



For Sale

# HIGH VISIBILITY TRUCK LOT - PROPERTY & BUSINESS FOR SALE

3000 S Woodland Blvd, Deland, FL 32720

*Presented by:*

**J. Todd Swann, CCIM**

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**Swann Real Estate**

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# PROPERTY SPECIFICS

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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	0.66 Acres
Year Built:	1949
Building Size:	1,211
Zoning:	Commercial
Market:	Central Florida
Submarket:	Deltona-Daytona Beach-Ormond Beach metropolitan area

### PROPERTY OVERVIEW

Nestled in the heart of the Sunshine State, "Florida Trucks" presents a unique opportunity to own a thriving property and business dedicated to the automotive industry. This well-established business is strategically located in DeLand, a charming city known for its historic charm and vibrant community.

#### Business Features:

**Established Brand:** "Florida Trucks" has earned a stellar reputation for reliability, quality, and customer satisfaction. The business has become a trusted name in the community, attracting a loyal customer base.

#### Online Presence:

**Digital Marketing:** The business has a strong online presence and a high traffic domain name, leveraging digital platforms to reach a broader audience. An optimized website, active social media accounts, and a comprehensive online inventory contribute to the business's success in the digital landscape.

#### Investment Opportunity:

**Expansion Potential:** With the right vision and strategy, there is ample room for expansion and growth. The thriving automotive market in Florida provides a solid foundation for scaling the business to new heights.

Don't miss this chance to own a piece of the Florida automotive dream! "Florida Trucks" is more than a business; it's an investment in a legacy of automotive excellence. Contact us today to explore the endless possibilities that await in DeLand, Florida!

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### Property Details

Sale Price	\$1,500,000
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#### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	Commercial
Lot Size	28,892 SF
APN #	703302000081
Lot Depth	1,880 ft

#### PARKING & TRANSPORTATION

#### UTILITIES & AMENITIES

Restrooms	2
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#### LOCATION INFORMATION

Building Name	High Visibility Truck Lot - Property & Business For Sale
Street Address	3000 S Woodland Blvd
City, State, Zip	Deland, FL 32720
County	Volusia
Market	Central Florida
Sub-market	Deltona-Daytona Beach-Ormond Beach metropolitan area

#### BUILDING INFORMATION

Building Size	1,211 SF
Building Class	C
Tenancy	Single
Number of Floors	1
Year Built	1949
Number of Buildings	2

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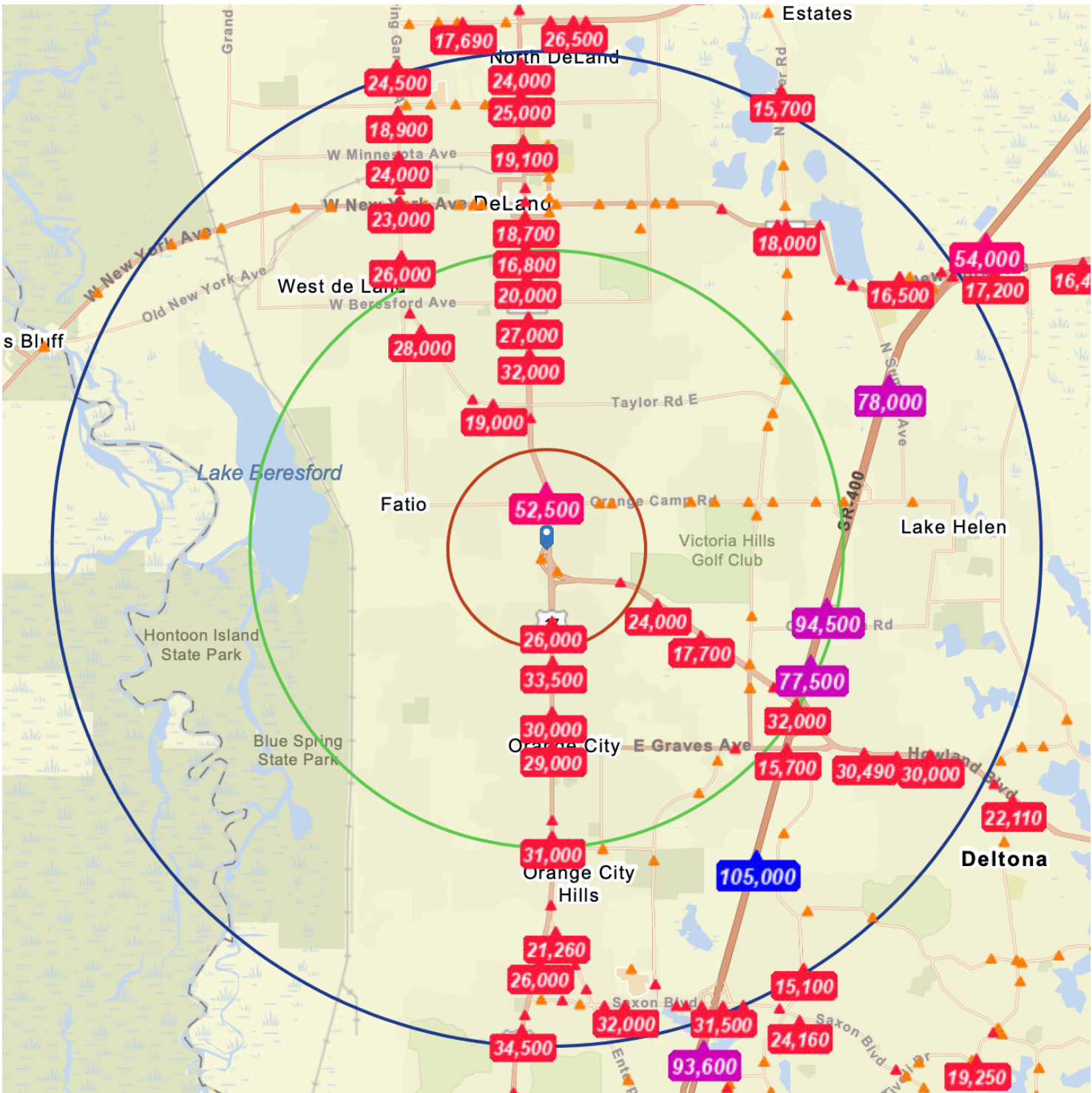


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Traffic Count



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# ADDITIONAL PHOTOS

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Additional Photos



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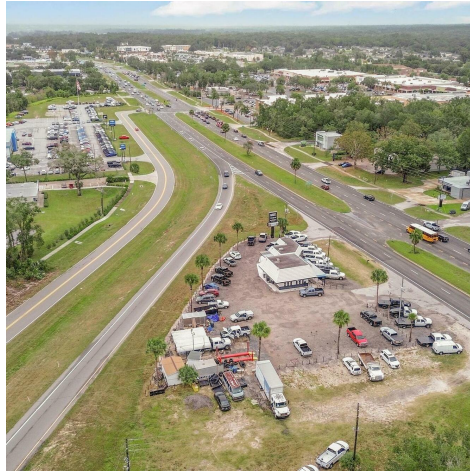


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## Additional Photos



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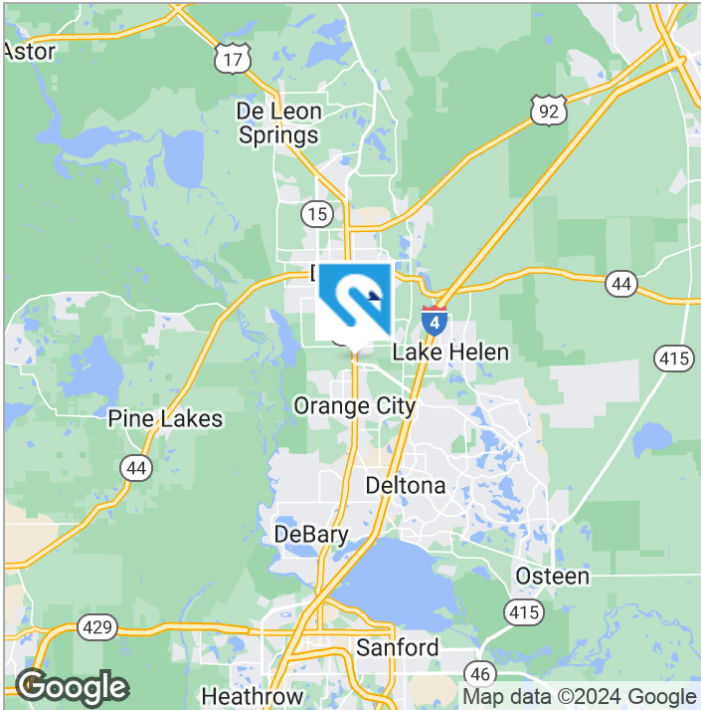
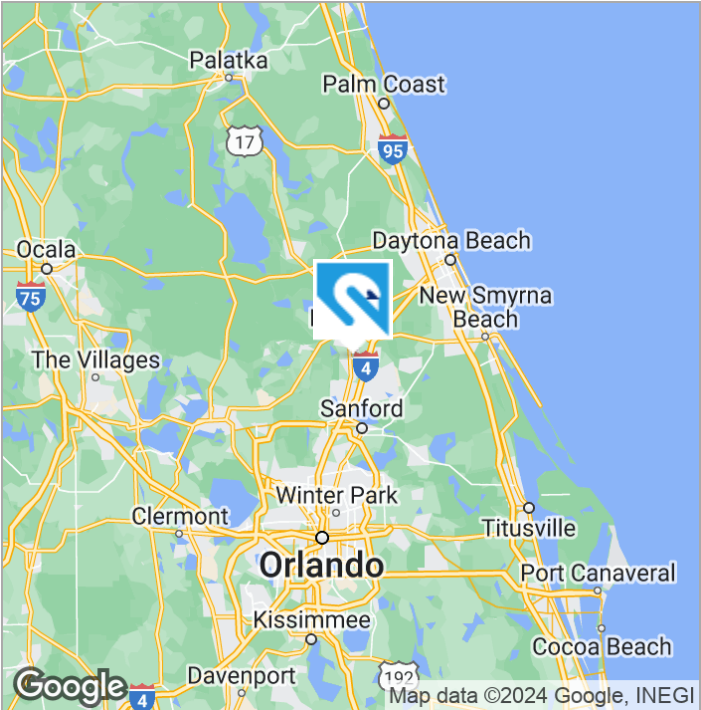
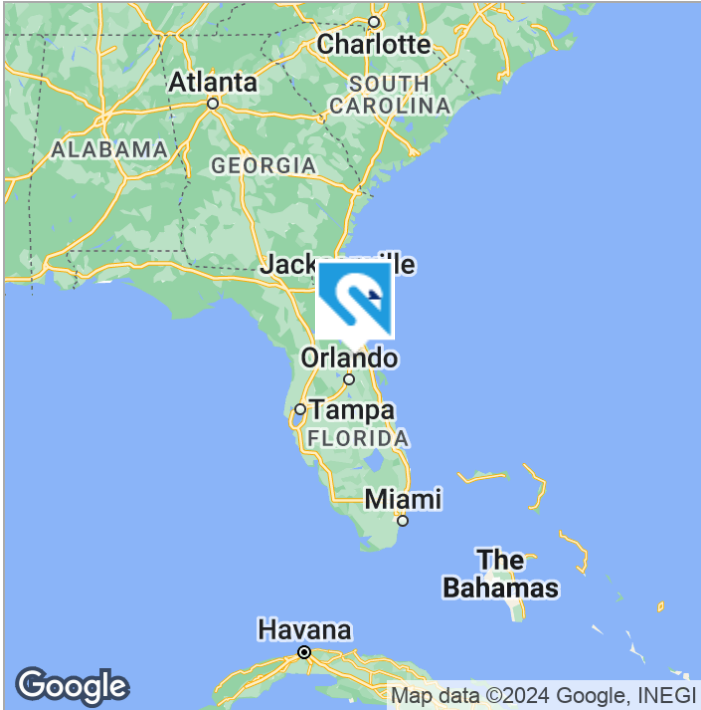


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## Location Maps



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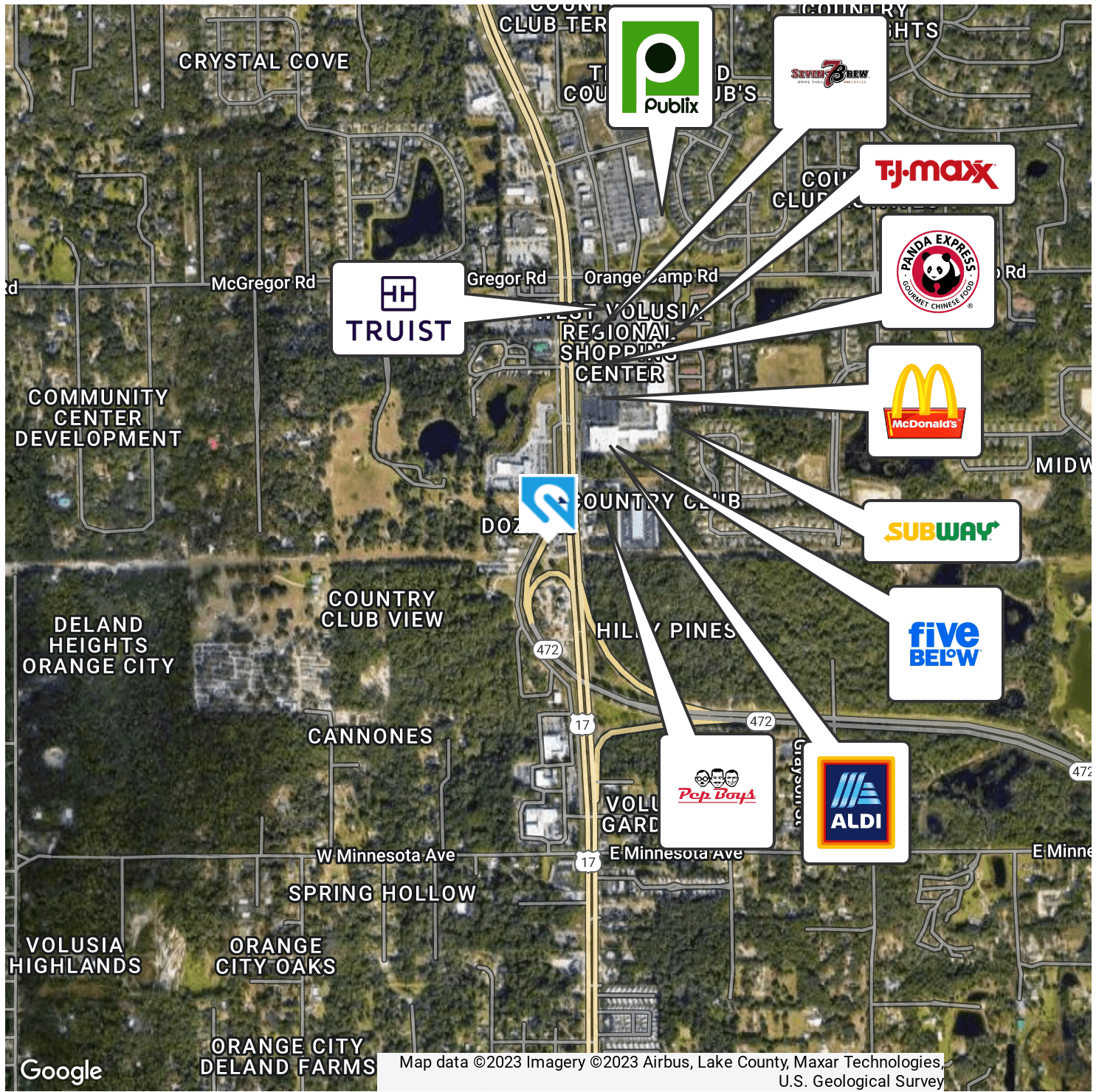
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Retailer Map







# DEMOGRAPHICS

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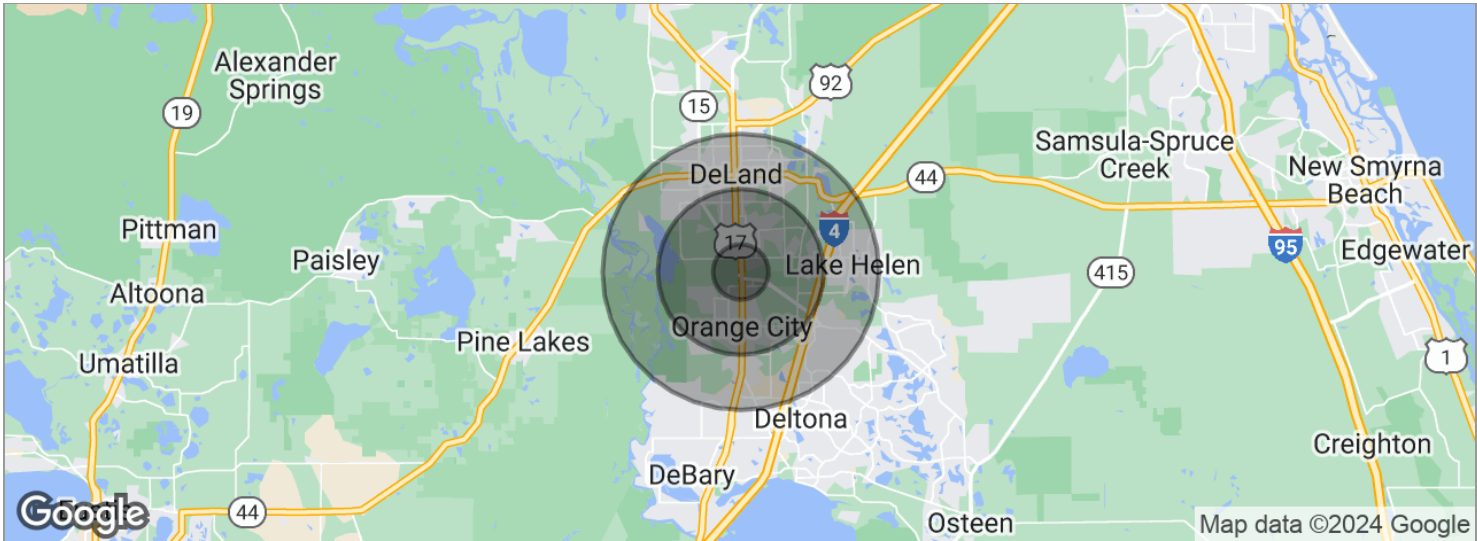


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## Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,994	33,782	82,924
Median age	42.9	42.8	41.8
Median age (male)	42.6	40.5	39.7
Median age (Female)	42.4	44.7	43.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,218	14,371	35,185
# of persons per HH	2.5	2.4	2.4
Average HH income	\$77,404	\$67,396	\$62,332
Average house value	\$217,783	\$193,872	\$189,807

\* Demographic data derived from 2020 ACS - US Census

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# COMPANY PROFILE

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Meet Our Commercial Team



Founded as a real estate brokerage firm in 1987 by J. Todd Swann (a native Delandite and Stetson University graduate), Swann Real Estate has served the DeLand and Central Florida area for over thirty years. Soon after its founding, Commercial and Property Management divisions were established to assist with investors looking to own real estate assets in DeLand.

Over its history, Swann Real Estate has constantly grown and adapted to market conditions and cycles. Through real estate transactions and management, the team at Swann Real Estate has been instrumental in the development of DeLand and Central Florida as both a home and destination. Part of the fabric of DeLand and Central Florida, Swann Real Estate has been an established part of the local community since 1987. We understand local policy and work hard to support local business.

Real estate is a people business. At Swann Real Estate, we consider every one our customers to be friends and strive to represent them and their interests with integrity, responsibility, and persistence. All Swann Real Estate agents are REALTORS® and most have additional credentials including: CCIM, Master's of Science in Real Estate, GRI, CDPE, e-PRO, Argus DCF & Developer Certifications. We've got you covered.

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