

RETAIL GROUND LEASE & BUILD-TO SUIT AVAILABLE



Deltona Plaza

MULTI-OUTPARCEL DEVELOPMENT OPPORTUNITY

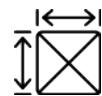
1200 DELTONA BLVD, DELTONA, FL 32725

HIGHLIGHTS



LAND AREA

15.86 Acres



BUILDING AREA

129,637 sq.ft



PARKING SPACES

564



FLOOD ZONE

Not located within a flood zone



LANDSCAPING

The landscaping consists primarily of ground cover, grass turf, shrubs and trees



ACCESSIBILITY

The property has four points of egress/ingress



SIGNAGE

There are 3 monument signs located on the property



ZONING

C-1 (Commercial)

PROPERTY HIGHLIGHTS

- » **Ground Lease Rate: \$60,000/year**
- » **Ground Lease or Build-to-Suit Options**
- » Three commercial high-visibility lots remaining
- » **Parcel ID(s): 813006000030 & 813006000024**
- » **ZONING: C-1 (Retail Commercial)**
- » Jurisdiction: City of Deltona

KEY HIGHLIGHTS

- » Four Lane traffic with (4) points of entry
- » Strong traffic count along Deltona Blvd and Enterprise Road
- » Serves the greater DeBary, Orange City, Deland, Osteen & surrounding area
- » Located approximately one mile from I-4 in dense residential corridor.
- » Conveniently located near several major destinations, including Halifax Health Campus & Amazon Fulfillment Center.
- » Strong existing tenant mix including U.S Department of Veteran Affairs, Davita, Family Health Source, Crunch Fitness, Newman Veterinary Centers, Richard Milburn Academy, Jackson Hewitt & more.
- » Newly opened Volusia County Tax Collector office.

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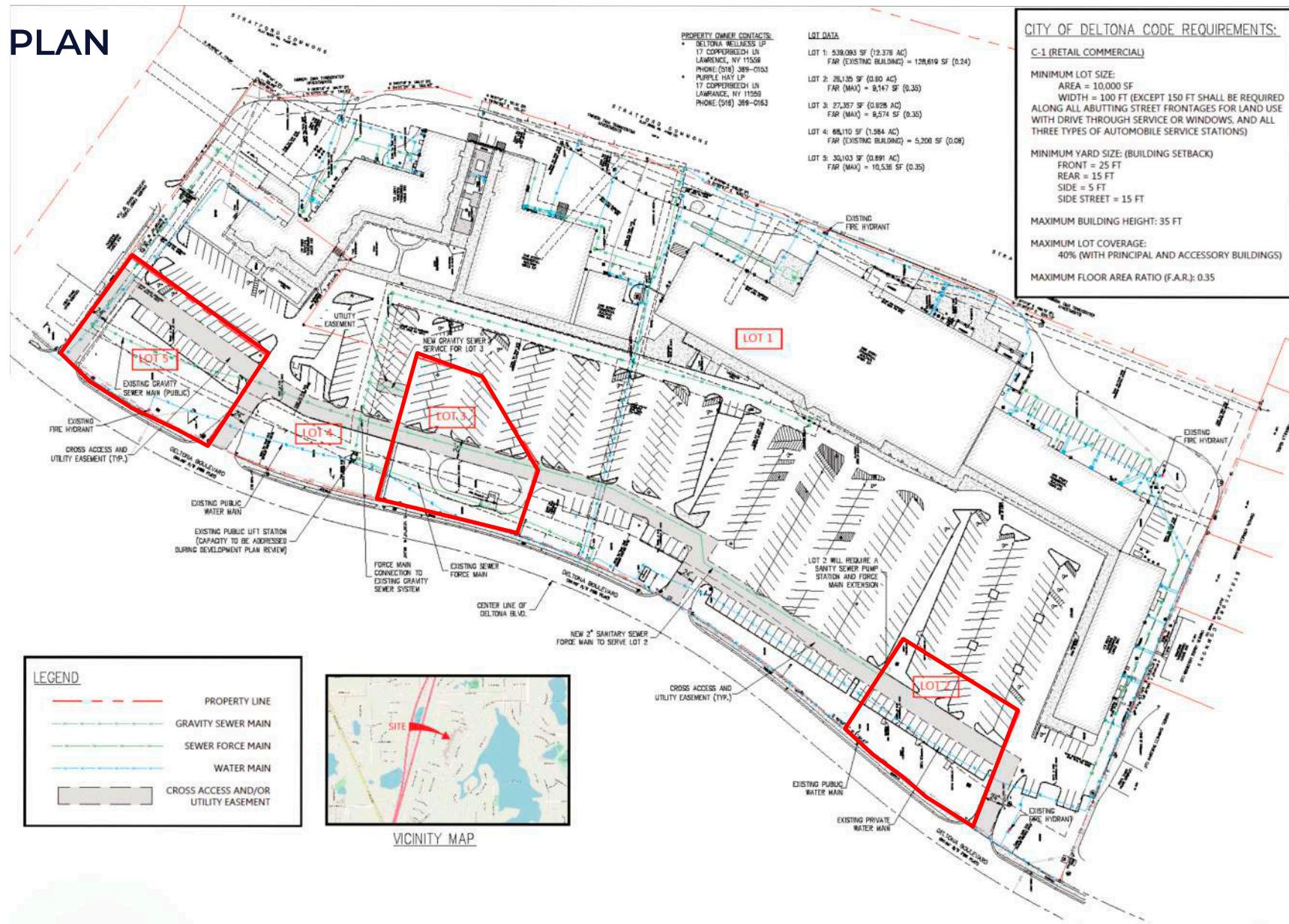
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SITE PLAN



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OUTPARCEL OPPORTUNITY

OUTPARCEL A

LOT SIZE: 30,103 SF (0.691) AC

FAR: 9,574 SF (0.35) AC

OUTPARCEL B

LOT SIZE: 27,357 SF (0.628) AC

FAR: 9,574 SF (0.35) AC

OUTPARCEL C

LOT SIZE: 26,135 SF (0.60) AC

FAR: 9,147 SF (0.35) AC

*The above numbers are based on pre-approved site survey. Final maximum allowances to be determined by the City.



*[Click Here](#) for additional C-1 use-related options and information per City of Deltona Sec. 110-315.

CONCEPTUAL USES



DRIVE-THRU QSR



MEDICAL OFFICE



AUTOMOTIVE PARTS



CAR WASH



DAY CARE



GROCER

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TENANT MAP



UNIT	TENANT	SQFT	UNIT	TENANT	SQFT	UNIT	TENANT	SQFT	UNIT	TENANT	SQFT
1A	Cs Waffles	1,200	18/19	Iglesia De Dios El Faro	1,682	34	Murphy's Bar & Liquor	2,000	57-58	Executive Dry Cleaners	2,400
2	Surteria Wellness	1,250	20	VEMA	1,000	34/35	SECOND GEN RETAIL	8,500	59/60	Mr Chef Indian Cuisine	1,800
3	Shinner Accounting Services	650	21-22	First Care Transport	1,400	40A	Family Health Source	24,000	61/62	Deltona Martial Arts	3,000
4	Hughes Homes Realty	600	23-26	Davita Dialysis	9,331	40B	Crunch Fitness	21,260	GROSS LEASABLE AREA		131,319
5	Monster Pizza	1,200	27/28	Volusia County Tax Collector	6,840	41-47	U.S. Dpt of Veteran Affairs	10,489			
6/7	AVAILABLE	750	29	Jackson Hewitt	1,750	48	Palm Tree Podiatry	1,400			
8	Smoke Shop	1,200	30	Coin Laundry	1,750	49	Lightly Nail and Spa	1,400			
9-17	Newman Veterinary	8,630	31	Deltona Barber	848	50-56	Richard Milburn Academy	8,800			

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OTHER RETAILERS

DENNY'S

SONNY'S BBQ

ZAXBY'S

PIZZA HUT

JEREMIAH'S

STEAK N' SHAKE

WALGREENS

TACO BELL

ULTA BEAUTY



petco

TARGET

Michaels

AdventHealth



Walmart

Chick-fil-A



RADIUS	3 MILE	5 MILE
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	# of Households	24,286	41,052
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	Average HH Income	82,996	84,628
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	Population	62,054	107,664
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Simplified

COMMERCIAL REAL ESTATE.

GARITO & COMPANY is a full-service commercial real estate firm specializing in retail & development. Our headquarters is located in Orlando, Florida with satellite offices across the country. Founded in 2015 by



TENANT REPRESENTATION. Garito & Company's retail tenant representation professionals provide retailers with deep market knowledge and skillful lease negotiations to maximize success.



ACQUISITIONS & DISPOSITIONS. Whether looking to expand or dispose of assets, rely on Garito & Company for comprehensive, up-to-date assessments of market dynamics and demographic trends that shape investment decisions.



LEASING. Our leasing professionals help our clients maximize value through comprehensive marketing strategies and implementation of solutions that ensure a positive impact while producing measurable results.



PROPERTY MANAGEMENT. Our in-house property managers handle day-to-day operations, carefully evaluating their assets and recommending cost-effective strategies.



DEVELOPMENT. Garito & Company can help owners with new site development or re-positioning an existing site, helping guide the project every step of the way.



A FEW OF OUR HAPPY CLIENTS



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DISCLOSURE

DELTONA PLAZA

1200 Deltona Blvd
Deltona, FL 32725

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