

NNN Income

Partial  
Redevelopment

Full  
Redevelopment



For Lease

1398 S. Woodland Boulevard  
DeLand, Florida

Colliers

# The Property

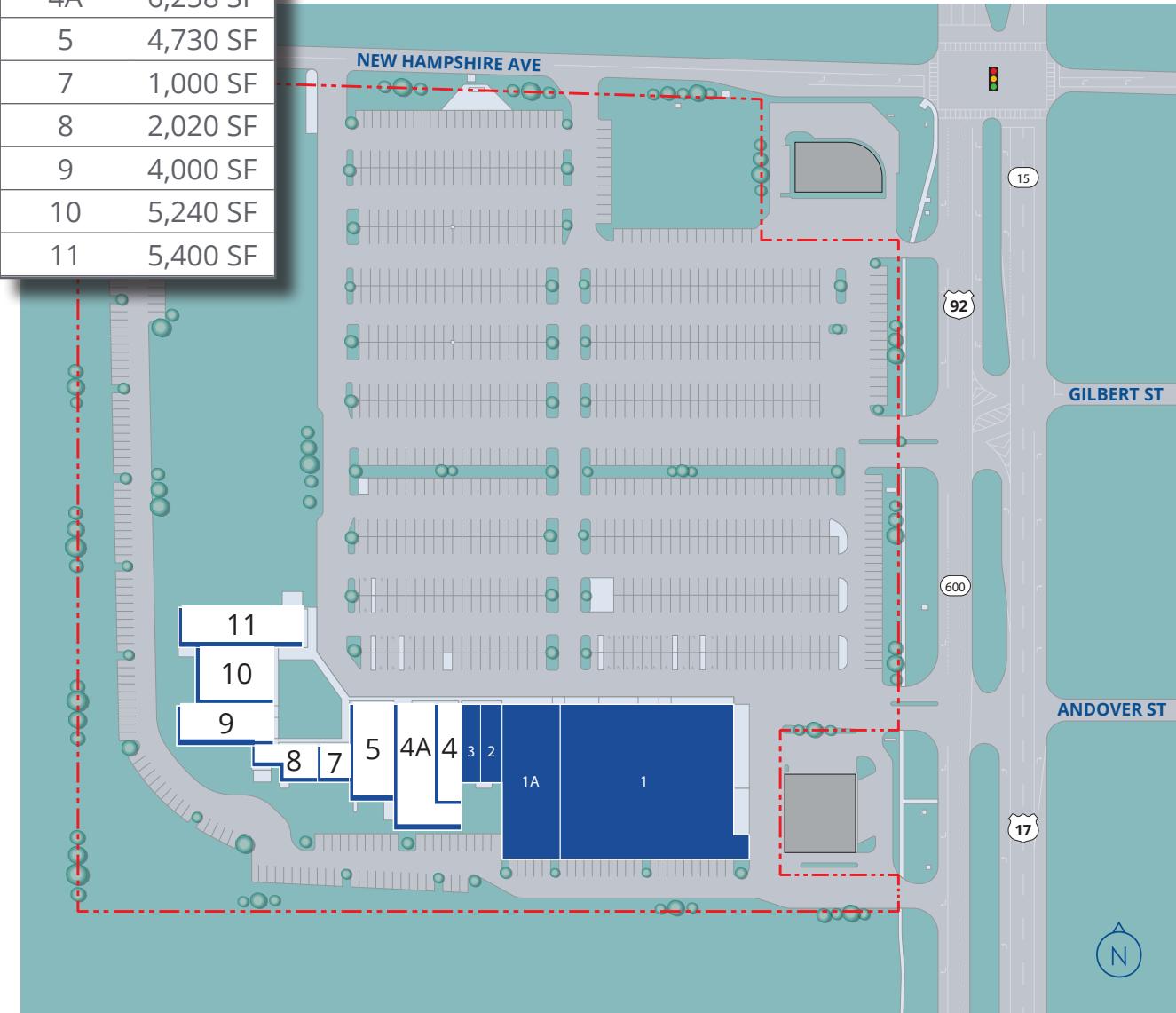
## Highlights

- Up to 31,480 SF available for lease
- 748 parking spaces
- High visibility from 17-92 with four (4) access points
- Two (2) access points off New Hampshire Avenue
- Prime location in growing area and close proximity to Downtown DeLand
- Easy access to Interstate-4

## AVAILABLE

Suite	Size
4	2,842 SF
4A	6,258 SF
5	4,730 SF
7	1,000 SF
8	2,020 SF
9	4,000 SF
10	5,240 SF
11	5,400 SF

 Leased Spaces





## Neighborhood

The immediate area around 1398 S Woodland Boulevard is mainly composed of commercial buildings, including retail stores, restaurants, and other businesses. However, if you venture a few blocks in any direction, you'll find quiet residential streets with tree-lined sidewalks and well-maintained homes.

The neighborhood is located south of the heart of DeLand, which is a historic city with a vibrant downtown area that's home to many shops, restaurants, and cultural attractions. The city is also home to Stetson University, a private liberal arts college that's considered one of the best in the region.

## Land Use Designation

The property falls under the category of Commercial/Office/Residential (COR). This land use designation allows for a mix of commercial, office, and residential uses on the property. This means that businesses can operate in the area, while also allowing for residential development and even a combination of both, such as a mixed-use building with offices and apartments.

The COR designation is intended to encourage the creation of vibrant and diverse communities, where people can live, work, and play all in the same area. It can also offer opportunities for developers to create multi-use properties that meet the needs of both businesses and residents, while also providing a variety of amenities and services.

## Demographics



## Contact us:

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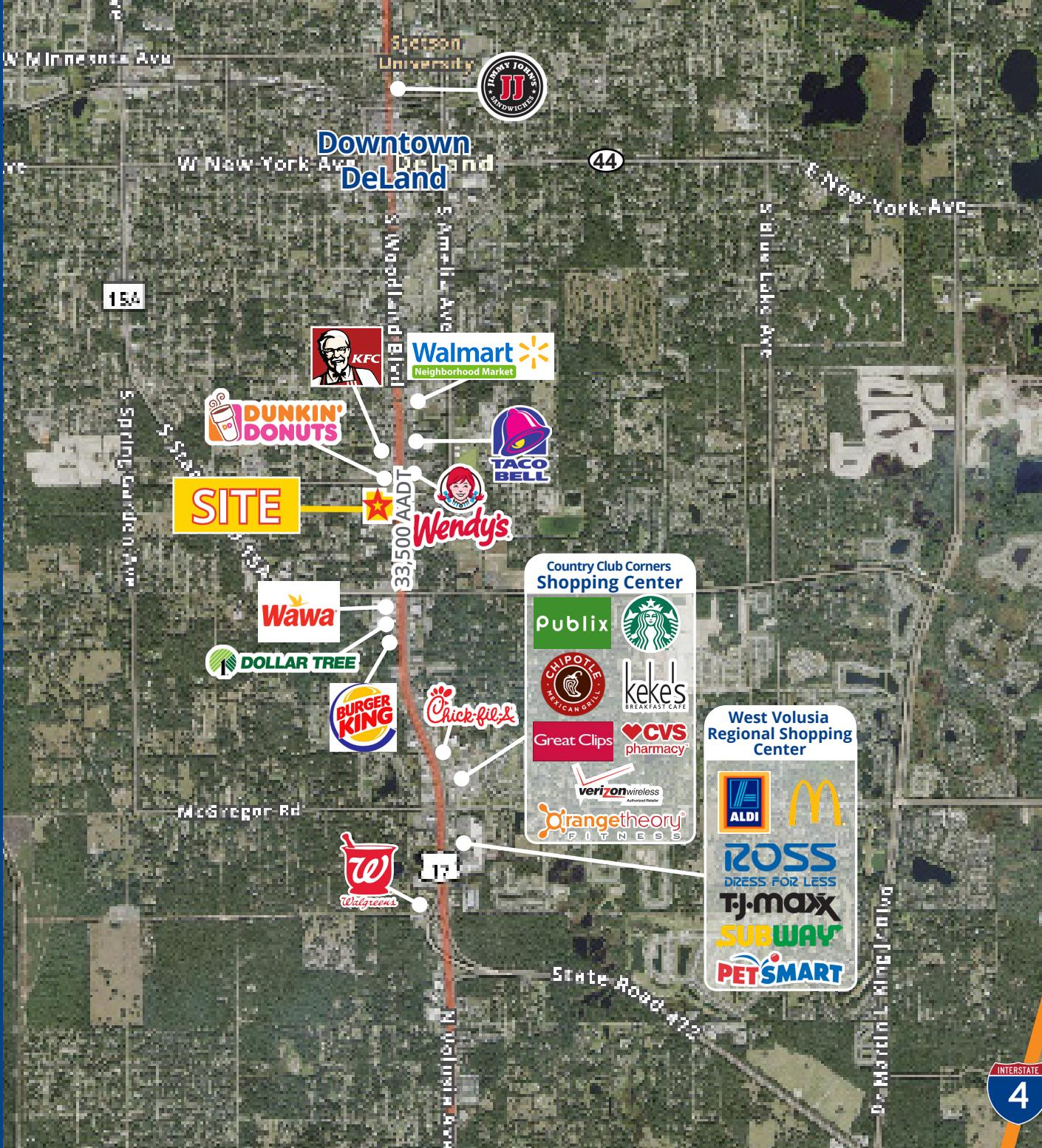
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