

# LEASE

## PROVIDENCE BOULEVARD OFFICE/RETAIL SPACES

1676 Providence Blvd Deltona, FL 32725



### PROPERTY DESCRIPTION

Come see this Lease Space. It is located in a great location with monument sign on a high traffic roadway. Terms are negotiable. There is open floor plan plus office space. Join the long term Tenants which include a Law Office, Accounting Firm, and a Nail Salon at one of Deltona's few Commercial Corridors. There are a variety of neighboring Businesses on this Street including the Deltona Fire Department, Auto Zone, Ace Hardware, 7-Eleven, Domino's Pizza, and many more.

### PROPERTY HIGHLIGHTS

- High Visibility on Providence Blvd
- Open floor plan at entry
- 6 Private Offices
- Monument sign
- Lease Rate does not include utilities, building Services or property expenses
- Close proximity to area Hospitals, Amazon Fulfillment Center,

### OFFERING SUMMARY

Lease Rate:	\$14.00 NNN
Number of Units:	4
Available SF:	2,000 SF
Lot Size:	17,373 SF
Building Size:	5,357 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	358	1,014	3,512
Total Population	959	2,766	9,655
Average HH Income	\$79,636	\$76,310	\$78,116

**Anthony Avila**  
386 456 6653

**Eric Alexander**  
386 956 9366



**COLDWELL BANKER  
COMMERCIAL**  
AI GROUP

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Galaxy S21 5G

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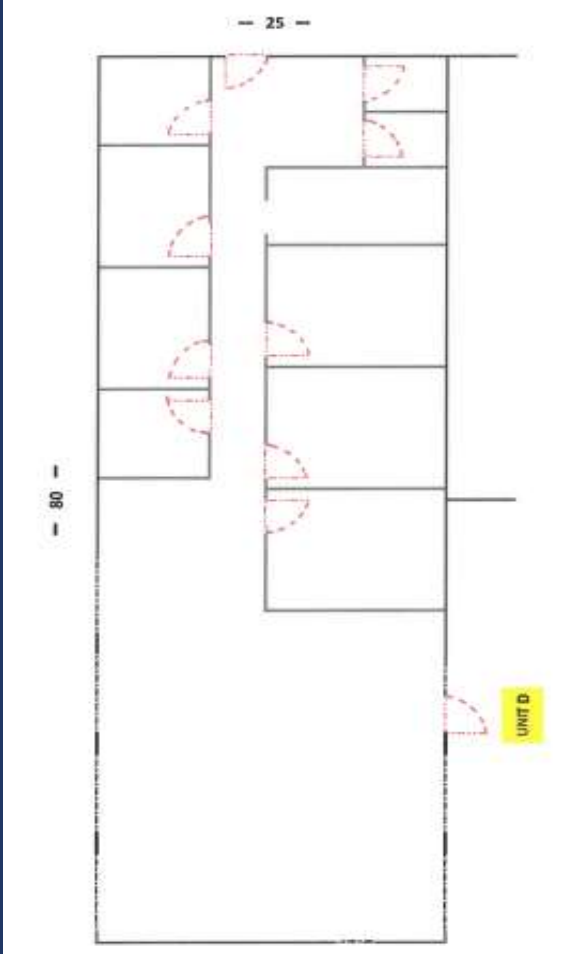


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**FOR LEASE**  
**1676 Providence Blvd Unit D**  
**2000 Sq. Ft.**



FLOOR PLAN  
FOR REFERENCE USE ONLY



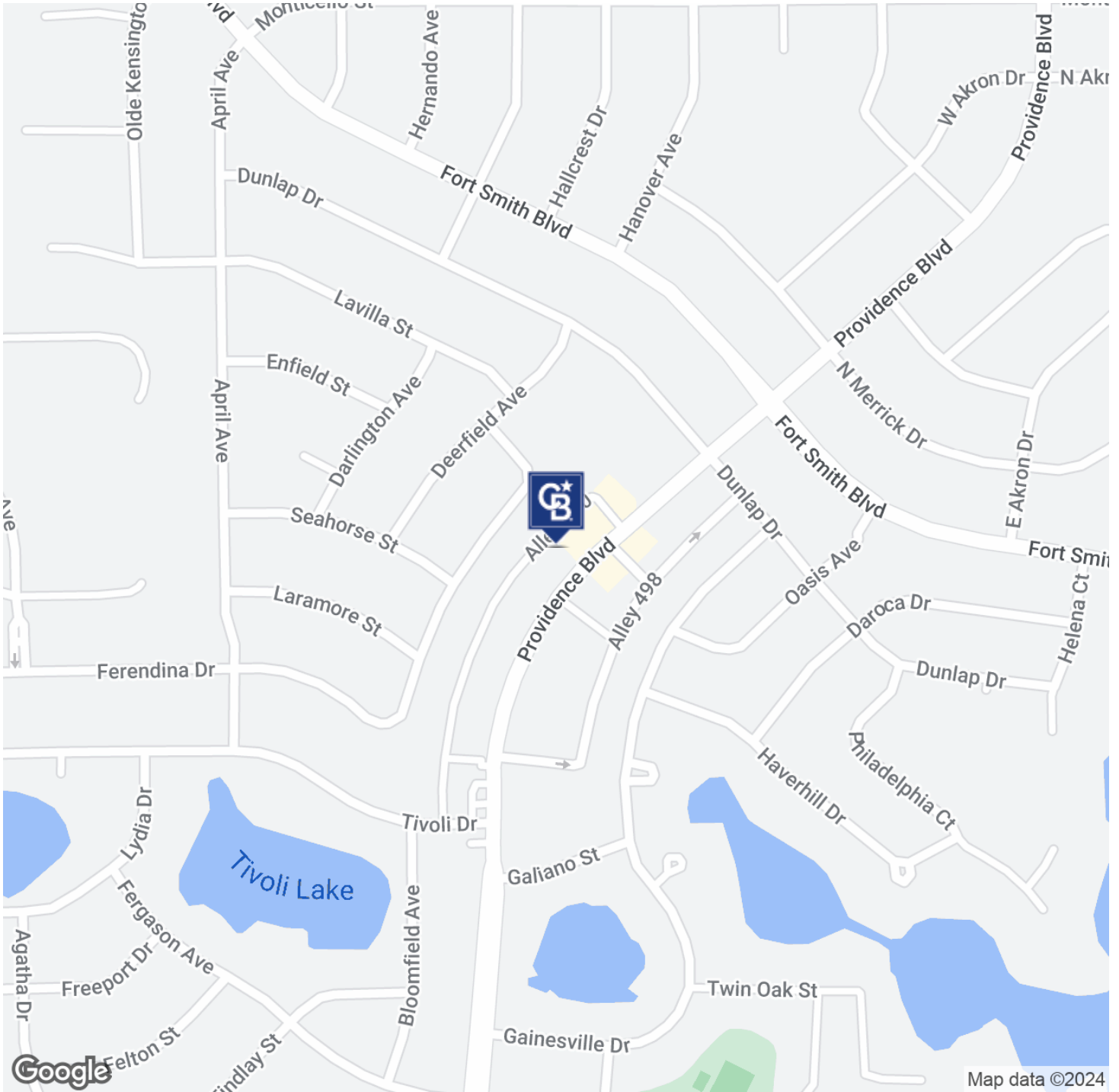
Coldwell Banker Commercial AI Group  
1019 Town Center Drive Suite 200  
Orange City, Florida 32763

Anthony Avila  
(386)532-4119  
anthony@cbcaigroup.com

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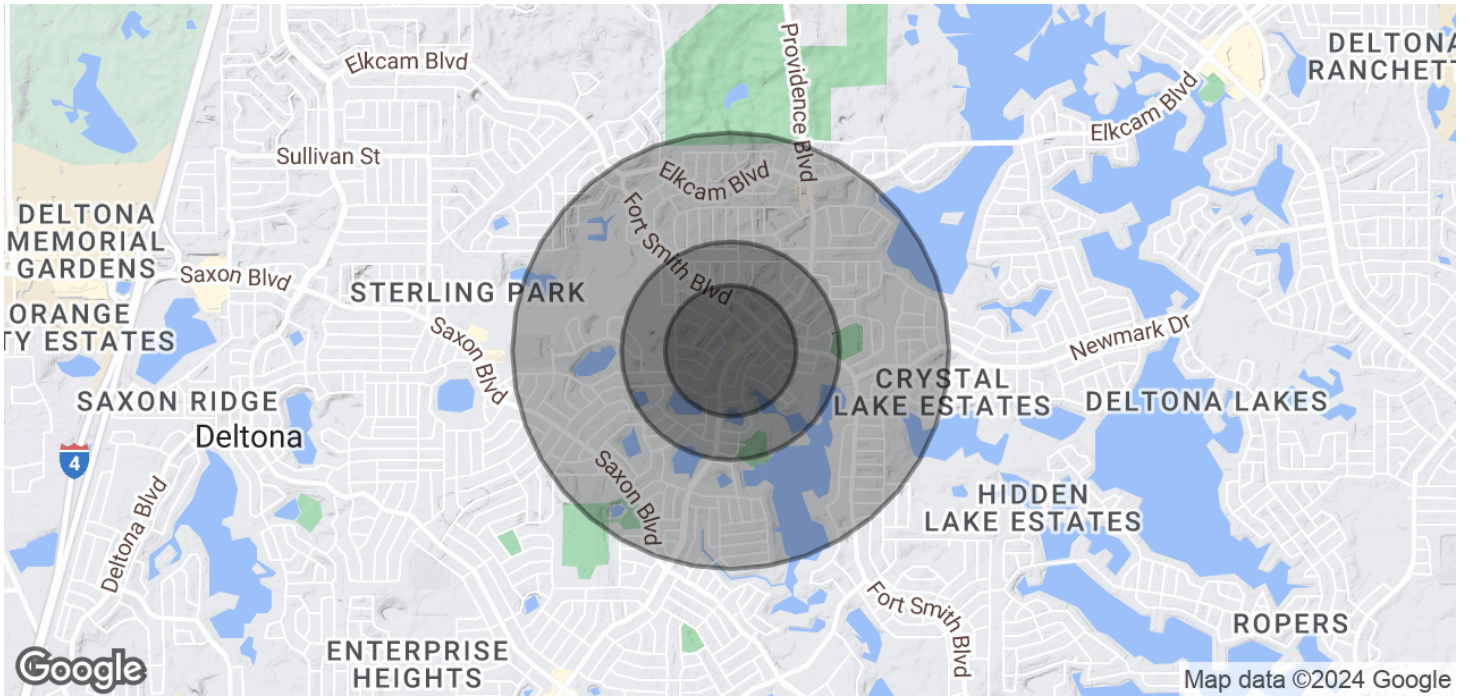


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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	959	2,766	9,655
Average Age	43	42	43
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	358	1,014	3,512
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$79,636	\$76,310	\$78,116
Average House Value	\$306,298	\$277,295	\$274,298

Demographics data derived from AlphaMap

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