



## Commercial/Retail: 120 E New York Ave, DeLand, FL 32724

This brochure highlights the key features and potential of the unique neighborhood center at **120 E New York Ave** in the rapidly growing downtown DeLand community.

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### Highlights

- **Prime Downtown Location:** Situated in the picturesque downtown area, within walking distance to iconic landmarks, boutique shops, acclaimed restaurants, and beautiful parks.
- **Strong Potential:** Features tenants in place with both short-term and long-term leases, offering potential upside.
- **Commercial Zoning:** Zoned C-2A, Downtown Commercial District (City of DeLand), suitable for storefront retail and office use.
- **Solid Construction:** One-story building of solid brick construction (1965 build year).

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### Property Details

Feature	Specification
<b>Address</b>	120 E New York Ave, DeLand, FL 32724
<b>Property Type</b>	Retail/Office (Neighborhood Center)
<b>Gross Leasable Area</b>	approximately 9,152 SF
<b>Lot Size</b>	approximately 0.33 - 0.50 Acres
<b>Year Built</b>	1965
<b>Zoning</b>	C-2A - Downtown Commercial District
<b>Parking</b>	Ample parking space included, with overflow options nearby.

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### DeLand Community Advantage

DeLand is a dynamic and growing community strategically located between Orlando and Daytona Beach, offering the convenience of urban amenities with a charming small-town feel.

- **Vibrant Downtown:** A rich historical heritage with a wide range of unique shops, restaurants, and cultural attractions.
- **Education:** Home to [Stetson University](#), fostering an educated and diverse population.
- **Quality of Life:** Known for its commitment to green spaces, parks, and recreational opportunities, attracting families and outdoor enthusiasts.