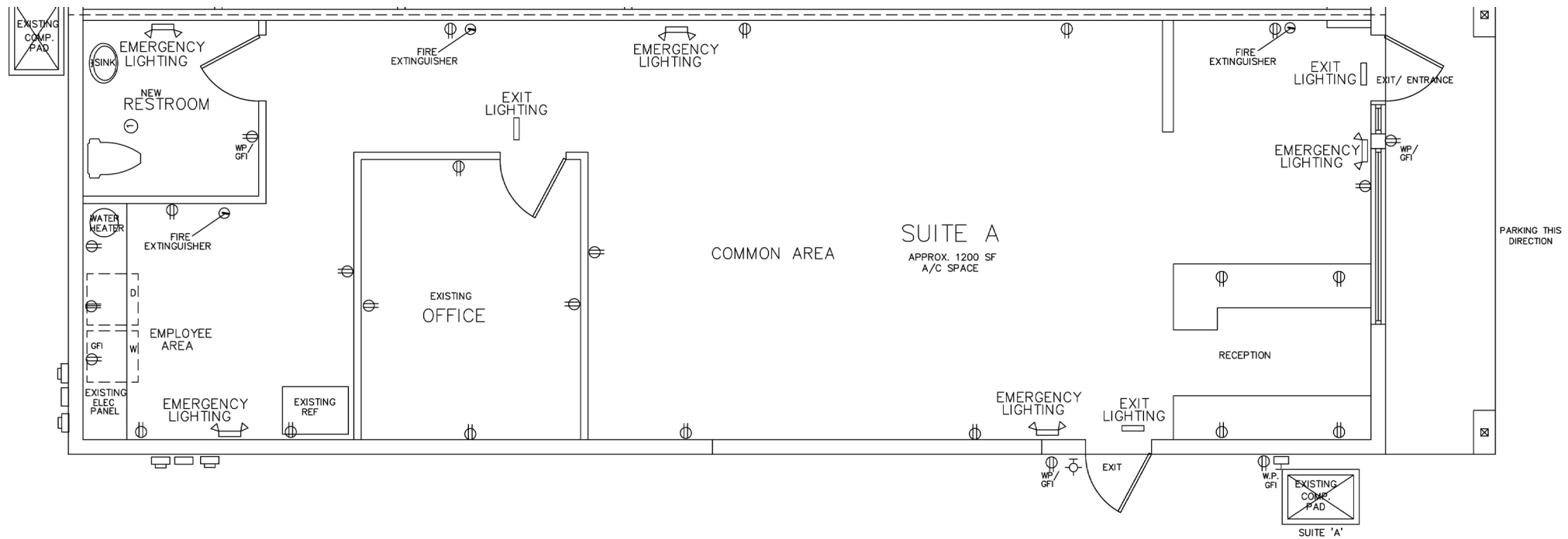
Surrounding Businesses

2025

	5 Mins	10 Mins	15 Mins
Retail Businesses	136	646	1,640
Food & Drink Businesses	6	195	516



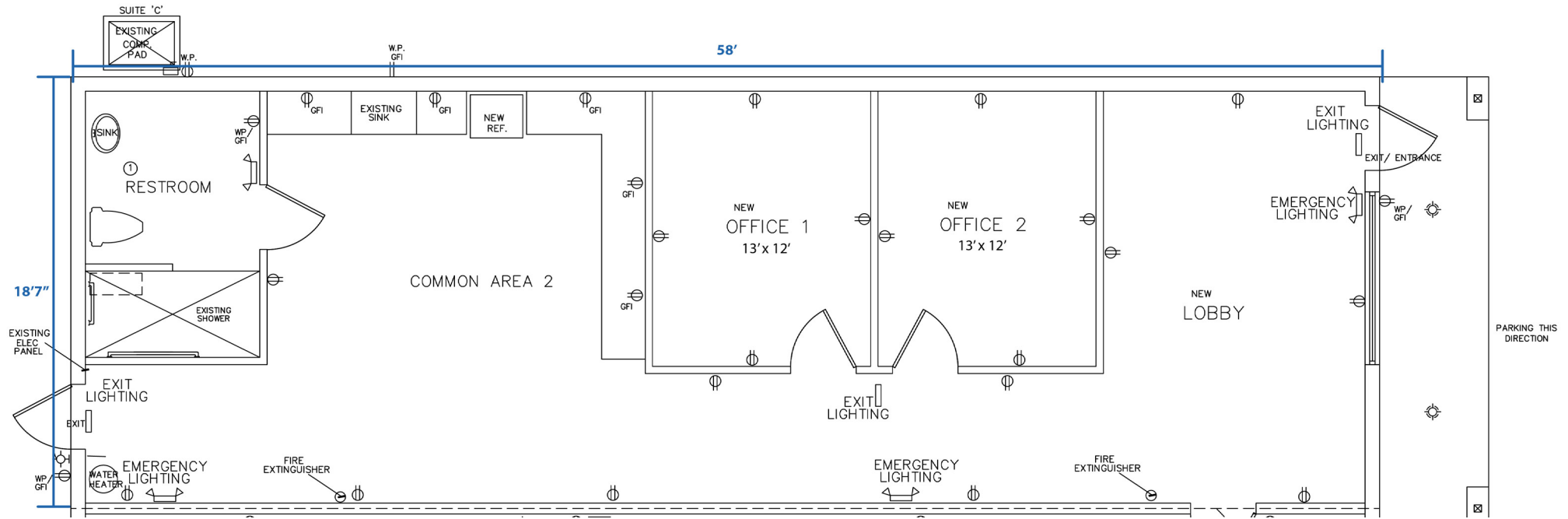
SUITE 101: ± 1,200 SF



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.

SUITE 113: ± 1,200 SF



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.