

RETAIL FOR SALE

915 S State Road 15A, DeLand, Florida 32720

FAMILY DOLLAR



PANTHER
CAPITAL GROUP

OFFERING MEMORANDUM

EXCLUSIVE SALE AGENTS:



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**FAMILY
DOLLAR**

INVESTMENT HIGHLIGHTS

- Family Dollar
- Prime Investment Opportunity in DeLand, FL
- 6.27% CAP Rate
- Lease Increases by 10% in June 2026



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PROPERTY SUMMARY

| | |
|-----------------|-----------------------------------|
| Address | 915 S SR 15a, Deland, FL 32720 |
| Building Status | EXISTING |
| GLA | 8,099 SF |
| Floors | 1 |
| Zoning | C-2 |
| Typical Floor | 8,099 SF |
| Year Built | 2011 |
| Tenancy | SINGLE |
| Construction | MASONRY |
| Parking | 26 Spaces/2.83 Ratio |



PROPERTY SUMMARY

| | |
|----------------------|---|
| Land Area | 1.35 AC |
| Zoning Description | General C-2 zoning suitable for most commercial needs |
| Frontage Street Name | Spring Garden Ave |
| Frontage | 122 FT |
| Curb Cuts | 1 |
| Street Type | Primary |
| APN/Parcel ID | 7020-00-00-0050 |
| Features | Pylon Sign, Signage |



INVESTMENT OVERVIEW



Investment Summary

| | |
|---------------------|----------------|
| LIST PRICE | \$1,300,000.00 |
| CAP RATE | 6.27% |
| NOI | \$81,499.16 |
| GROSS RENTAL INCOME | \$102,500 |

MARKET OVERVIEW

DELAND, FLORIDA

DELAND, FLORIDA IS A GROWING MARKET THAT OFFERS STRONG POTENTIAL FOR RETAIL DEVELOPMENT, SUPPORTED BY ROBUST POPULATION GROWTH AND EXPANDING RESIDENTIAL COMMUNITIES. SINCE 2020, THE CITY HAS SEEN A POPULATION INCREASE OF OVER 16%, GROWING AT AN ANNUAL RATE OF APPROXIMATELY 3.6%. THIS STEADY INFLUX OF RESIDENTS IS DRIVING DEMAND FOR RETAIL AMENITIES AND SERVICES, POSITIONING DELAND AS A STRATEGIC LOCATION FOR BUSINESSES LOOKING TO CAPTURE A GROWING CUSTOMER BASE.

THE CITY FEATURES A DIVERSE MIX OF COMMERCIAL PROPERTIES, INCLUDING OFFICE, INDUSTRIAL, AND RETAIL SPACES, WHICH CREATES FLEXIBILITY FOR FUTURE DEVELOPMENT AND ADAPTIVE RE-USE OPPORTUNITIES. THE HOUSING MARKET REMAINS ACTIVE, WITH THE MEDIAN HOME PRICE CURRENTLY AT \$365,000 AND HOMES TYPICALLY SPENDING AROUND 63 DAYS ON THE MARKET. WHILE PRICING HAS SEEN A SLIGHT YEAR-OVER-YEAR ADJUSTMENT, THE CONSISTENT LEVEL OF ACTIVITY IN THE RESIDENTIAL SECTOR SUPPORTS CONTINUED DEMAND FOR NEIGHBORHOOD-SERVING RETAIL. OVERALL, DELAND’S GROWTH TRAJECTORY, EXPANDING POPULATION, AND BALANCED REAL ESTATE LANDSCAPE MAKE IT AN ATTRACTIVE ENVIRONMENT FOR RETAIL INVESTMENT AND LONG-TERM STABILITY.



| DELAND | 2010 Census | 2021 Estimate | 11 Year Comparison | 2026 Projected |
|-------------------------------|-------------|---------------|--------------------|----------------|
| Population | 27,078 | 36,466 | 25.7% | 39,039 |
| Households | 10,762 | 14,403 | 25.3% | 15,465 |
| Families | 6,177 | 8,697 | 29.0% | 9,343 |
| Average Household Size | 2.30 | 2.35 | 2.1% | 2.36 |
| Owner Occupied Housing Units | 6,050 | 8,966 | 32.5% | 9,652 |
| Renter Occupied Housing Units | 4,712 | 5,438 | 13.4% | 5,813 |
| Median Age | 39.1 | 42.7 | 8.4% | 43.3 |

LOCATION OVERVIEW



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