



SALE

Deland Stand Alone Property- 4,248 SF

105 W CALVIN ST

Deland, FL 32720

PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

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FL #BK3068067

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-------------------------|-----------|
| SALE PRICE: | \$499,000 |
| NUMBER OF UNITS: | 1 |
| LOT SIZE: | 21,714 SF |
| BUILDING SIZE: | 4,248 SF |

PROPERTY DESCRIPTION

4,248 SF Stand Alone Building in Deland, FL
C-2 General Commercial Zoning(See Use Schedule)
Large Reception / Waiting Area
Former Group Home With Large Bathrooms/Showers
12 Private Rooms - 2 With Private Bathrooms
Medical/General Office, Labs, Vet Clinic, Day Care, Retail Sales, Boarding House
Seller to Vacate by 12/01/2025. Will Consider Short Term Leaseback

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------|------------------|------------------|---------------|
| TOTAL HOUSEHOLDS | 376 | 960 | 3,432 |
| TOTAL POPULATION | 959 | 2,503 | 9,337 |
| AVERAGE HH INCOME | \$63,923 | \$64,051 | \$65,748 |

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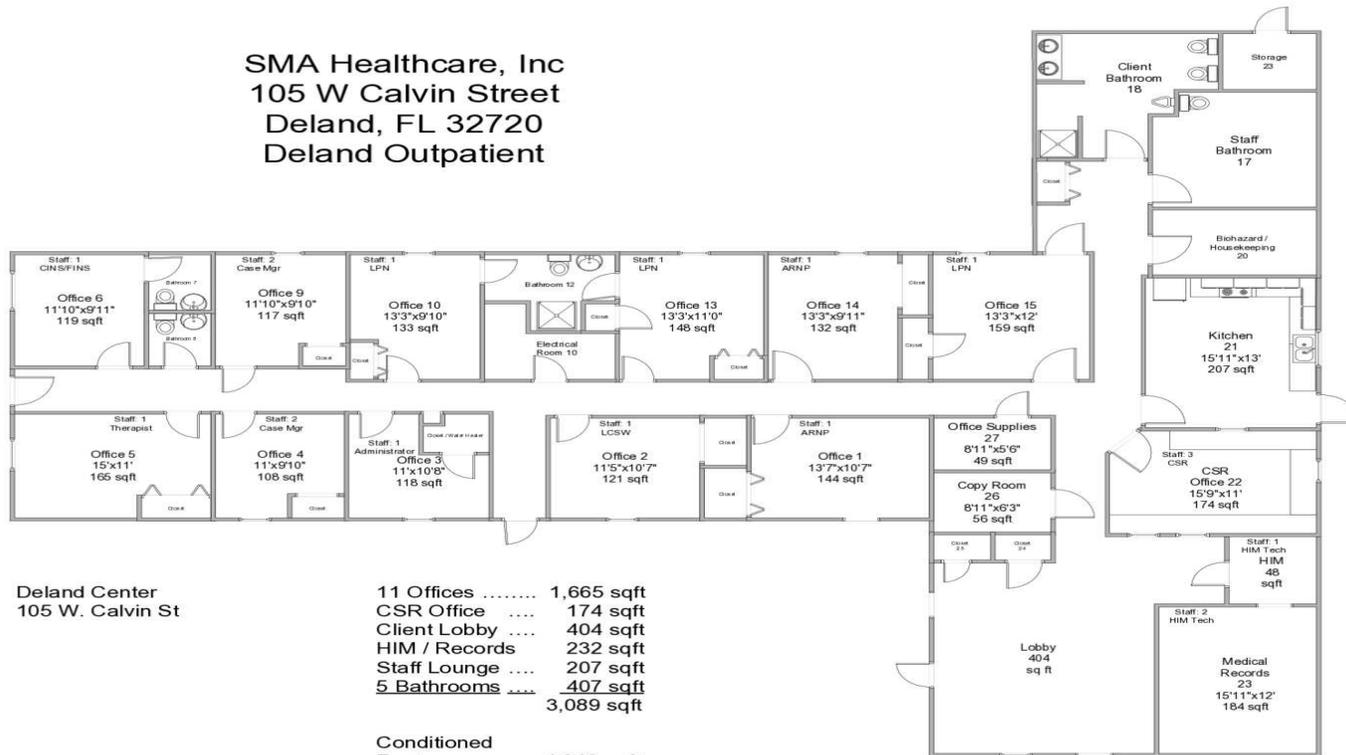
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FLOOR PLAN

SMA Healthcare, Inc
 105 W Calvin Street
 Deland, FL 32720
 Deland Outpatient



Deland Center
 105 W. Calvin St

| | |
|---------------------------|-----------------|
| 11 Offices | 1,665 sqft |
| CSR Office | 174 sqft |
| Client Lobby | 404 sqft |
| HIM / Records | 232 sqft |
| Staff Lounge | 207 sqft |
| <u>5 Bathrooms</u> | <u>407 sqft</u> |
| | 3,089 sqft |
| Conditioned Footage | 4,248 sqft |

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ADDITIONAL PHOTOS



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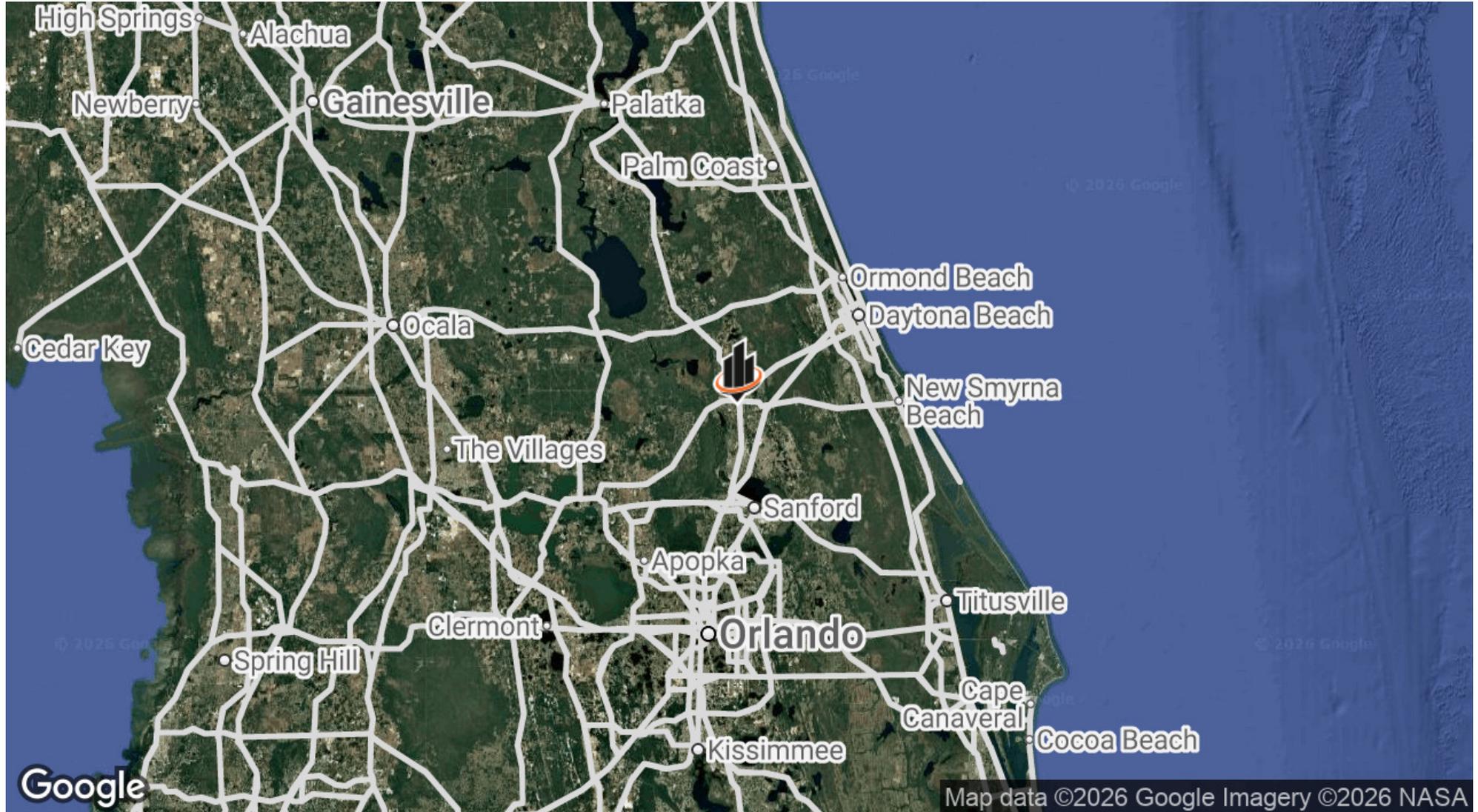
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LOCATION MAP



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