



For Sale

ESTABLISHED DELAND RESTAURANT OPPORTUNITY

633 S Woodland Blvd, Deland, FL 32720

Presented by:

J. Todd Swann, CCIM

386.738.3688

commercial@swannre.com

Swann Real Estate

505 E. New York Ave., Suite 6

DeLand, FL 32724

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PROPERTY INFORMATION



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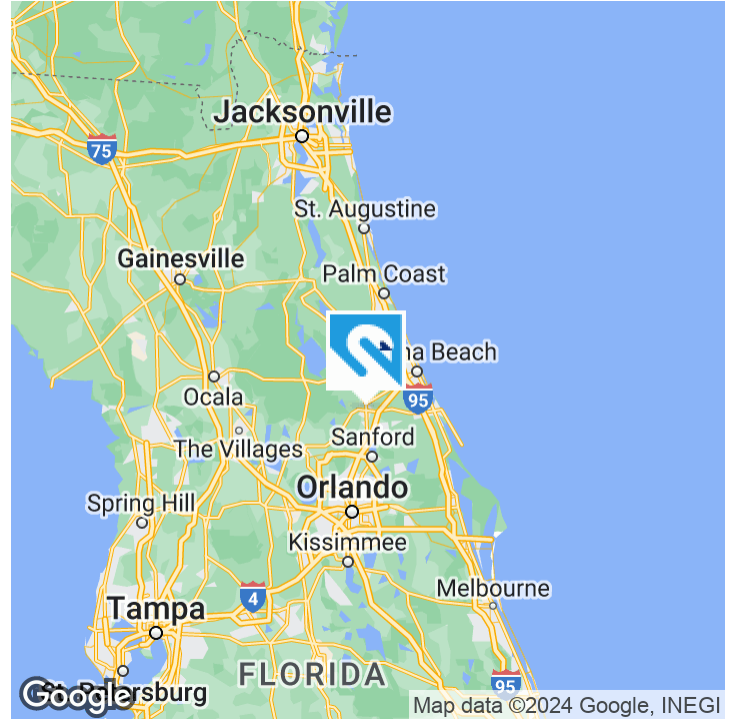


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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,350,000
Lot Size:	0.77 Acres
Year Built:	1947
Building Size:	7,581
Zoning:	C-2 (City of DeLand)
Market:	Central Florida
Submarket:	Deltona-Daytona Beach-Ormond Beach metropolitan area
Traffic Count:	20,000
Price / SF:	\$178.08

PROPERTY OVERVIEW

Your chance to own a turnkey iconic DeLand restaurant in business for over 25-years with a well established customer base. This location has been used as a restaurant since circa the 1940's. Located off South Woodland Boulevard, a main thoroughfare connecting DeLand to Orange City/Debarry, Two ingress/egress to the main restaurant, and a separate entrance to one of the retail buildings. This 3/4 acre lot has room for imagination. Included in the sale is all furniture, fixtures and equipment. Own & operate the restaurant while generating multiple streams of income from retail spaces, apartments in the rear of the restaurant, or utilize for a new venture. Close proximity to DeLand's community Earl Brown Park and Stetson University's baseball and football stadiums.

Located ten minutes from the closest I-4 ramp, this location is 45 short minutes to Downtown Orlando, and only 30 short minutes to New Smyrna Beach and Daytona Beach.

Inquire today for additional details and to schedule a showing!

- 621 S Woodland: 3,000 SQFT
- 633 S Woodland: 1,720 SQFT
- 633 1/2 (Units A & B): 1,436 combined SQFT
- 493 SQFT of storage space
- 635 S Woodland: 1,425 SQFT
- 42 parking spaces combined

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Property Details

Sale Price	\$1,350,000
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PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	C-2 (City of DeLand)
Lot Size	33,750 SF
APN #	701645330110; 701645330120
Lot Frontage	225 ft
Lot Depth	150 ft
Traffic Count	20,000
Traffic Count Street	S Woodland Blvd

LOCATION INFORMATION

Building Name	Established DeLand Restaurant Opportunity
Street Address	633 S Woodland Blvd
City, State, Zip	Deland, FL 32720
County	Volusia
Market	Central Florida
Sub-market	Deltona-Daytona Beach-Ormond Beach metropolitan area

PARKING & TRANSPORTATION

Number of Parking Spaces	42 (Sealed Asphalt)
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UTILITIES & AMENITIES

Restrooms	7
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BUILDING INFORMATION

Building Size	7,581 SF
Tenancy	Multiple
Number of Floors	1
Year Built	1947
Construction Status	Existing
Number of Buildings	4

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PHOTOS



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Additional Photos



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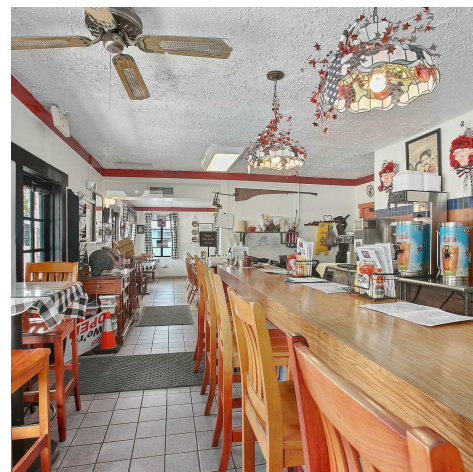
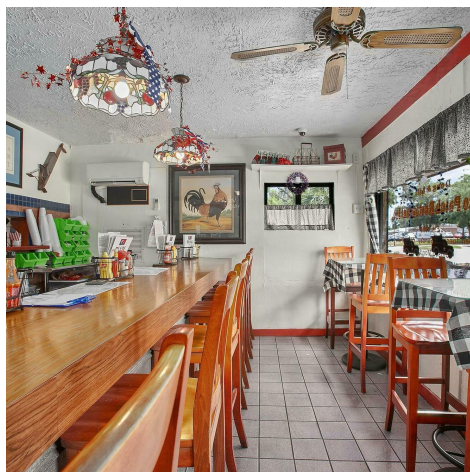
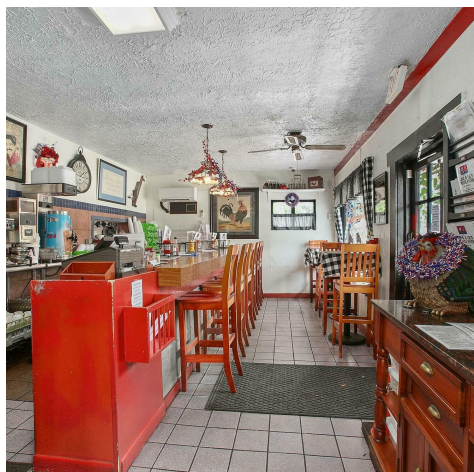
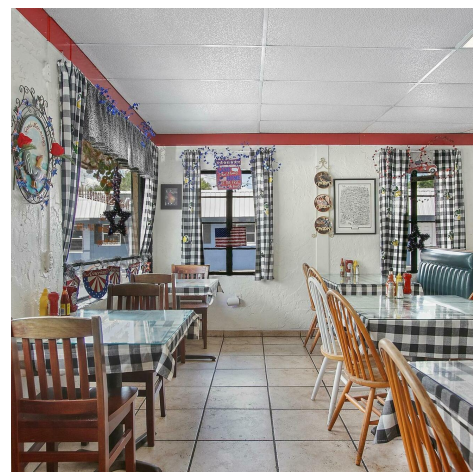
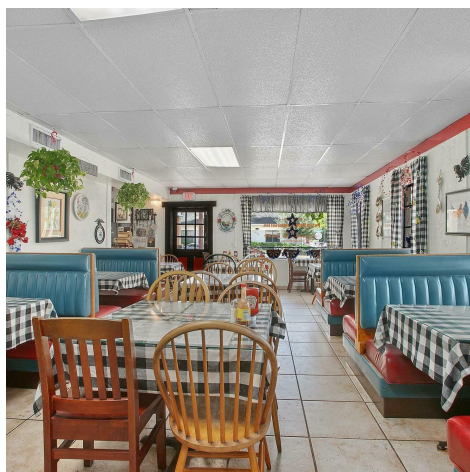
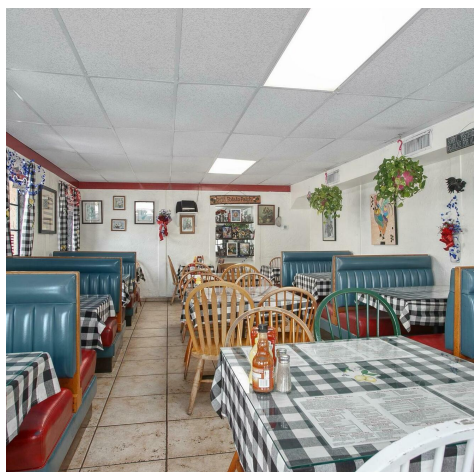


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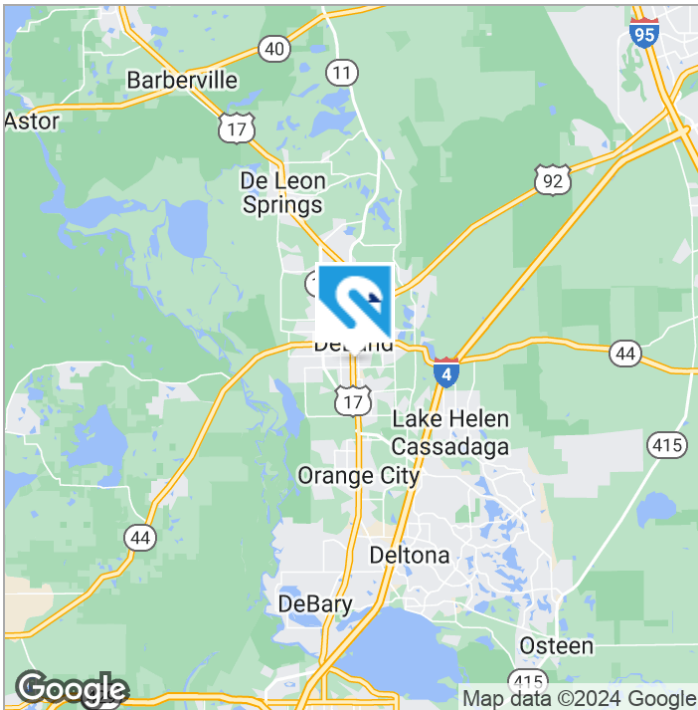
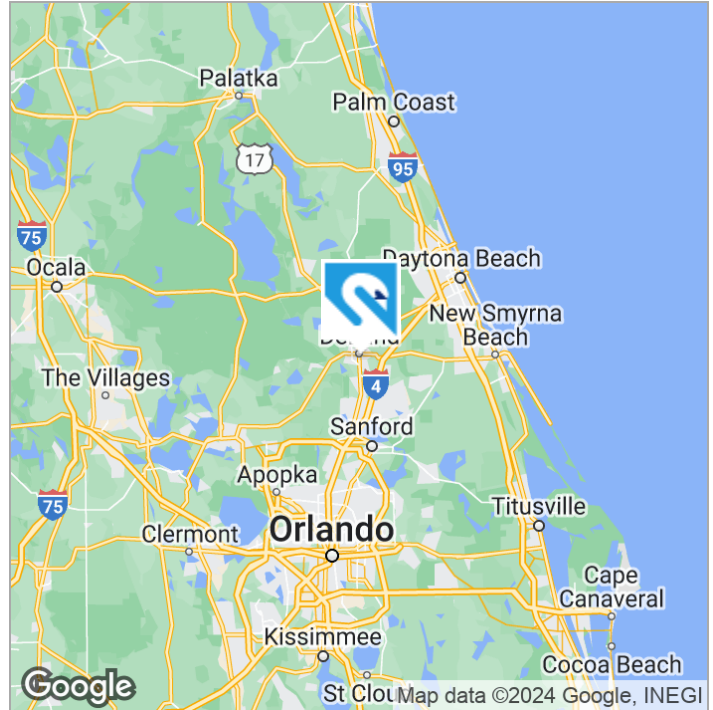
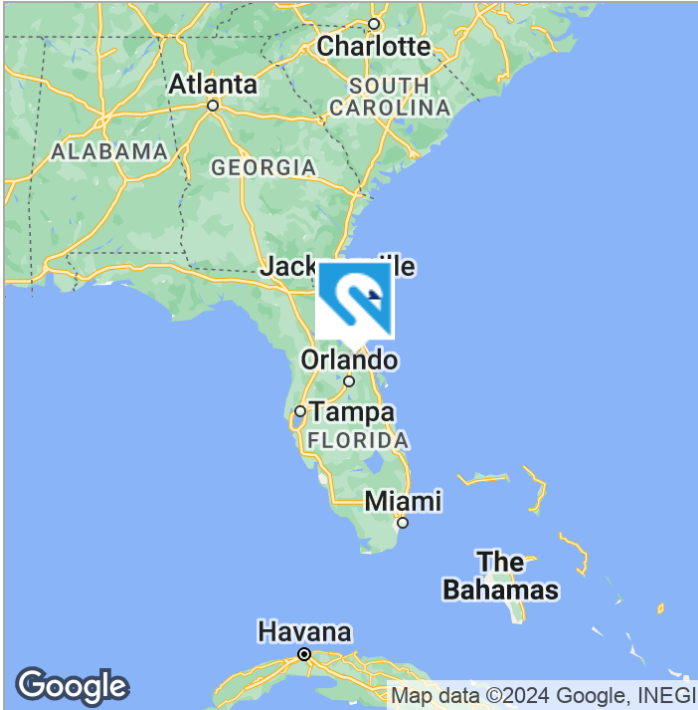


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Location Maps



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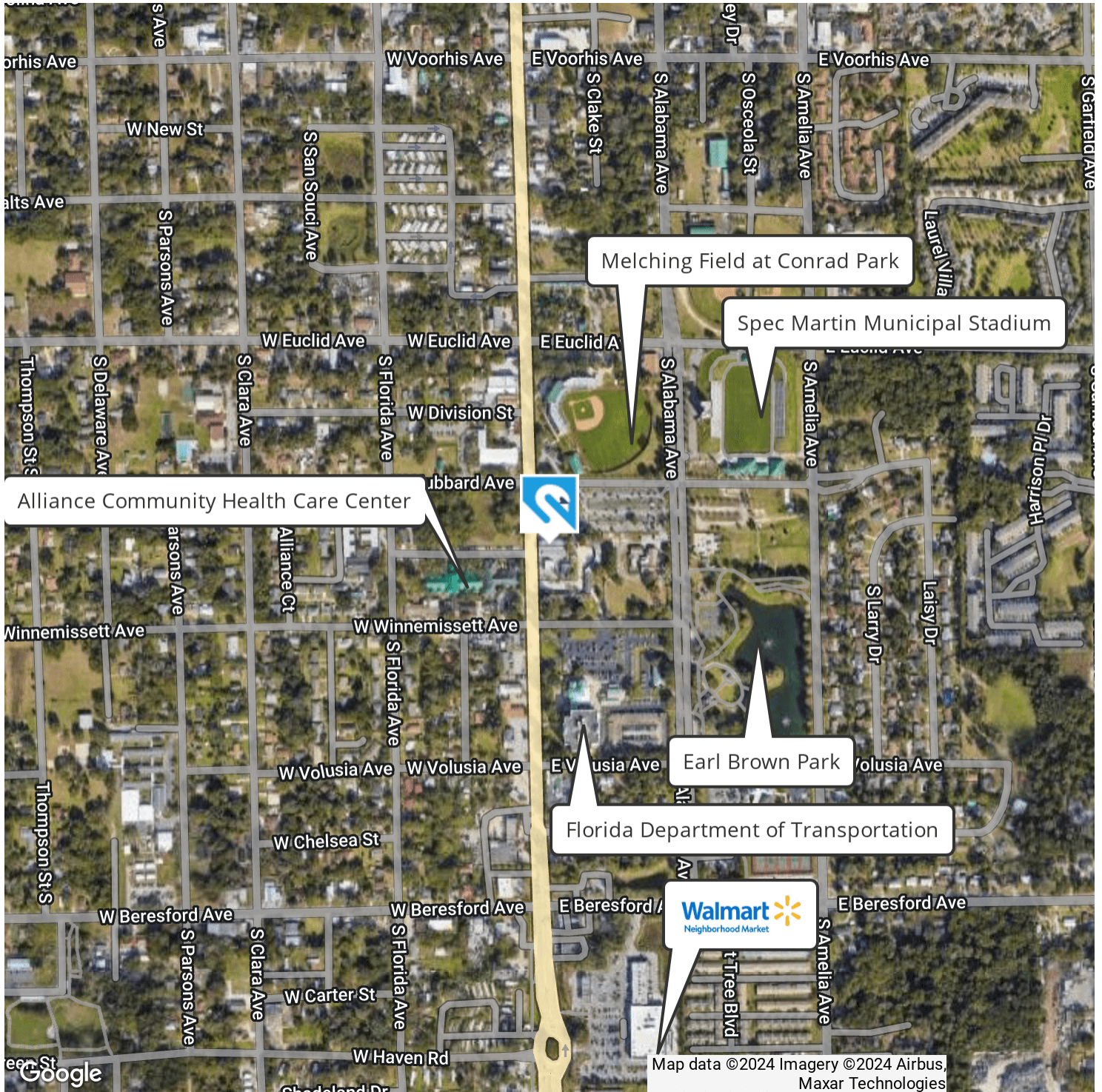
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Retailer Map



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DEMOGRAPHICS



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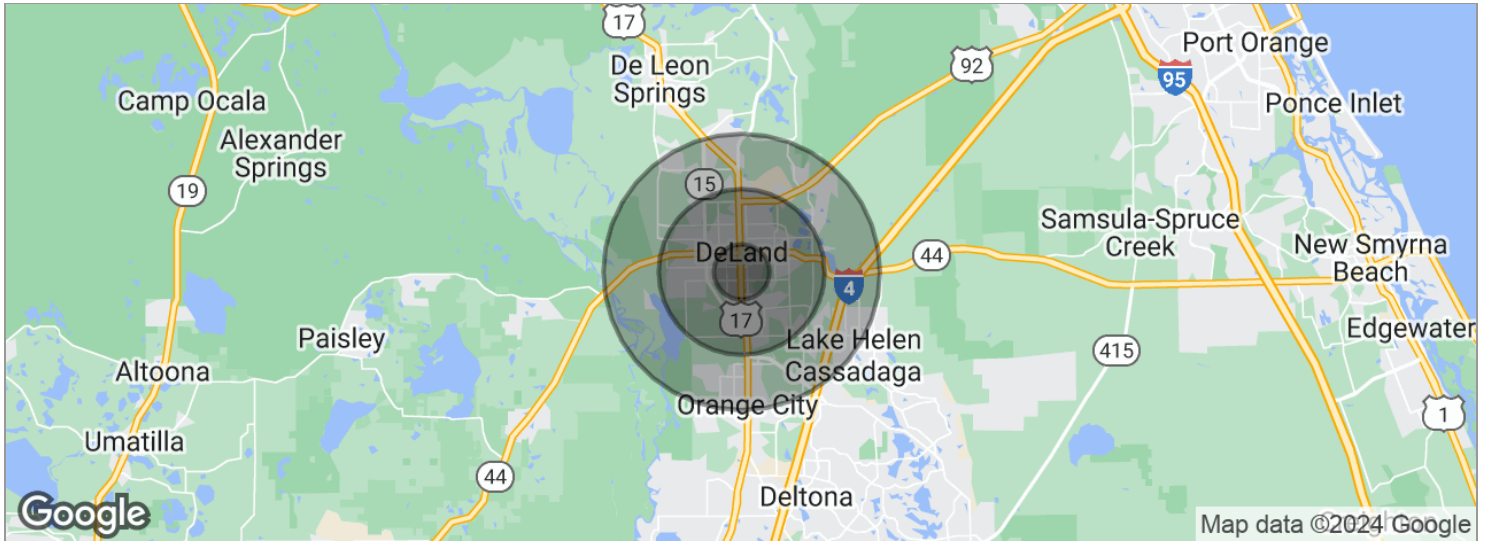


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Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,613	46,158	80,230
Median age	43	44	44
Median age (male)	40	42	43
Median age (Female)	45	45	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,044	17,771	31,472
# of persons per HH	2.6	2.6	2.5
Average HH income	\$61,630	\$79,389	\$85,987
Average house value	\$286,549	\$308,723	\$311,603

* Demographic data derived from 2020 ACS - US Census

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COMPANY 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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