

**SALE**

# 309 N Woodland Blvd

**309 N WOODLAND BLVD**

Deland, FL 32724



## PROPERTY SUMMARY



## OFFERING SUMMARY

|                         |              |
|-------------------------|--------------|
| <b>SALE PRICE:</b>      | \$2,200,000  |
| <b>NUMBER OF UNITS:</b> | 1            |
| <b>LOT SIZE:</b>        | 15,314 SF    |
| <b>BUILDING SIZE:</b>   | 4,300 SF     |
| <b>NOI:</b>             | \$153,000.00 |
| <b>CAP RATE:</b>        | 6.95%        |

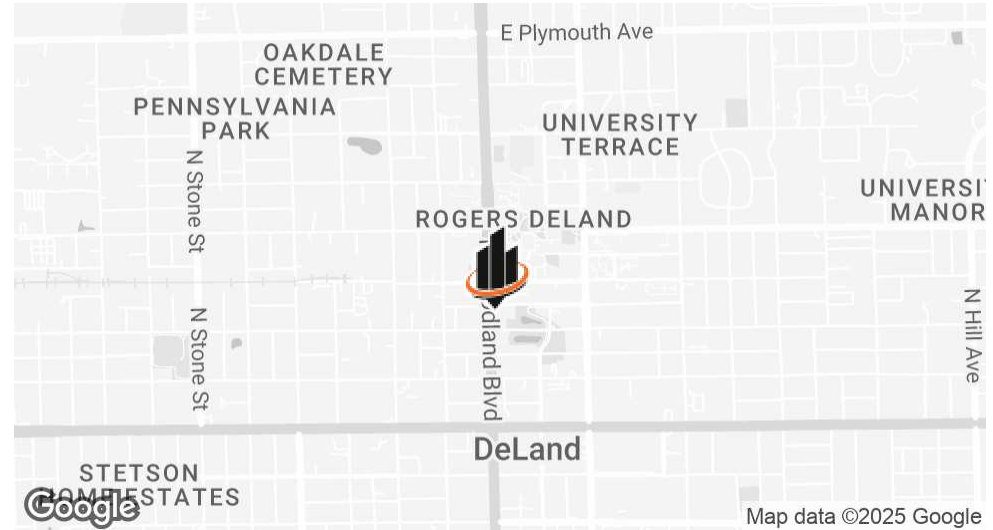
### MARK ASCIK

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FL #SL3555494

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## PROPERTY DESCRIPTION

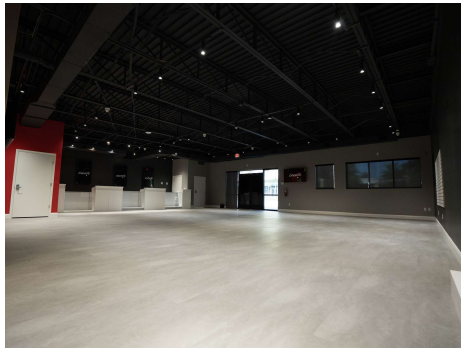
Located steps away from Stetson University in vibrant downtown Deland, FL, this one-of-a-kind offering is the first and only dispensary in the downtown Deland area. The property owner completed an extensive gut renovation in Spring of 2025, including new roof, HVAC, electrical, plumbing, walls, facade, flooring, doors and windows. There are zero maintenance expenses for the buyer to contemplate.

Planet 13 Holdings (\$PLNH) is a publicly-traded company and assumes a fresh 10-year triple net lease in summer 2025, with 3.5% annual increases for each year during the term. Extension options are in place through 2045.

The tenant benefits from limited competition in the market, being one of only two medical cannabis dispensaries in the market.



## ADDITIONAL PHOTOS

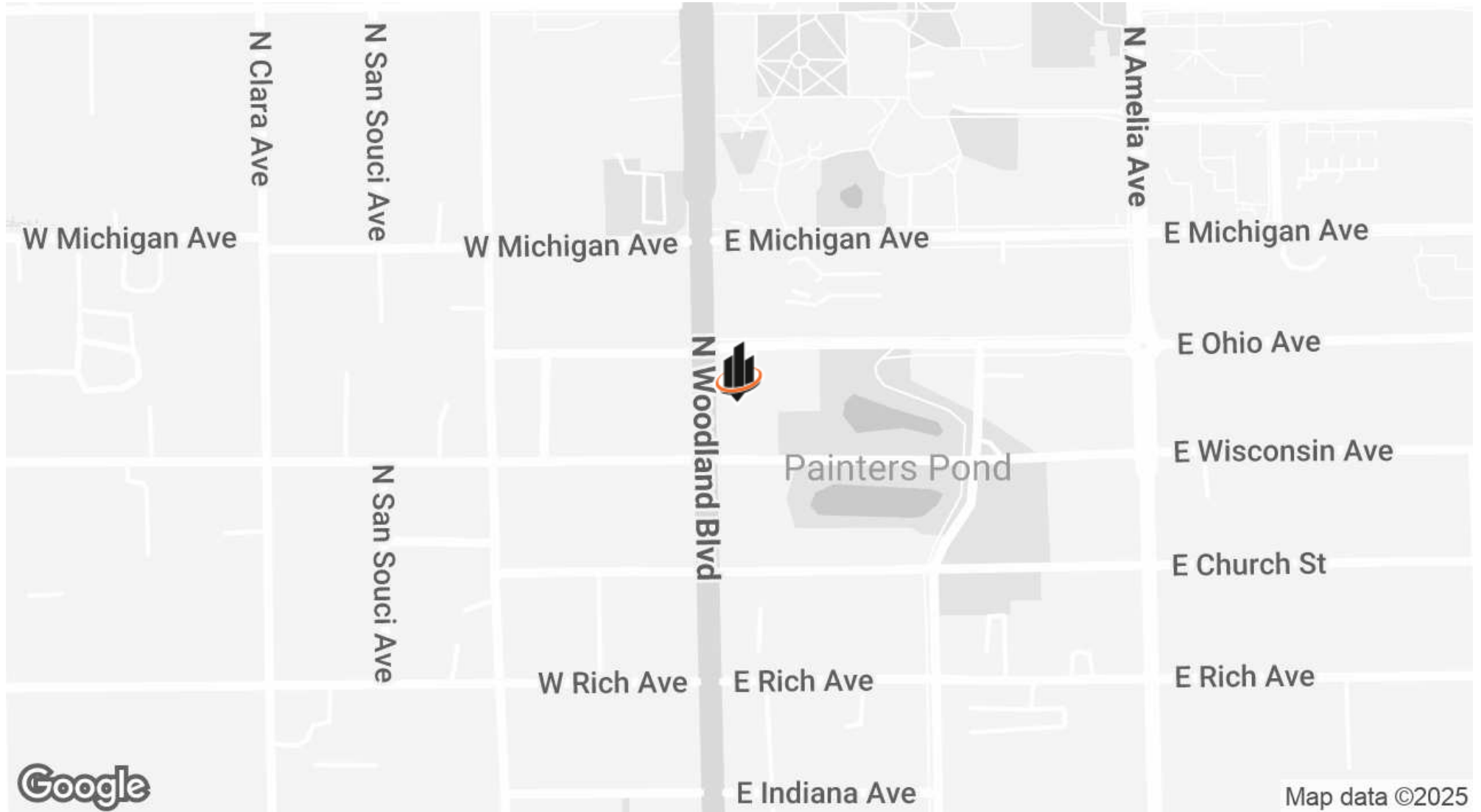


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**SVN | ALLIANCE COMMERCIAL REAL ESTATE ADVISORS**

## LOCATION MAP



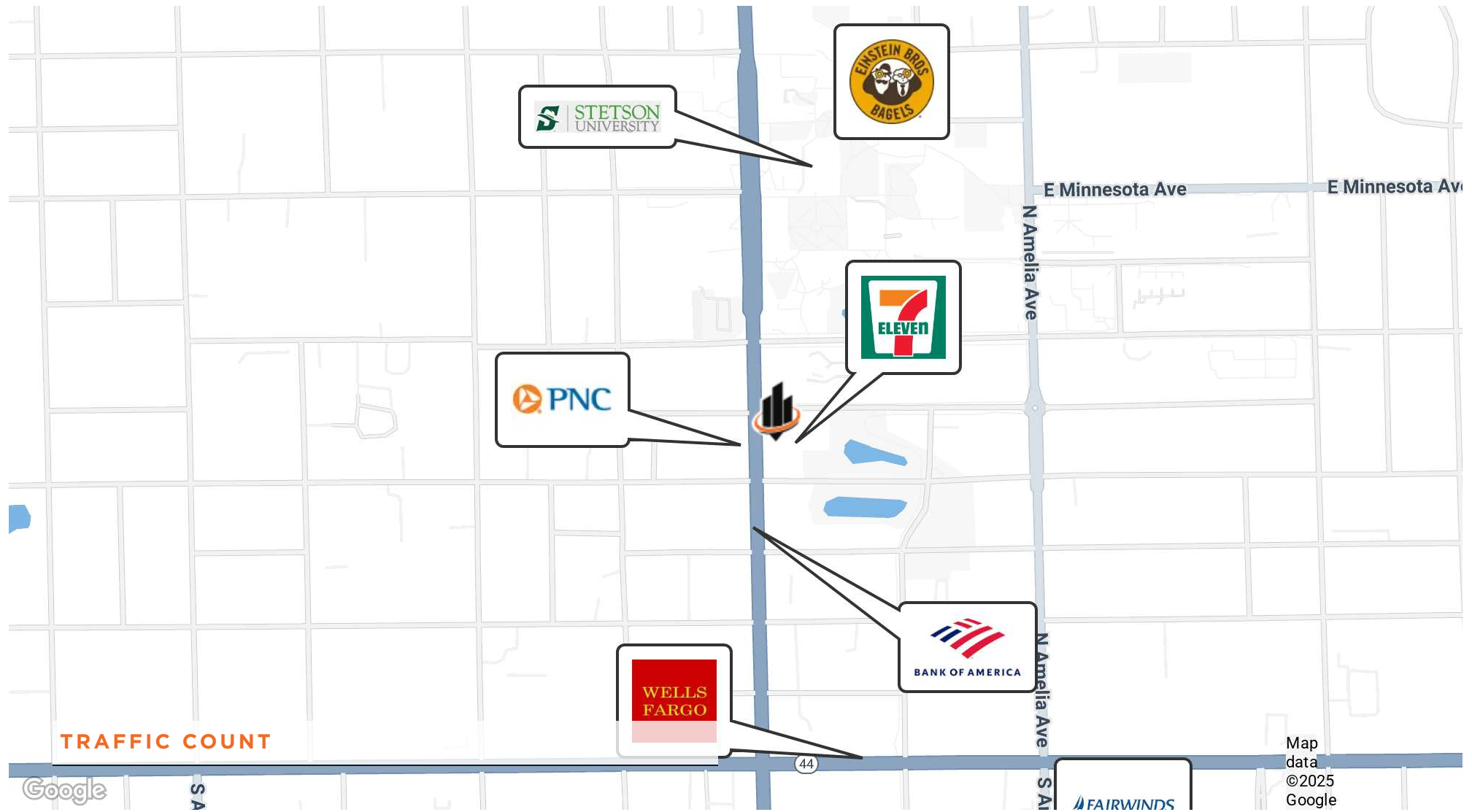
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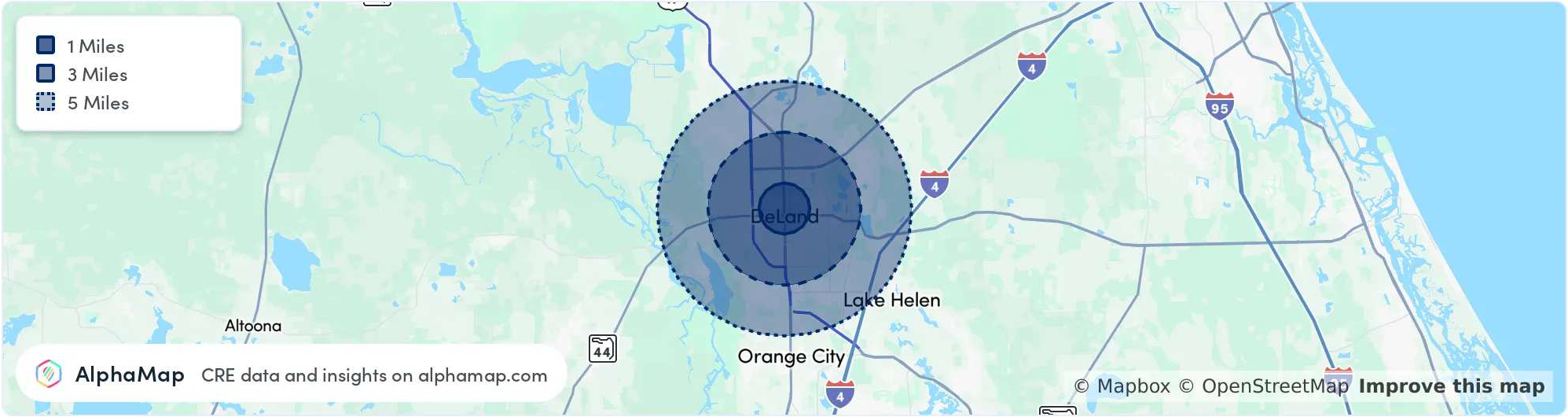
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## RETAILER MAP



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AREA ANALYTICS



POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 11,304 | 48,142  | 79,716  |
| AVERAGE AGE          | 40     | 43      | 45      |
| AVERAGE AGE (MALE)   | 38     | 41      | 43      |
| AVERAGE AGE (FEMALE) | 42     | 44      | 46      |

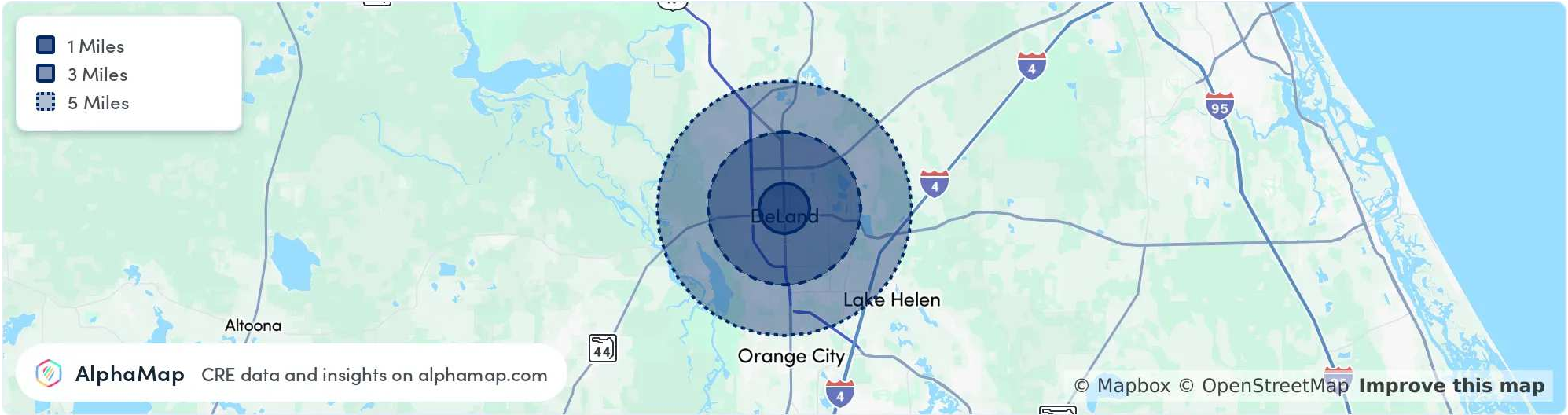
HOUSEHOLD & INCOME

|                  | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| TOTAL HOUSEHOLDS | 4,105  | 18,433  | 31,360  |
| PERSONS PER HH   | 2.8    | 2.6     | 2.5     |

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AREA ANALYTICS



|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| AVERAGE HH INCOME   | \$63,986  | \$78,293  | \$87,026  |
| AVERAGE HOUSE VALUE | \$309,736 | \$302,710 | \$319,837 |
| PER CAPITA INCOME   | \$22,852  | \$30,112  | \$34,810  |

Map and demographics data derived from AlphaMap

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