

# SALE

## OFFICE BUILDING FOR SALE

280 Dirksen Dr Debary, FL 32713



### PROPERTY DESCRIPTION

Discover an exceptional opportunity with this 2,205 SF office building. Originally constructed in 1954 and thoughtfully renovated in 2024, this property offers a prime owner/user investment. Zoned B-9, it boasts a quiet location and a 61% occupancy rate with Short Term Leases in place. Situated in the coveted Daytona Beach/Orlando area, it provides easy access to Interstate 4, making it a strategic choice for investors seeking a well-positioned asset. This property presents a compelling prospect for those looking to invest in a thriving market.

### PROPERTY HIGHLIGHTS

- Owner/User Opportunity for Investors
- Seconds away from Interstate 4 Deltona/Debary Exit in Volusia County
- Located Between Orlando and Daytona Beach
- Quiet Location
- Short Term Leases in place

### OFFERING SUMMARY

|                  |           |
|------------------|-----------|
| Sale Price:      | \$320,000 |
| Number of Units: | 1         |
| Lot Size:        | 19,203 SF |
| Building Size:   | 2,205 SF  |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 81        | 250       | 1,463    |
| Total Population  | 200       | 636       | 3,712    |
| Average HH Income | \$88,679  | \$85,577  | \$85,593 |

**Anthony Avila**  
(386) 532-4119

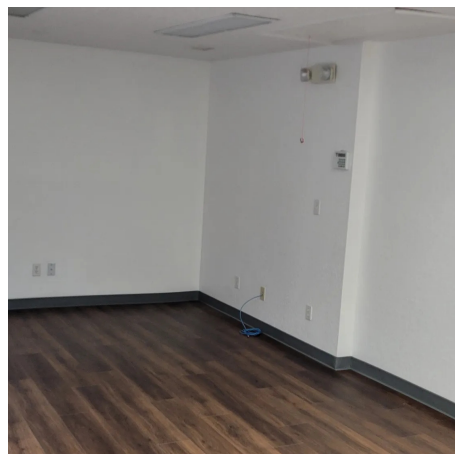


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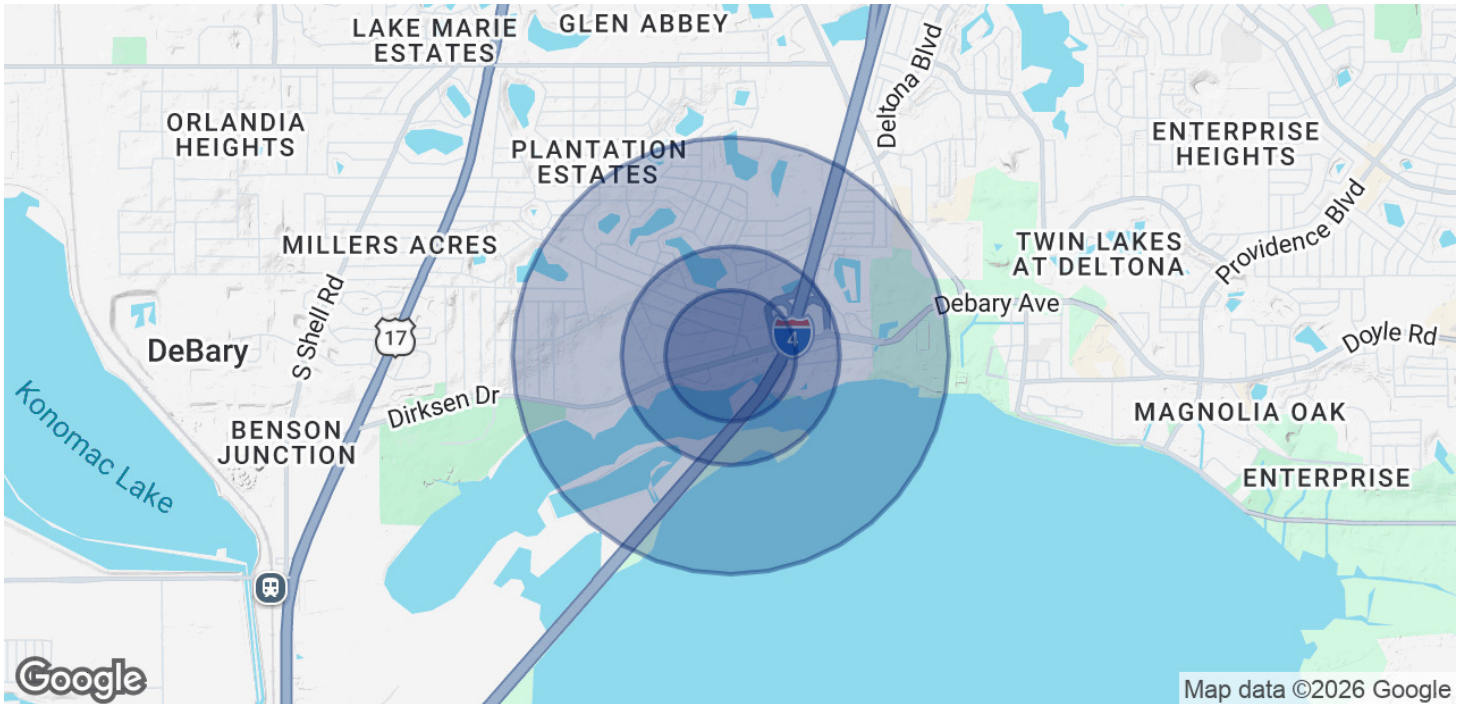


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### POPULATION

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 200       | 636       | 3,712  |
| Average Age          | 43        | 42        | 41     |
| Average Age (Male)   | 41        | 40        | 40     |
| Average Age (Female) | 44        | 44        | 43     |

### HOUSEHOLDS & INCOME

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 81        | 250       | 1,463     |
| # of Persons per HH | 2.5       | 2.5       | 2.5       |
| Average HH Income   | \$88,679  | \$85,577  | \$85,593  |
| Average House Value | \$277,206 | \$282,044 | \$289,514 |

2020 American Community Survey (ACS)

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