

# OFFICE CONDOS / LOFTS FOR SALE OR LEASE

1,200 SF - 15,147 SF Available

425 S WOODLAND BLVD  
DELAND, FL 32721



DELIVERING Q3/Q4, 2024

 FranklinStreet

FSOI, LLC | A Licensed Florida Broker # CQ1048040

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# PROPERTY SUMMARY

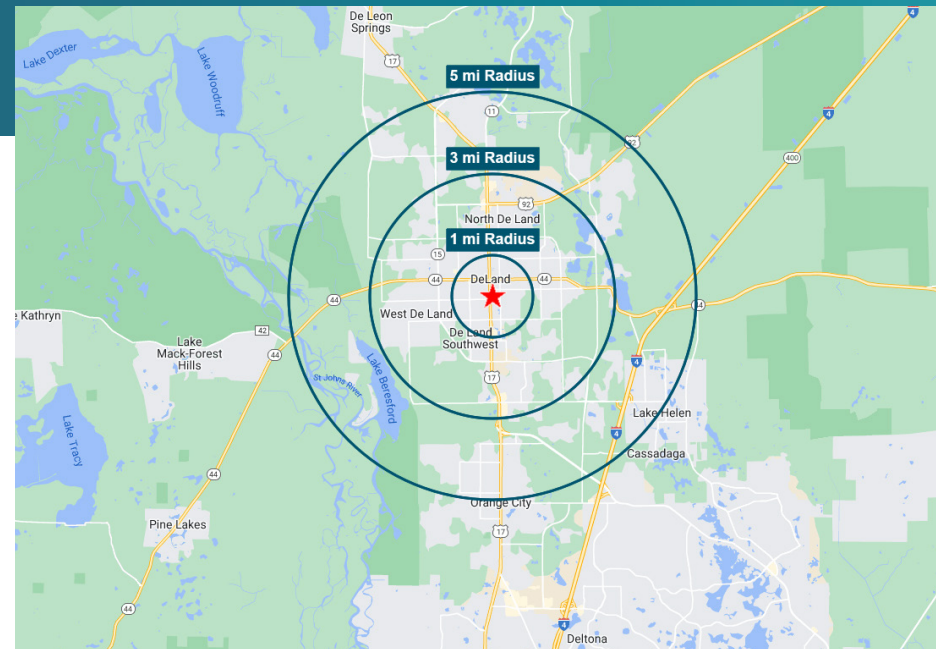


## PROPERTY HIGHLIGHTS

- 15,174 SF X2 story office building
- Available as Condos/Lofts from 1,200 SF to 15,174 SF
- Walking distance to downtown Deland and Stetson University
- 2.4 miles to AdventHealth Deland hospital system
- Brand New 180-unit multifamily development with 11,000 SF retail located 1 block away
- Gray-shell delivery estimated in just 6-7 months
- 5:1,000 parking and 3-phase power
- C-2 Zoning

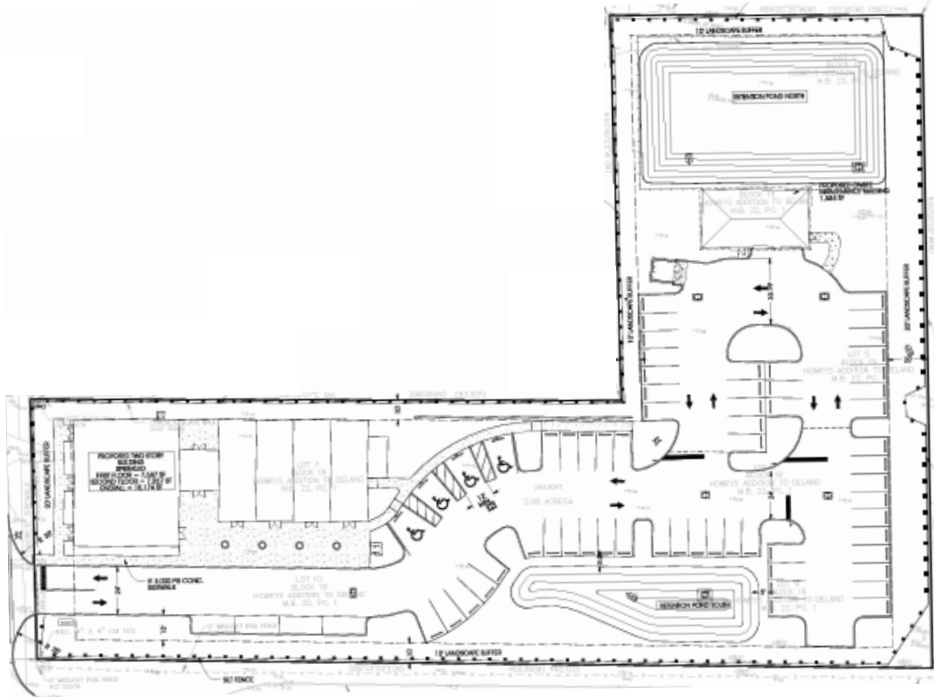
## AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	11,444	46,392	75,627
Total Households	4,358	18,363	30,222
Average Income	\$32,478	\$55,885	\$61,743
Median Age	36.9	40.6	42.9
Daytime Population	10,024	25,518	32,291



# SITE PLAN

**BUILDING SIZE: 15,174 SF**  
**FLOOR SIZE: 7,587 SF**



SOUTH ELEVATION | 1



NORTH ELEVATION | 2



SOUTHEAST VIEW | 4

## PROPOSED COLOR SCHEME



**Brick Veneer**  
Color A



**Brick Veneer**  
Color B

**Thin Brick Veneer**  
General Shale  
Old Brick Original  
Color: Schoolhouse

**Thin Brick Veneer**  
Glen-Gery Brick  
Rome Grey Smooth  
Color: Cream



**Stucco Accents**  
Sherwin-Williams  
Paint  
Color: Creamy 7012



**Glazing**  
Insulated Tinted  
Glass  
Color: Grey



# WHAT'S IN THE AREA

## RESTAURANTS

- |                            |                            |
|----------------------------|----------------------------|
| 1. Chicas Cuban Cafe       | 6. Santorini Greek Cuisine |
| 2. Cafe Da Vinci           | 7. The Twisted Chopstick   |
| 3. Trilogy Coffee Roasting | 8. Anthony's Pizza         |
| 4. The Table               | 9. Spring Hill BBQ         |
| 5. Half Wall DeLand        | 10. Einstein Bagels        |

## MEDICAL

- |   |  |
|---|--|
| 1. Advent Health Deland                     | 5. Florida Cancer Specialists              |
| 2. AdventHealth Cancer Institute Deland     | 6. Deland Wellness Center                  |
| 3. Accel Clinical Research                  | 7. West Volusia Family and Sports Medicine |
| 4. Advent Health Sports Med & Rehab Stetson | 8. Halifax Health Hospice                  |

## SHOPPING

- |                 |               |
|-----------------|---------------|
| 1. Ace Hardware | 4. Shell      |
| 2. Walmart      | 5. Winn-Dixie |
| 3. 7-Eleven     |               |

## RECREATION

1. Deland Little League Fields
2. Spec Martin Municipal Stadium
3. Melching Field
4. Earl Brown Park
5. Deland Chisholm Center
6. Deland Memorial Gardens
7. Eastside Park and Playground
8. Freedom Playground



# CONTACT

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## SCOTT EDWARDS (LEAD)

Director

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