

FOR LEASE

GARITO@CO

Justin Square

840 DELTONA BLVD, DELTONA, FL 32725

PROPERTY SPECS



**CALL
LEASE RATE**



**900- 8,500 SF
SPACE AVAILABLE**



**3,600 SF
MAX CONTIGUOUS**



**26,487 SF
GLA**

DEMOGRAPHICS

| | RADIUS | 3 MILE | 5 MILE |
|--|-------------------|----------|----------|
| | HOUSEHOLDS | 21,674 | 38,104 |
| | AVERAGE HH INCOME | \$76,100 | \$76,514 |
| | POPULATION | 56,628 | 100,475 |

PROPERTY HIGHLIGHTS

- Situated in the fast-growing Orange City/Deltona area, which boasts a population of over 64,000 residents within a 10-minute drive
- Conveniently located near several major destinations, including the recently opened Volusia County Tax Collector's Office, Halifax Health Campus, Interstate 4, and an Amazon Fulfillment Center
- Features multiple signage opportunities for maximum visibility
- Recently had its parking lot resurfaced and striped for improved accessibility
- Recently improved canopy column lighting for dawn to dusk illumination
- (2) Locations for branding visibility with backlit lighting signage



JENNIFER FLOREZ
RETAIL SPECIALIST
✉ JENNIFER@GARITOCO.CO
☎ M 407.335.5968

TIM GARITO
BROKER
✉ TIM@GARITOCO.COM
☎ 407.777.9660 x 100

Garito & Company LLC
14 E Washington St, 402, Orlando, FL 32801
+1 407 777 9660
www.garitoco.com





**ENTERPRISE ROAD
20,100 AADT**

**DELTONA BLVD
11,700 AADT**

| UNIT | TENANT | SQFT |
|-----------|----------------------------------|--------------|
| A | Tropical Image | 1,200 |
| B | AVAILABLE | 1,200 |
| C | AVAILABLE | 1,200 |
| D | Iglesia Cristiana Fe y Adoración | 1,200 |
| E1 | Funk's Board Shop | 900 |
| E2 | Dripz4U | 900 |
| F1 | Homelis Realty | 900 |
| F2 | AVAILABLE | 900 |

| UNIT | TENANT | SQFT |
|----------|--|--------------|
| G | Navy Recruitment Center | 1,200 |
| H | Marine Corps Recruitment Center | 1,200 |
| J | Silva Top Solutions | 1,200 |
| K | AVAILABLE | 1,600 |
| M | WMA / miCare | 2,800 |
| N | AVAILABLE | 1,200 |
| O | Dehner Elite Arts | 1,200 |
| P | AVAILABLE- 2nd GEN COOLERS | 1,200 |

| UNIT | TENANT | SQFT |
|----------|----------------------|-------|
| R | Forks and Fingers | 1,200 |
| S | Carol's Quilt Shop | 1,200 |
| T | Mission Sent Academy | 1,200 |
| V | Mission Sent Academy | 1,200 |
| W | Mission Sent Academy | 1,200 |

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UNIT B

1,200 SF | UP TO 3,600 SF

**UNIT
DETAILS**

SPACIOUS FRONTAREA, THREE(3) EXISTING ROOMS, ONE(1) PRIVATE SINK, ONE(1) RESTROOM, ADDITIONAL EXISTING PLUMBING.

**IDEAL
USER**

MEDICAL & SPA SERVICES.



UNIT C

1,200 SF | UP TO 3,600 SF

**UNIT
DETAILS**

FIVE (5) EXISTING ROOMS, ONE (1) ADA RESTROOM STORAGE CLOSET.

**IDEAL
USER**

MEDICAL, COWORKING/EXECUTIVE OFFICE SPACE, EDUCATION, PROFESSIONAL OFFICE.



UNIT K

1,600 SF

**UNIT
DETAILS**

RECEPTION, MAIN OFFICE, SIX (6) INDIVIDUAL OFFICES, ONE (1) SPACIOUS OPEN AREA, KITCHENETTE W/ SINK, IT ROOM, (1) ADA RESTROOM, SHOWER.

**IDEAL
USER**

MEDICAL, BUSINESS & PROFESSIONAL OFFICE USES.

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UNIT F2

900 SF

**UNIT
DETAILS**

WRAP-AROUND ADMINISTRATIVE DESK,
THREE ROOMS, ONE (1) RESTROOM,
PREVIOUS LABORATORY TENANT.

**IDEAL
USER**

MEDICAL, ACCOUNTANT, BUSINESS &
PROFESSIONAL OFFICE



UNIT N

1,200 SF

**UNIT
DETAILS**

SPACIOUS OPEN AREA W/ TWO (2)
STAGES, ONE (1) RESTROOM, OPEN FOR
OFFICE OR STORAGE.

**IDEAL
USER**

YOGA STUDIO OR GYM, BOUTIQUE SHOP,
ART STUDIO, SERVICE PROFESSIONAL
OFFICE.



UNIT P

1,200 SF

**UNIT
DETAILS**

FUNCTIONING COOLERS, ONE (1)
RESTROOM, ONE (1) HAND SINK,
EXISTING SHELIVING.

**IDEAL
USER**

DESSERT SHOP, FLORIST, CAFÉ, JUICE &
SMOOTHIE SHOP, GROCERY.

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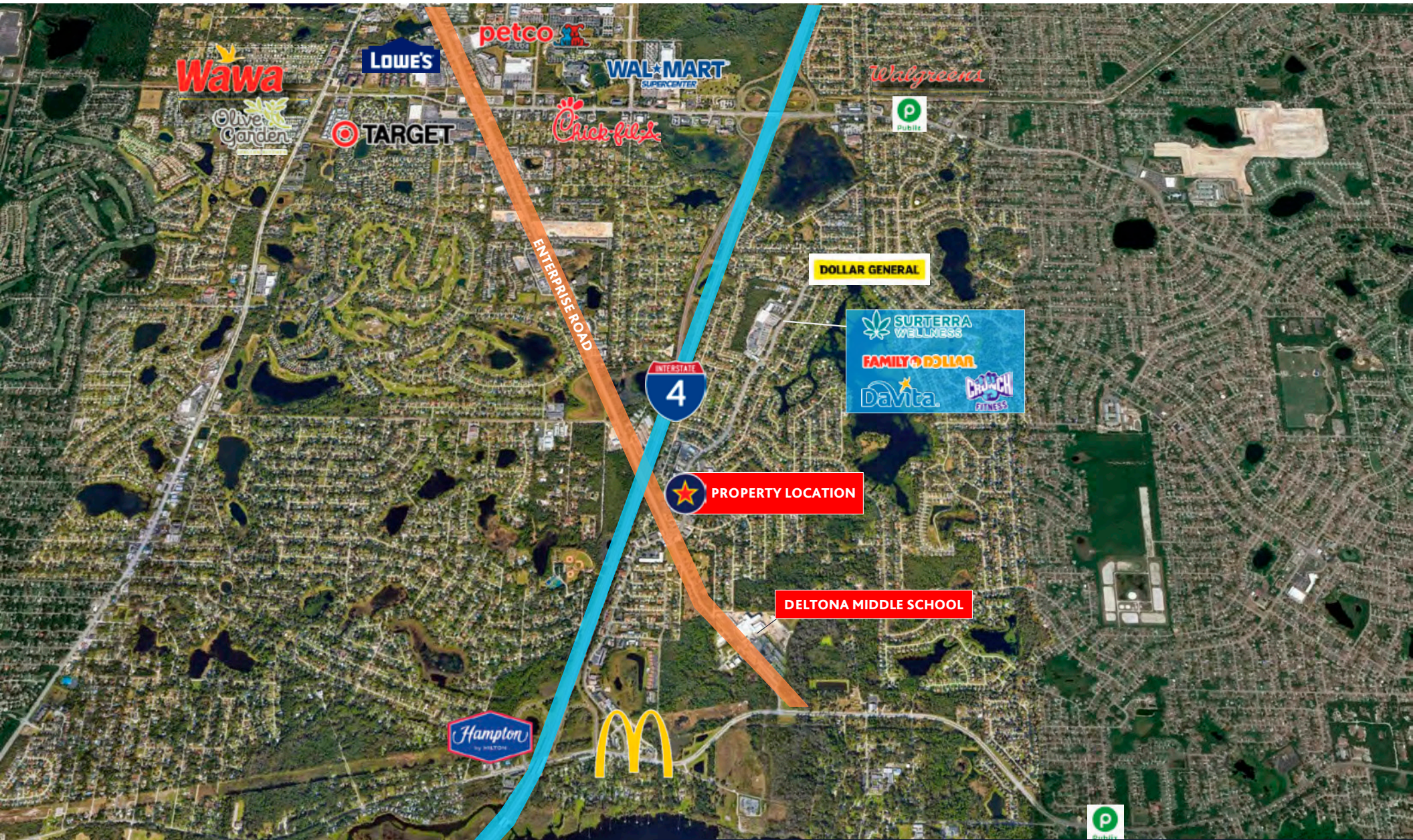
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AREA OVERVIEW

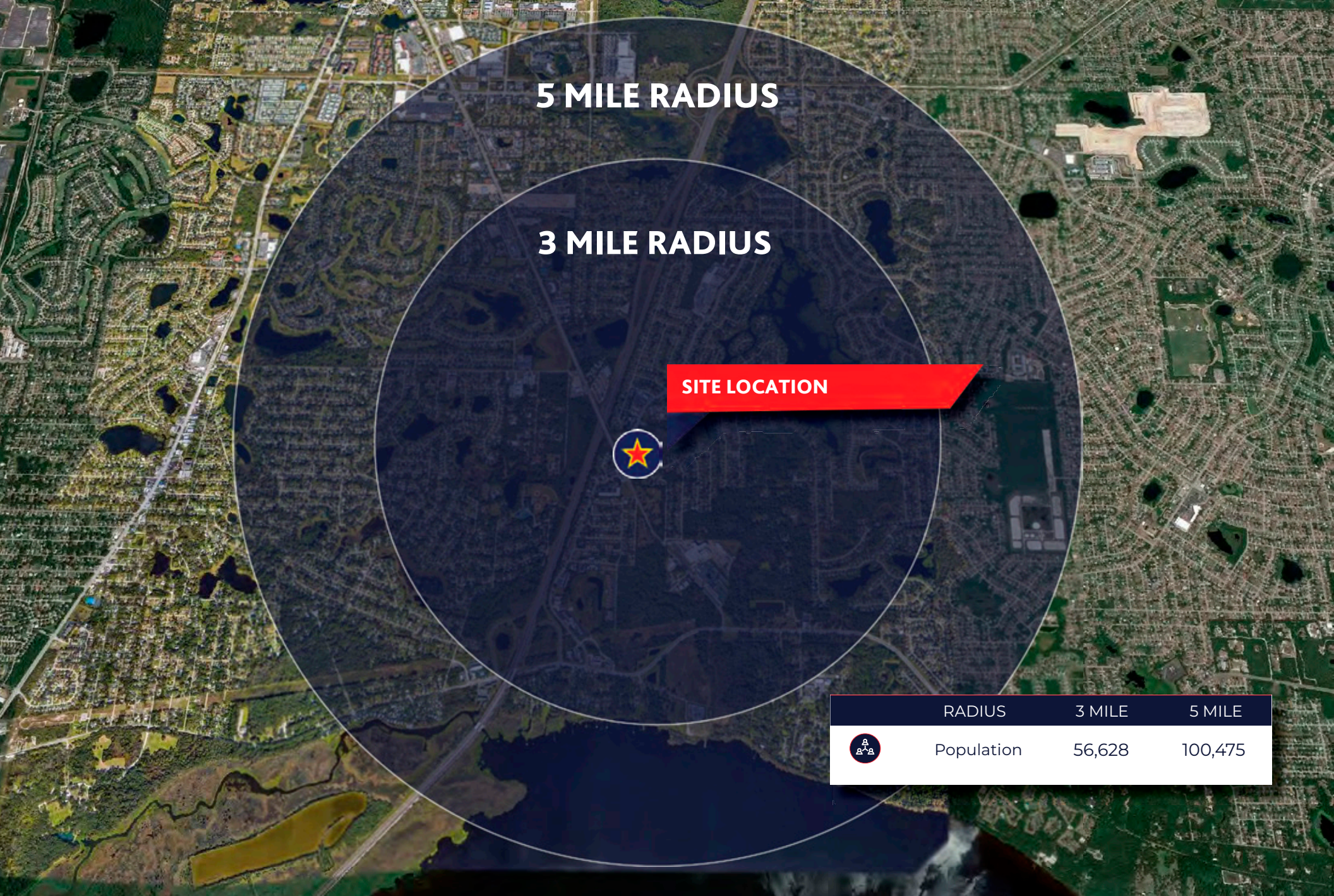


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SITE LOCATION

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|---|------------|--------|---------|
|  | Population | 56,628 | 100,475 |

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