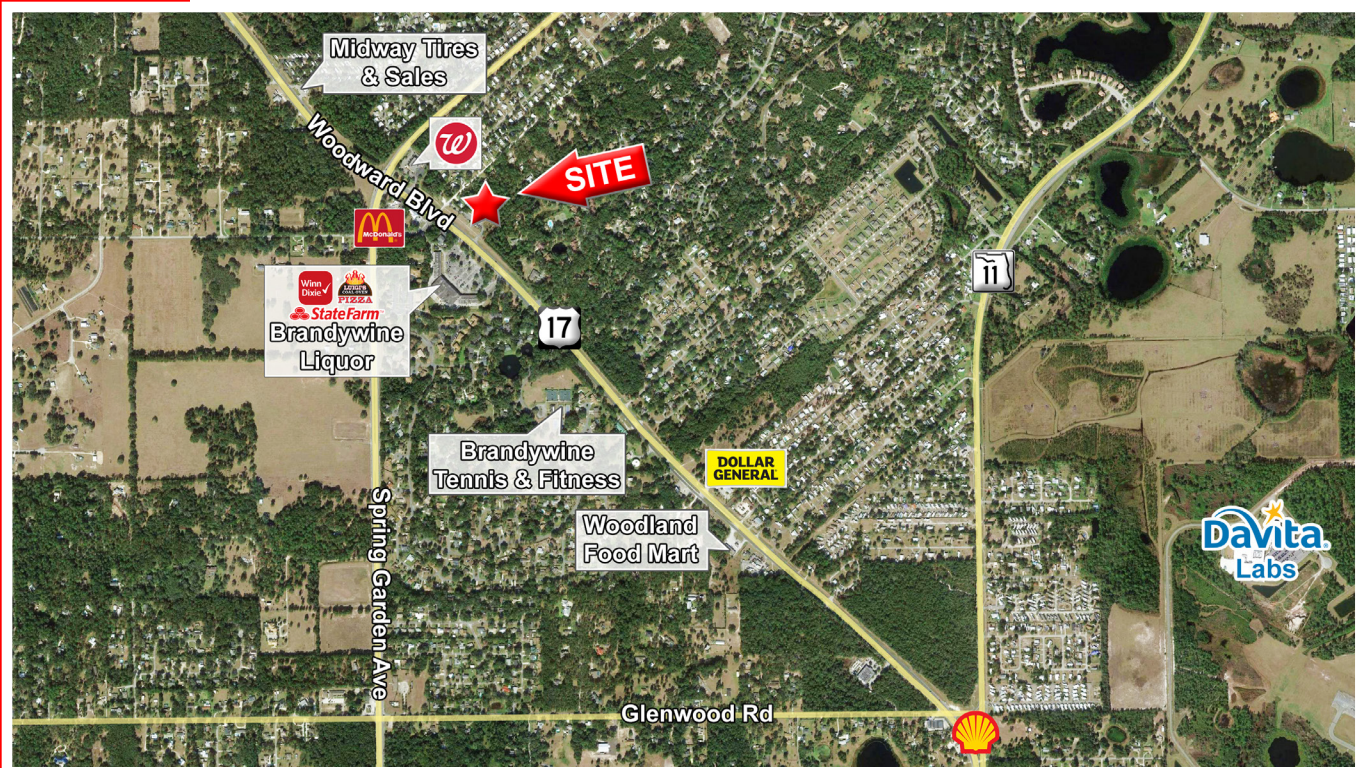


AVAILABLE FOR LEASE

± 7,644 SF Freestanding Building

3101 N Woodland Blvd (S Hwy 17), Deland, FL 32720



- Excellent visibility and access
- Pylon signage available
- Ample parking
- Across from Winn Dixie Shopping Center

Area Neighbors:

Walgreens, McDonalds, Winn Dixie, State Farm, China Restaurant, Brandywine Liquors, Nails, JJ Crabs, Coinstar, Luigi's Italian Restaurant, Superior Sheds, Dollar General, Woodland Food Mart.
Two miles south: Super Walmart and Tractor Supply

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Traffic Counts: Woodward Blvd (US Hwy 17) 15,000 - vpd
Spring Garden Ave 12,600 - vpd

DEMOGRAPHICS	1-MILE RANGE	3-MILE RANGE	5-MILE RANGE
POPULATION	3,617	17,873	46,998
MEDIAN AGE	49.9	48.5	42.8
AVG. HOUSEHOLD INCOME	\$62,730	\$66,647	\$62,677

FOR INFORMATION CALL 561-955-0662

Mark McCokle

markmccokle@sevellrealty.com

WWW.SEVELLREALTY.COM

BROKER PARTICIPATION INVITED-CALL FOR DETAILS

Sevell Realty Partners, Inc.

2295 CORPORATE BOULEVARD NW, SUITE 131,
BOCA RATON, FLORIDA 33431

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