

NNN Income

**Partial
Redevelopment**

**Full
Redevelopment**



For Sale

1398 S. Woodland Boulevard

DeLand, Florida



The Property

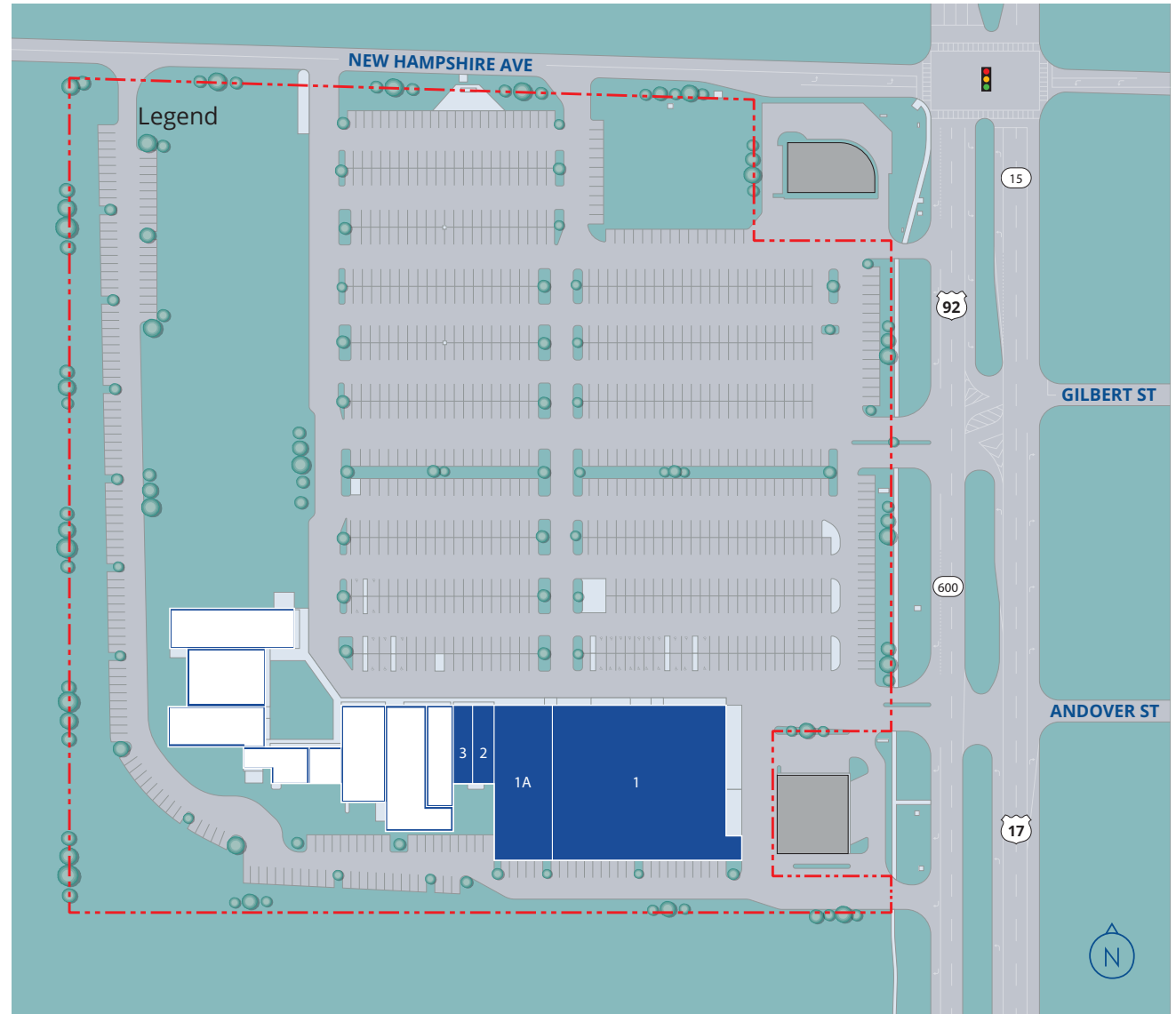
Highlights

- Existing NNN income on 43,113 SF; approximately \$40,000+ per month
- Additional land to build minimum 75,000 SF of retail space
- Very aggressive zoning
- Existing income in place while partial development takes place
- Full development after lease expiration of existing tenant
- 748 parking spaces
- Four (4) access points off Woodland Boulevard
- Two (2) access points off New Hampshire Avenue
- Several potential outparcels

Details

	Parcel	Size	Zoning
1	702100000450	17.26 Acres	C-2AC or POD

Legend
■ Leased Spaces





Neighborhood

The immediate area around 1398 S Woodland Boulevard is mainly composed of commercial buildings, including retail stores, restaurants, and other businesses. However, if you venture a few blocks in any direction, you'll find quiet residential streets with tree-lined sidewalks and well-maintained homes.

The neighborhood is located south of the heart of DeLand, which is a historic city with a vibrant downtown area that's home to many shops, restaurants, and cultural attractions. The city is also home to Stetson University, a private liberal arts college that's considered one of the best in the region.

Land Use Designation

The property falls under the category of Commercial/Office/Residential (COR). This land use designation allows for a mix of commercial, office, and residential uses on the property. This means that businesses can operate in the area, while also allowing for residential development and even a combination of both, such as a mixed-use building with offices and apartments.

The COR designation is intended to encourage the creation of vibrant and diverse communities, where people can live, work, and play all in the same area. It can also offer opportunities for developers to create multi-use properties that meet the needs of both businesses and residents, while also providing a variety of amenities and services.

Demographics



2023
population

49,320



2023 Average
Household Income

\$83,126



Households

19,285



Daytime
population

49,050

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