

RETAIL **GROUND LEASE & BUILD-TO SUIT** AVAILABLE



OUTPARCEL A

OUTPARCEL B

OUTPARCEL C

DELTONA PLAZA

.69 ACRES

1.5 ACRES

.60 ACRES

DELTONA BOULEVARD

AA DT: 15,500

*Deltona Plaza*

**MULTI-OUTPARCEL DEVELOPMENT OPPORTUNITY**

1200 DELTONA BLVD, DELTONA, FL 32725

## HIGHLIGHTS



### LAND AREA

15.86 Acres



### BUILDING AREA

129,637 sq.ft



### PARKING SPACES

564



### FLOOD ZONE

Not located within a flood zone



### LANDSCAPING

The landscaping consists primarily of ground cover, grass turf, shrubs and trees



### ACCESSIBILITY

The property has four points of egress/ingress



### SIGNAGE

There are 3 monument signs located on the property



### ZONING

C-1 (Commercial)

## PROPERTY HIGHLIGHTS

- » **Ground Lease Rate: \$60,000/year**
- » **Ground Lease or Build-to-Suit Options**
- » Three commercial high-visibility lots remaining
- » **Parcel ID(s): 813006000030 & 813006000024**
- » **ZONING: C-1 (Retail Commercial)**
- » Jurisdiction: City of Deltona

## KEY HIGHLIGHTS

- » Four Lane traffic with (4) points of entry
- » Strong traffic count along Deltona Blvd and Enterprise Road
- » Serves the greater Deltona, Orange City, Deland, Osteen & surrounding area
- » Located approximately one mile from I-4 in dense residential corridor.
- » Conveniently located near several major destinations, including Halifax Health Campus & Amazon Fulfillment Center.
- » Strong existing tenant mix including U.S Department of Veteran Affairs, Davita, Family Health Source, Crunch Fitness, Newman Veterinary Centers, Richard Milburn Academy, Jackson Hewitt & more.
- » Newly opened Volusia County Tax Collector office.

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### Garito & Company

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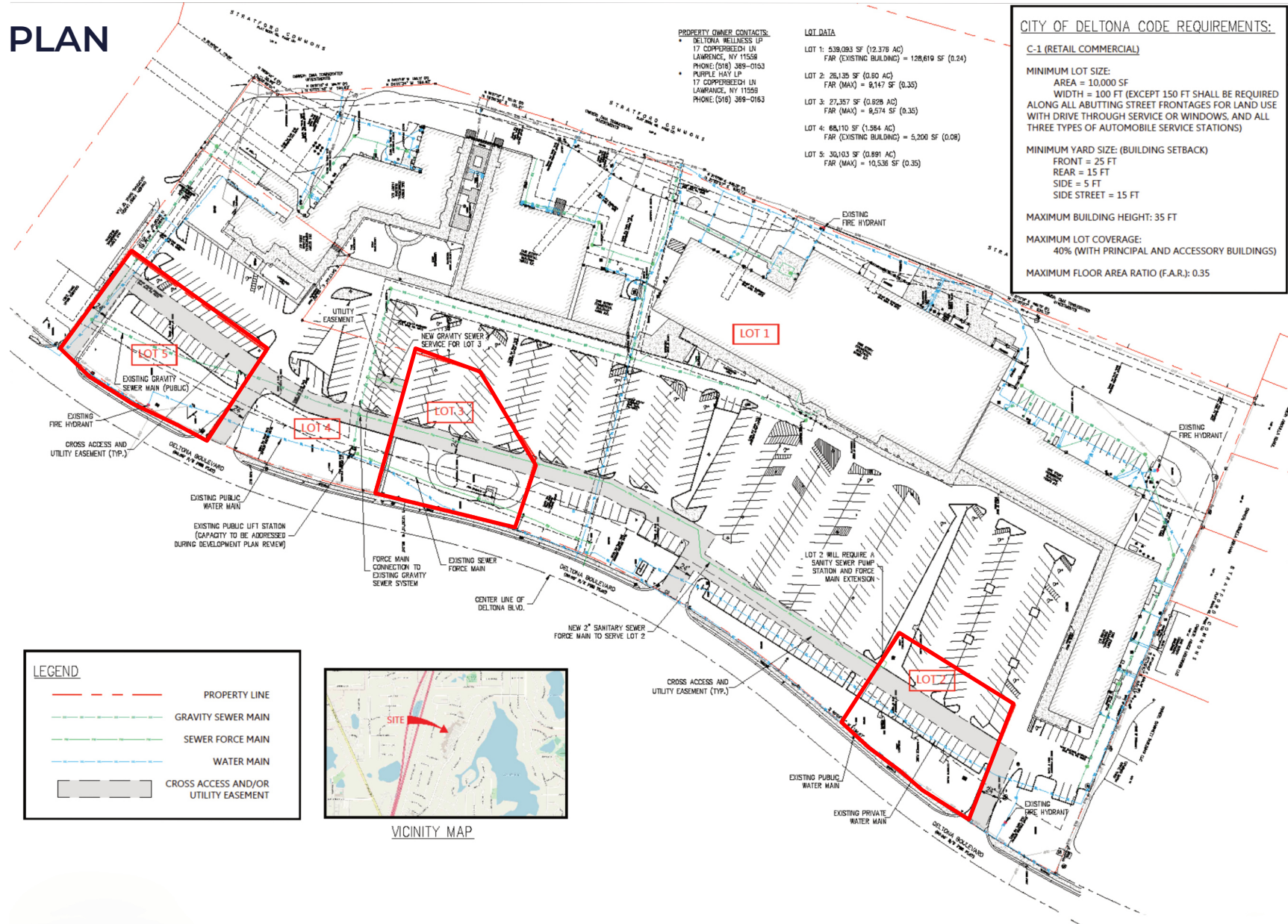
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# SITE PLAN



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# OUTPARCEL OPPORTUNITY

## OUTPARCEL A

**LOT SIZE:** 30,103 SF (0.691) AC

**FAR:** 9,574 SF (0.35) AC

## OUTPARCEL B

**LOT SIZE:** 27,357 SF (0.628) AC

**FAR:** 9,574 SF (0.35) AC

## OUTPARCEL C

**LOT SIZE:** 26,135 SF (0.60) AC

**FAR:** 9,147 SF (0.35) AC

\*The above numbers are based on pre-approved site survey. Final maximum allowances to be determined by the City.



## CONCEPTUAL USES



DRIVE-THRU QSR



MEDICAL OFFICE



AUTOMOTIVE PARTS



CAR WASH



DAY CARE



GROCER

\*[Click Here](#) for additional C-1 use-related options and information per City of Deltona Sec. 110-315.

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# TENANT MAP



UNIT	TENANT	SQFT
1A	C's Waffles	1,200
2	Surterra Wellness	1,250
3	Shinner Accounting Services	650
4	Hughes Homes Realty	600
5	Monster Pizza	1,200
6/7	<b>AVAILABLE</b>	<b>750</b>
8	Smoke Shop	1,200
9-17	Newman Veterinary	8,630

UNIT	TENANT	SQFT
18/19	Iglesia De Dios El Faro	1,682
20	VEMA	1,000
21-22	<b>AVAILABLE</b>	<b>1,400</b>
23-26	Davita Dialysis	9,331
27/28	Volusia County Tax Collector	6,840
29	Jackson Hewitt	1,750
30	Coin Laundry	1,750
31	Deltona Barber	848
32-33	Murphy's Bar & Liquor	3,500

UNIT	TENANT	SQFT
34	Murphy's Bar & Liquor	2,000
34/35	<b>SECOND GEN RETAIL</b>	<b>8,500</b>
40A	Family Health Source	24,000
40B	Crunch Fitness	21,260
41-47	U.S. Dpt of Veteran Affairs	10,489
48	Palm Tree Podiatry	1,400
49	Lightly Nail and Spa	1,400
50-56	Richard Milburn Academy	8,800

UNIT	TENANT	SQFT
57-58	Executive Dry Cleaners	2,400
59/60	Mr Chef Indian Cuisine	1,800
61/62	Deltona Martial Arts	3,000
<b>GROSS LEASABLE AREA</b>		<b>131,319</b>

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**OTHER RETAILERS**

- DENNY'S**
- SONNY'S BBQ**
- ZAXBY'S**
- PIZZA HUT**
- JEREMIAH'S**
- STEAK N' SHAKE**
- WALGREENS**
- TACO BELL**
- ULTA BEAUTY**



RADIUS	3 MILE	5 MILE
# of Households	24,286	41,052
Average HH Income	82,996	84,628
Population	62,054	107,664

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Simplified

COMMERCIAL REAL ESTATE.

**GARITO & COMPANY** is a full-service commercial real estate firm specializing in retail & development. Our headquarters is located in Orlando, Florida with satellite offices across the country. Founded in 2015 by Tim Garito.



**TENANT REPRESENTATION.** Garito & Company's retail tenant representation professionals provide retailers with deep market knowledge and skillful lease negotiations to maximize success.



**LEASING.** Our leasing professionals help our clients maximize value through comprehensive marketing strategies and implementation of solutions that ensure a positive impact while producing measurable results.



**DEVELOPMENT.** Garito & Company can help owners with new site development or re-positioning an existing site, helping guide the project every step of the way.



**ACQUISITIONS & DISPOSITIONS.** Whether looking to expand or dispose of assets, rely on Garito & Company for comprehensive, up-to-date assessments of market dynamics and demographic trends that shape investment decisions.



**PROPERTY MANAGEMENT.** Our in-house property managers handle day-to-day operations, carefully evaluating their assets and recommending cost-effective strategies.



A FEW OF OUR HAPPY CLIENTS



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## DISCLOSURE

### DELTONA PLAZA

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