



For Lease

OFFICE/WAREHOUSE IN LAKE HELEN

623 Pleasant Street, Lake Helen, FL 32744

Presented by:

J. Todd Swann, CCIM
386.738.3688

Swann Real Estate

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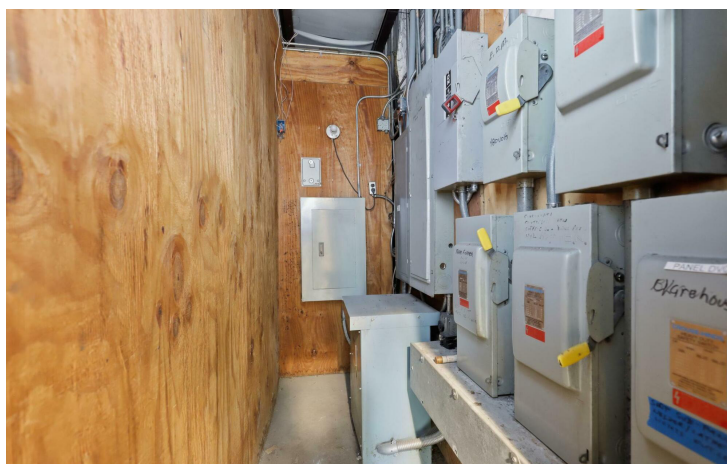
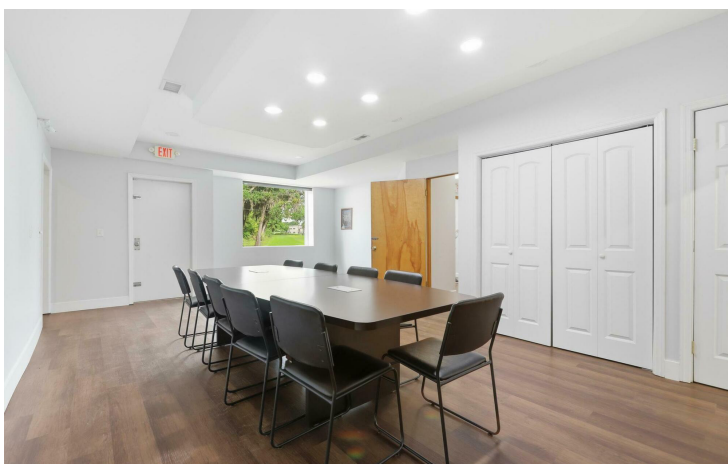


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Additional Photos



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LOCATION

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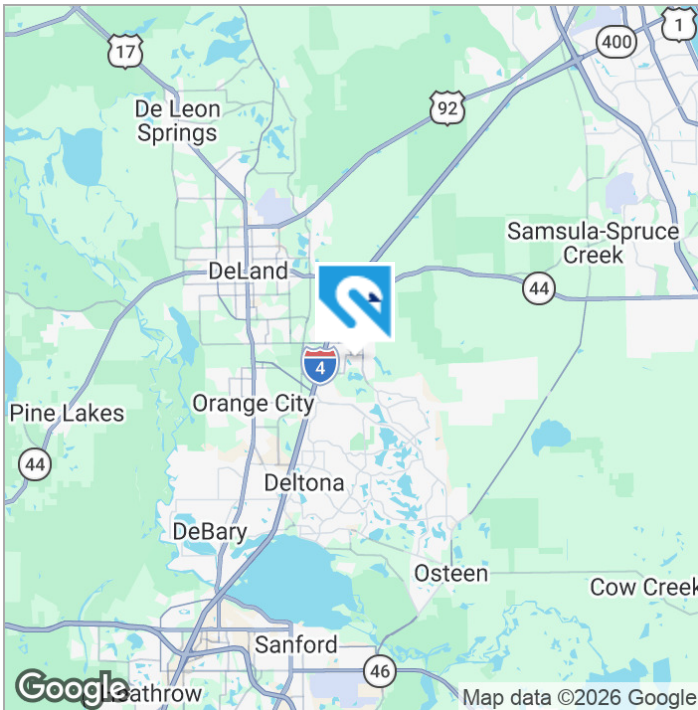
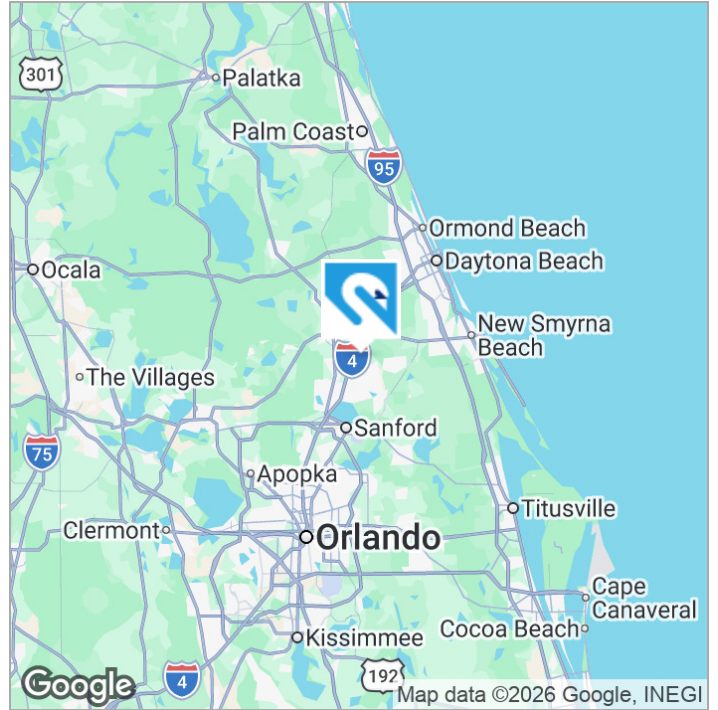


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Location Maps



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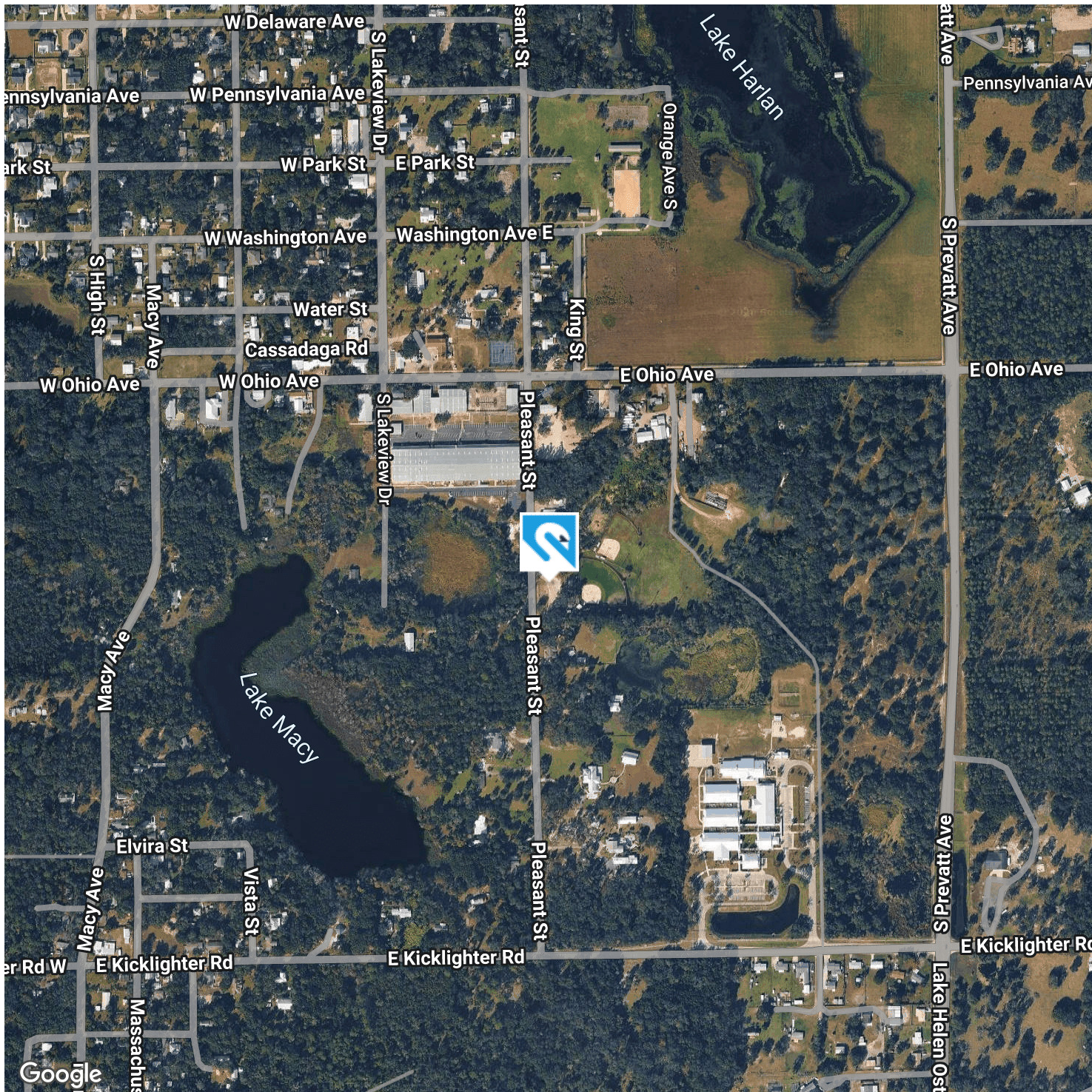
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Retailer Map



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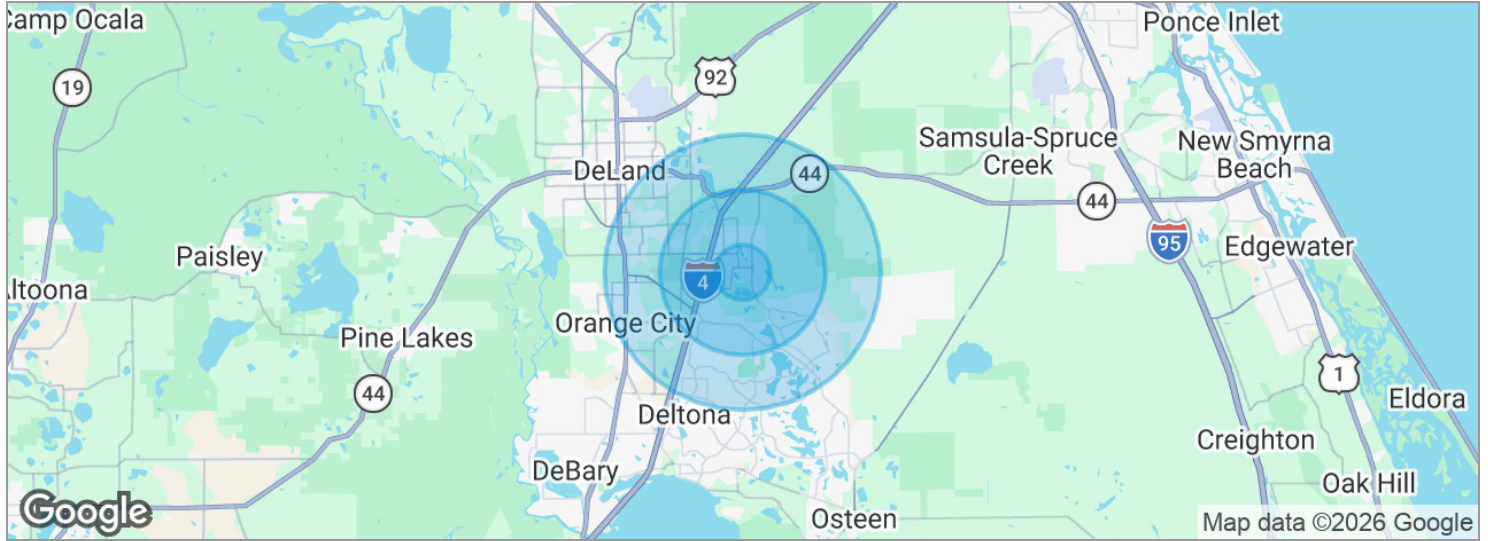


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Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	1,665	23,319	86,423
Median age	44.8	40.8	42.1
Median age (male)	44.0	40.8	41.5
Median age (Female)	45.1	40.0	42.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	577	8,123	31,676
# of persons per HH	2.9	2.9	2.7
Average HH income	\$94,435	\$99,312	\$89,050
Average house value	\$364,095	\$321,332	\$283,755

* Demographic data derived from 2020 ACS - US Census

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Executive Summary



OFFERING SUMMARY

Available SF: 6,784 SF

Lease Rate: \$14.50 SF/yr (MG)

Lot Size: 0.85 Acres

Building Size: 6,784

Zoning: Downtown Commercial District

Market: Central Florida

PROPERTY OVERVIEW

Well-appointed office property at 623 Pleasant Street offers adaptable workspace within a professionally maintained footprint. Thoughtful layouts support collaborative and private configurations, while large windows deliver natural light throughout. Recent interior refresh keeps finishes contemporary, ensuring move-in readiness for discerning tenants. Easy access to onsite parking supports staff and visitor convenience, and modern building infrastructure accommodates efficient daily operations. Suitable for owner-occupiers, this property combines functional space planning with a calm aesthetic curated for business success.

PROPERTY HIGHLIGHTS

- Office building with flexible floor plan suitable for various tenants
- Large windows create bright interior environments throughout
- Recent interior refresh provides a polished move-in ready feel
- Onsite parking accommodates employees and clients with ease
- Efficient infrastructure supports contemporary office operations
- Calm aesthetic promotes productivity and tenant satisfaction
- Accessible layout suits collaborative and private workspaces
- Responsive property management supports tenant needs

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Lease Spaces



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	6,784 SF	Lease Rate:	\$14.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
623 Pleasant St	Available	6,784 SF	Modified Gross	\$14.50 SF/yr	Take your business to the next level with this mix of professional office and warehouse space. Zoned in the Downtown Commercial District, this property accommodates a wide variety of end users. The space features new finishes, a kitchen area, three restrooms, and plenty of office/conference rooms. Inquire today to schedule your showing!

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FLOOR PLANS

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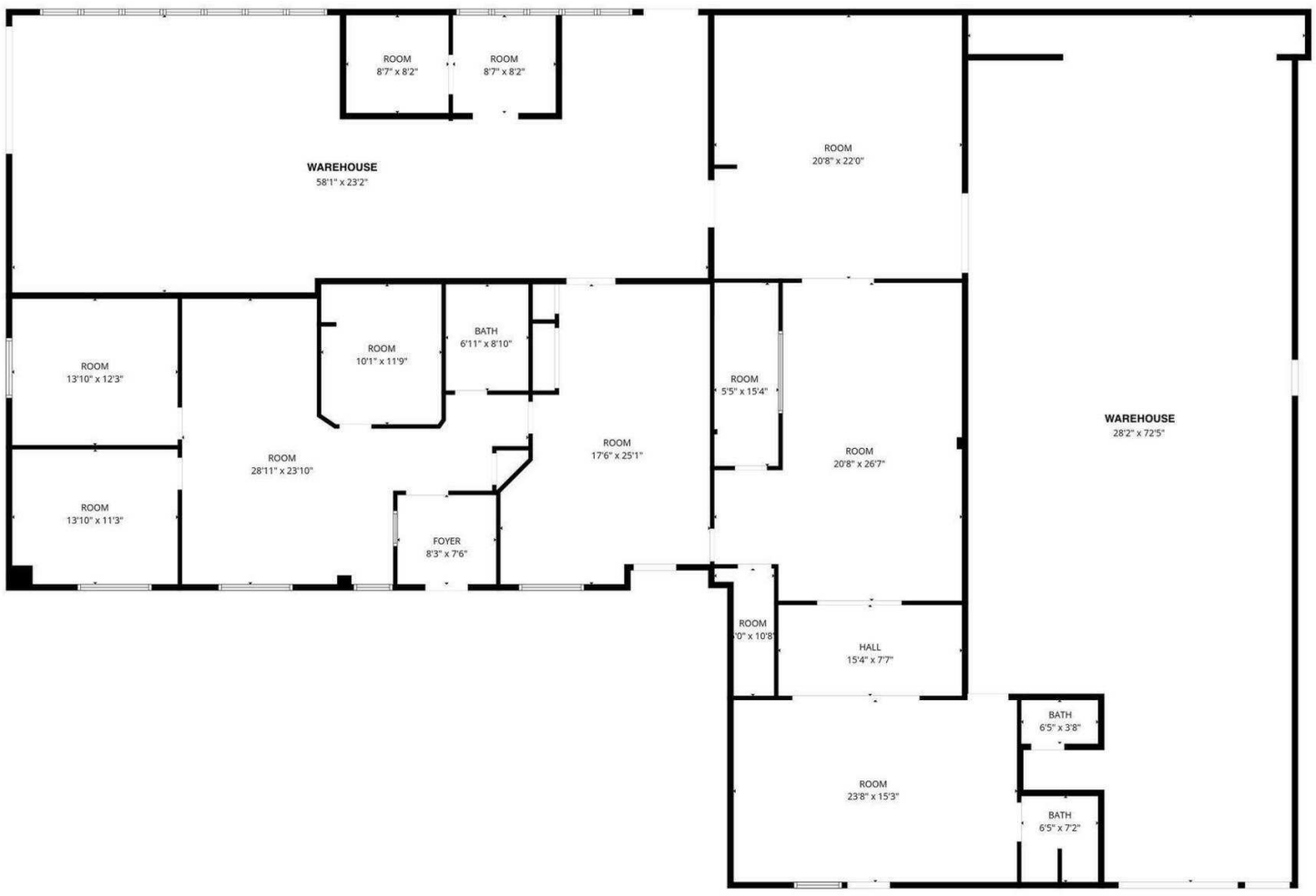


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Floor Plans



MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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ZONING

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Purpose. Provide an area for a co-located mixture of single-family, limited scale multi-family, and diverse retail, personal service and professional service commercial uses, located as an individual unit, or as multiple units in a "campus-like" manner as a planned development consistent with sound and generally accepted land use planning principles, in a centralized downtown setting. The district is designed to provide for the general retail and service needs of the community in a setting that is pedestrian oriented and aesthetically and functionally compatible with residential land uses that are located within, and adjacent to, the district.

Existing light industrial uses in place and operating as of May 10, 2005, such as automobile repair garages, contractor's yards, light manufacturing, storage and other similar uses located within the Downtown Commercial District shall be deemed as lawfully existing non-conforming uses.

Permitted principal uses and structures.

1. Mixture of single-family, limited scale multi-family, and diverse retail, personal service and professional service commercial uses.
2. Art, antique, gift, china, glassware, watch, jewelry, confections, florist, clothing, books, publications, and similar retail stores and specialty shops.
3. Electronics, computers, household appliance, and similar hard goods sales stores, with servicing and repair of such products permitted as an accessory use within a fully enclosed structure.
4. Bicycle, equestrian, track and pedestrian and sporting goods retail stores and specialty shops, with servicing and repair of products permitted as an accessory use within a fully enclosed structure.
5. Office and paper goods supply stores.
6. Art, photography, music, dance, and similar supply stores.
7. Art, photography, dance, and music instruction studios.
8. Clothes tailoring and alteration, shoe repair, and similar personal service shops.
9. Restaurants, coffee shops, cafes, ice cream parlors, delicatessens, and similar establishments providing food and beverages in a "sit-down" setting.
10. Taverns and lounges, as either stand-alone facilities or restaurant accessory uses.
11. Wine, beer and liquor stores selling such products for off premises consumption.
12. Grocery, produce market, meat market, baked goods market, and similar food supply establishments.
13. Drug store, pharmacy and tobacco shop.
14. Financial, insurance, and investment institutions and offices.
15. Real estate acquisition and sales, construction contracting, accounting, financial planning, engineering, surveying, planning, architecture, site and structure design, interior decoration and design, legal and similar office uses.
16. Hardware, home supply, home decorating and paint stores.
17. Beauty and hair styling salons and barber shops.
18. Museums, art galleries, theaters.
19. Public facilities owned by the City.
20. Establishments offering rides by carriage, where no animals are kept overnight on premises.
21. Laundry and dry cleaning establishments, where no cleaning or pressing of goods is conducted on premises.
22. Child day care facilities.
23. Medical and dental clinics.
24. Licensed Community Residential Facilities with less than seven (7) residents.
25. Group homes, and foster Care Facilities with less than six (6) residents.
26. Exercise facilities, indoor gymnasiums and health spas.
27. School tutoring and instruction facilities.
28. Home occupations, as permitted.
29. House of worship sanctuaries and administrative offices.
30. Single-family, two-family and multi-family (containing no more than 5 dwelling units) dwellings.
31. Existing light industrial uses in place and operating as of May 10, 2005.

Permitted accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses and structures. [Article 4](#) of this Code identifies specific requirements for accessory uses and structures.

Special Exceptions.

New light industrial uses.

2. New and used vehicle sales.
3. Bed and Breakfast Inn.
4. Vehicle detailing conducted in a fully enclosed structure.
5. Vehicle audio/video equipment sales, servicing and installation in a fully enclosed structure.
6. Licensed Community Residential Facilities with more than seven (7) residents.
7. Group homes, and foster Care Facilities with more than six (6) residents.
8. Adult Care Facilities/Extended Care Facilities.
9. Other uses that can be conducted in a fully enclosed building, and can demonstrate, to the City's satisfaction, the ability, through design and operational standards, to be compatible with residential land uses and in compliance with this Code.

Prohibited uses and structures.

1. Any use that may be considered to cause objectionable noise, fumes, vibrations, dust or odor.
2. Any use requiring outside storage not in compliance with this code ([Article 4](#)).
3. Any use requiring drive-through facilities.
4. Pawn shops, convenience stores, fuel dispensing facilities (other than public facilities owned by the City), tattoo and/or body piercing establishments.
5. Mobile homes.
6. Adult gaming facilities.
7. Pain management facilities.
8. Adult uses.

Density. 4 Units per Acre.

Open Space. 25%.

FAR (Floor Area Ratio). 50%.

ISR (Impervious Surface Ratio). 75%.

Minimum Lot Width. One hundred feet (100').

Minimum Building Square Footage. 1,000 Square Feet.

Maximum Building Square Footage. 10,000 Square Feet.

Setbacks (Minimum).

Front	25 feet from the property line or 50 feet from the centerline of the road, whichever is higher
Rear	20 Feet
Side	10 Feet
Water Yard	Seventy-five feet (75') from the High Water Line

Building Heights (Maximum). Thirty-five (35) feet.

Special Requirements. A ten (10) foot landscape buffer is required between Commercial and Residential Uses.

Additional Use Information. Prior to final approval of a building permit within this Zoning, a Gateway Overlay or Historic District Review is required. The plans and renditions shall be presented to both the Historic Preservation Board and the City Commission for the opportunity of public review and comment or Certificate of Appropriateness as outlined in [Article 5](#).



TEAM PROFILE

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Meet Our Commercial Team



Founded as a real estate brokerage firm in 1987 by J. Todd Swann (a native Delandite and Stetson University graduate), Swann Real Estate has served the DeLand and Central Florida area for over thirty years. Soon after its founding, Commercial and Property Management divisions were established to assist with investors looking to own real estate assets in DeLand.

Over its history, Swann Real Estate has constantly grown and adapted to market conditions and cycles. Through real estate transactions and management, the team at Swann Real Estate has been instrumental in the development of DeLand and Central Florida as both a home and destination. Part of the fabric of DeLand and Central Florida, Swann Real Estate has been an established part of the local community since 1987. We understand local policy and work hard to support local business.

Real estate is a people business. At Swann Real Estate, we consider every one our customers to be friends and strive to represent them and their interests with integrity, responsibility, and persistence. All Swann Real Estate agents are REALTORS® and most have additional credentials including: CCIM, Master's of Science in Real Estate, GRI, CDPE, e-PRO, Argus DCF & Developer Certifications. We've got you covered.

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