

SALE

505 DELTONA BLVD.
505 Deltona Blvd Deltona, FL 32725



OFFERING SUMMARY

Sale Price:	\$1,675,000
Building Size:	10,276 SF
Available SF:	100% Leased
Lot Size:	28,719 SF
Number of Units:	6
Price / SF:	\$163
Year Built:	1986
Zoning:	C-2
Market:	Deltona
Submarket:	Daytona/Orlando

PROPERTY OVERVIEW

This is a GREAT OPPORTUNITY for an Investor wishing to purchase a 100% Leased Commercial Property with upside potential. The location offers easy access to Interstate 4, linking Deltona to all municipalities between Orlando and Daytona Beach.

PROPERTY HIGHLIGHTS

- Six Leased units
- New Roof Installed Early 2024
- Half mile from I-4 Debarry/Deltona Exit #108
- Strategically Located Between Orlando and Daytona Beach

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**COLDWELL BANKER
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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Deltona has grown to be the largest City in Volusia County with over 98,000 residents and still growing. Deltona Blvd. is seconds away from the Debarry Exit (#108) off Interstate 4. This property is in close proximity to the municipalities of Debarry, Orange City and Deland and is centrally located between Orlando and Daytona Beach.

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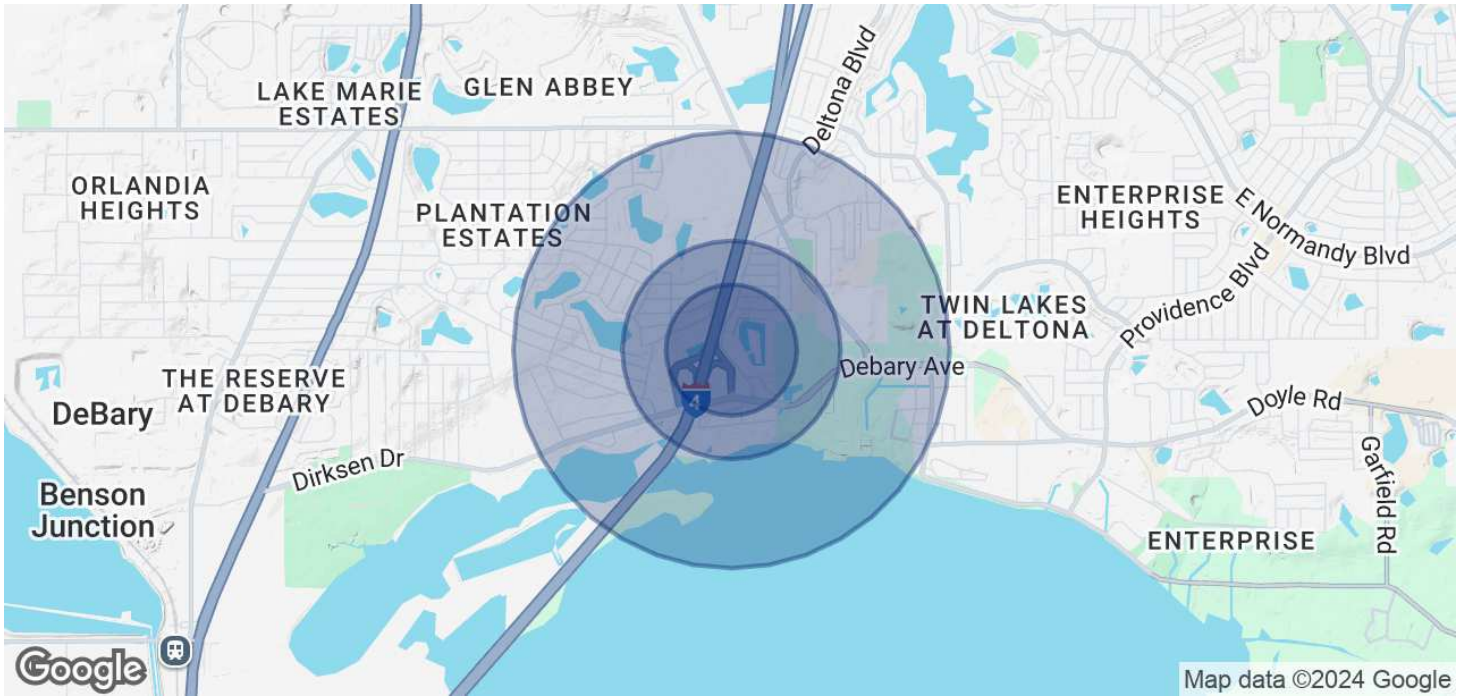


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	427	1,187	4,519
Average Age	38	39	41
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	152	432	1,726
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$74,881	\$77,946	\$85,030
Average House Value	\$299,151	\$299,907	\$294,342

Demographics data derived from AlphaMap

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