



For Sale - In-Town Core Location
**40,000 SF OF ADAPTIVE
SPACE W/ PARKING
CREATIVE SALE/LEASE
CONSIDERED**

865 W New York Ave, Deland, FL 32720

Presented by:

J. Todd Swann, CCIM

386.738.3688

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Swann Real Estate

505 E. New York Ave., Suite 6

DeLand, FL 32724

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PROPERTY INFORMATION

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$4,900,000
Lot Size:	2.73 Acres
Year Built:	1961
Building Size:	40,322
Renovated:	1997
Zoning:	Flexible PD
Market:	Central Florida
Submarket:	Deltona-Daytona Beach-Ormond Beach metropolitan area
Traffic Count:	11,700
Price / SF:	\$121.52

PROPERTY OVERVIEW

Central Florida investment opportunity. Creative seller is open to cash/terms/trade, lease, purchase, or lease/purchase. The building is 40,000+ square feet of masonry construction steel core with a 16' ceiling height. Impressive electric service and a fire sprinkler system throughout. It's a mix of finished, warehouse, and storage space. The building is divisible with potential for condos. The site is on a main gateway (SR 44) situated on a high profile corner location with over 2.7 acres of land and 100± parking spaces. Only eight short blocks to Downtown DeLand and eleven minutes to I-4. Possibility for out-parcel and drive through configurations. Expansive list of uses including commercial retail, service, storage. City PD updating in progress. Current survey, Phase I, environmental and structural reports are available. Call now to explore this upside value-add opportunity.

PROPERTY HIGHLIGHTS

- Lucrative Central Florida market location
- 40,000+ SF of space & 100± parking spaces on 2.7+ acres of land with offsite retention
- Core corner location - 8-blocks from Downtown DeLand and 11-minutes to I-4
- Creative seller open to lease or sale terms
- PD zoning : refinements, storage, office, retail, some specialties
- Divisible out-parcel and drive through configurations

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Property Details

Sale Price	\$4,900,000
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LOCATION INFORMATION

Street Address	865 W New York Ave
City, State, Zip	Deland, FL 32720
County	Volusia
Market	Central Florida
Sub-market	Deltona-Daytona Beach- Ormond Beach metropolitan area
Cross-Streets	N Boundary Ave

BUILDING INFORMATION

Building Size	40,322 SF
Building Class	C
Ceiling Height	16 ft
Number of Floors	1
Year Built	1961
Year Last Renovated	1997
Construction	Masonry - Steel Core
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office/Warehouse
Property Subtype	Retail
Zoning	Flexible PD
Proposed Uses	Warehouse - Office - Retail - Storage - Manufacturing - Distribution - Light Industrial
Lot Size	2.73 Acres
APN #	700866000050
Lot Depth	450 ft
Corner Property	Office/Warehouse
Traffic Count	11700
Traffic Count Street	W New York Ave
Power	Impressive Power Options

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	±100

UTILITIES & AMENITIES

Central HVAC	Yes
Restrooms	9

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PHOTOS

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Additional Photos



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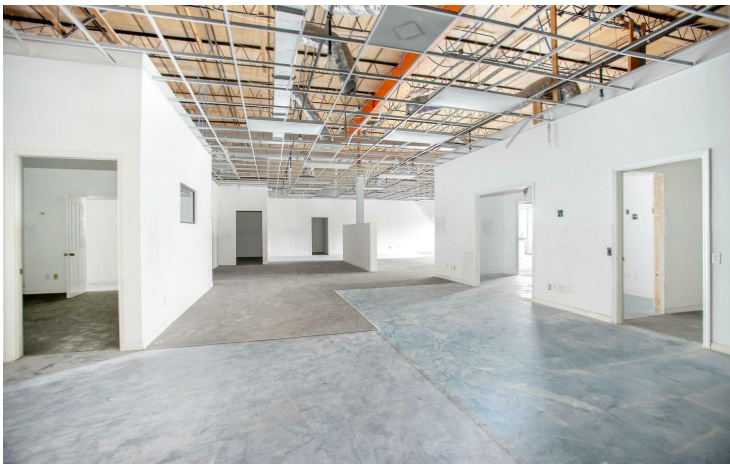
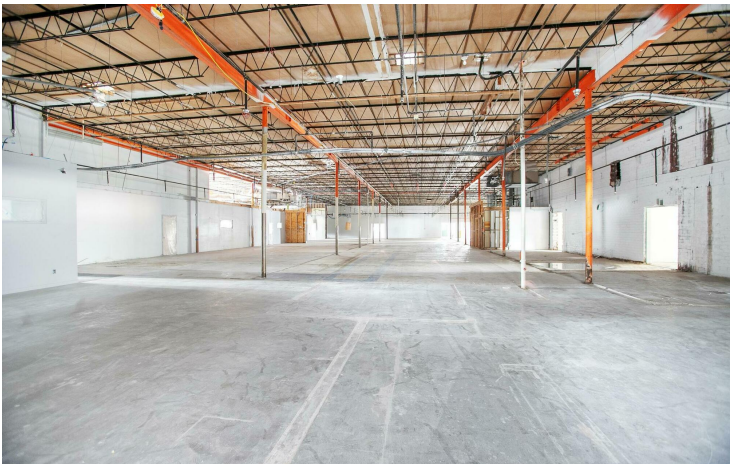
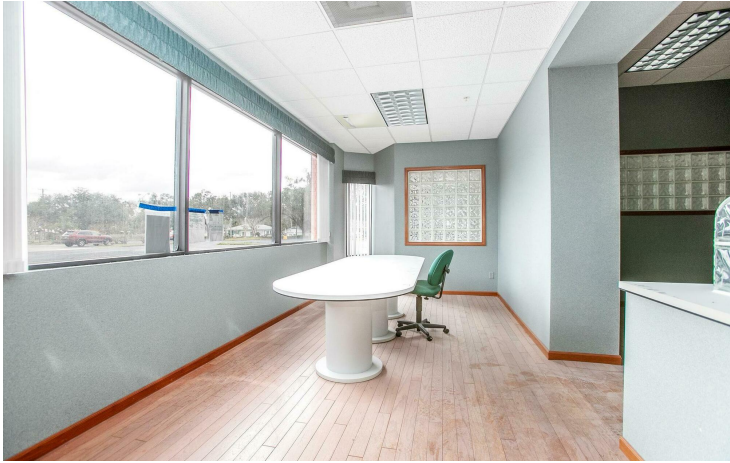
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DRIVE-TIME DEMOGRAPHICS

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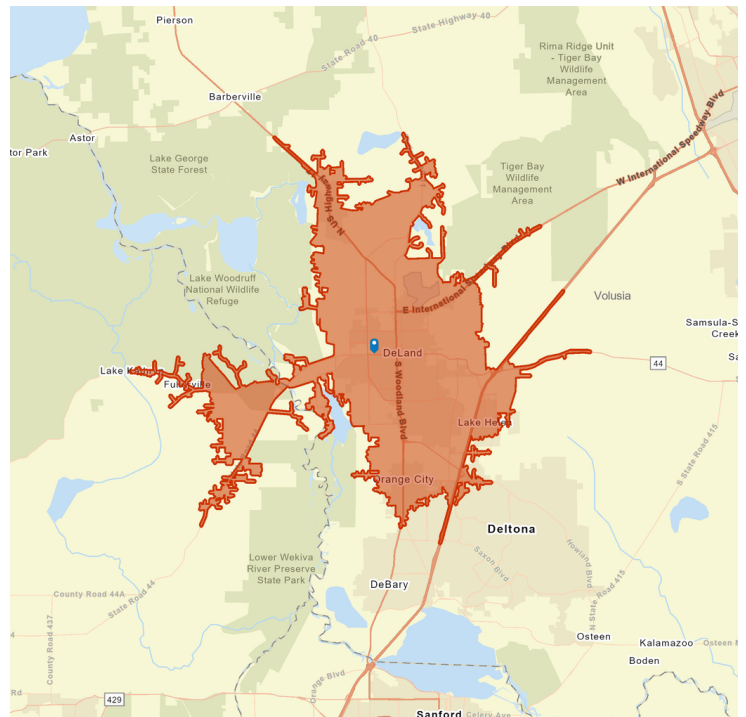
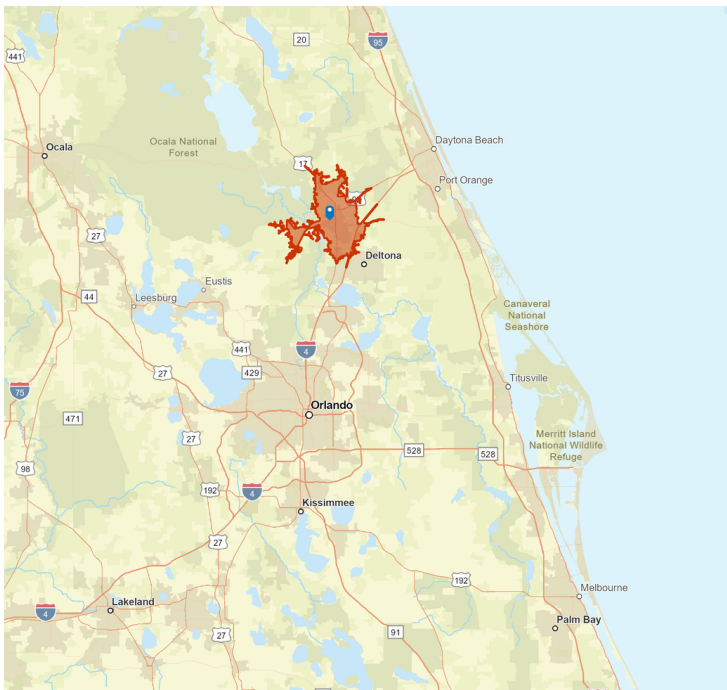
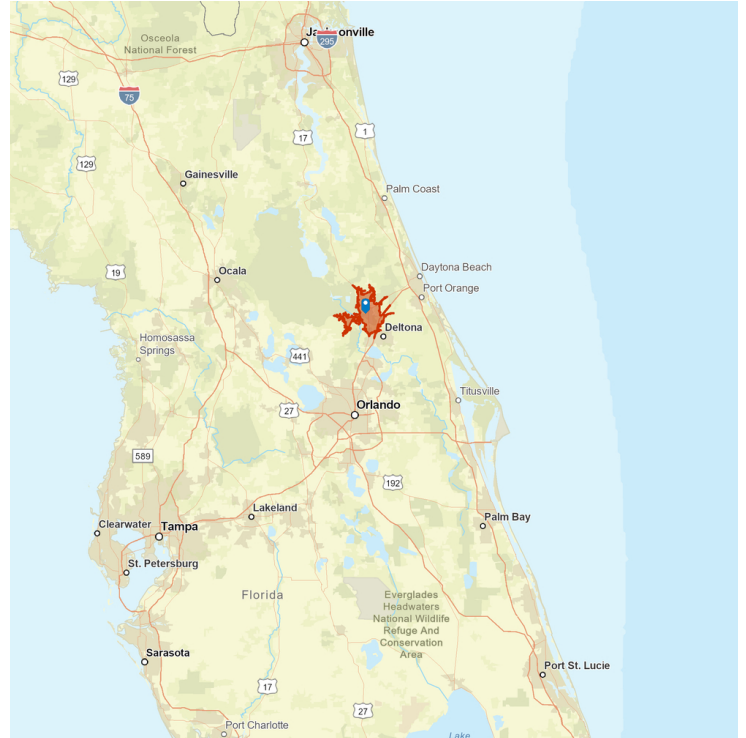
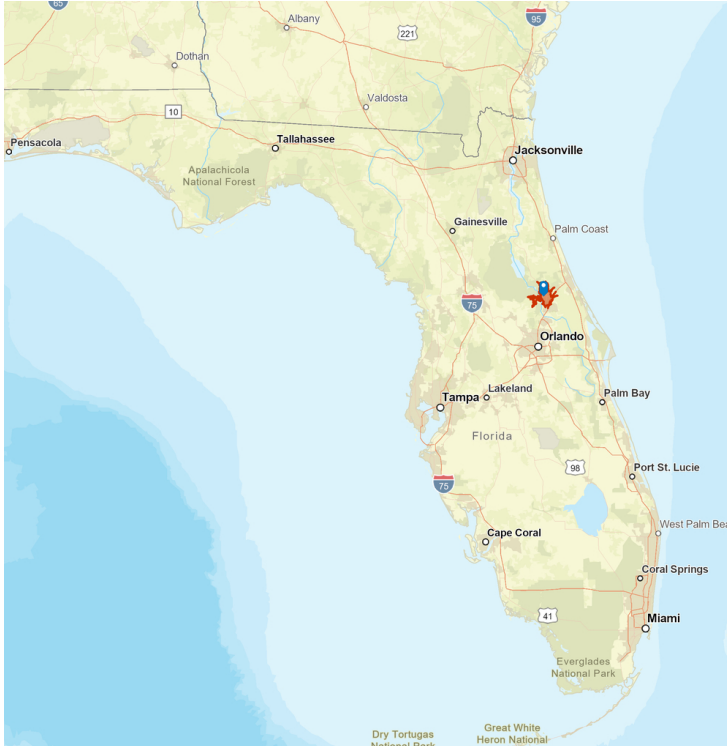
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Drive Time 15-minutes



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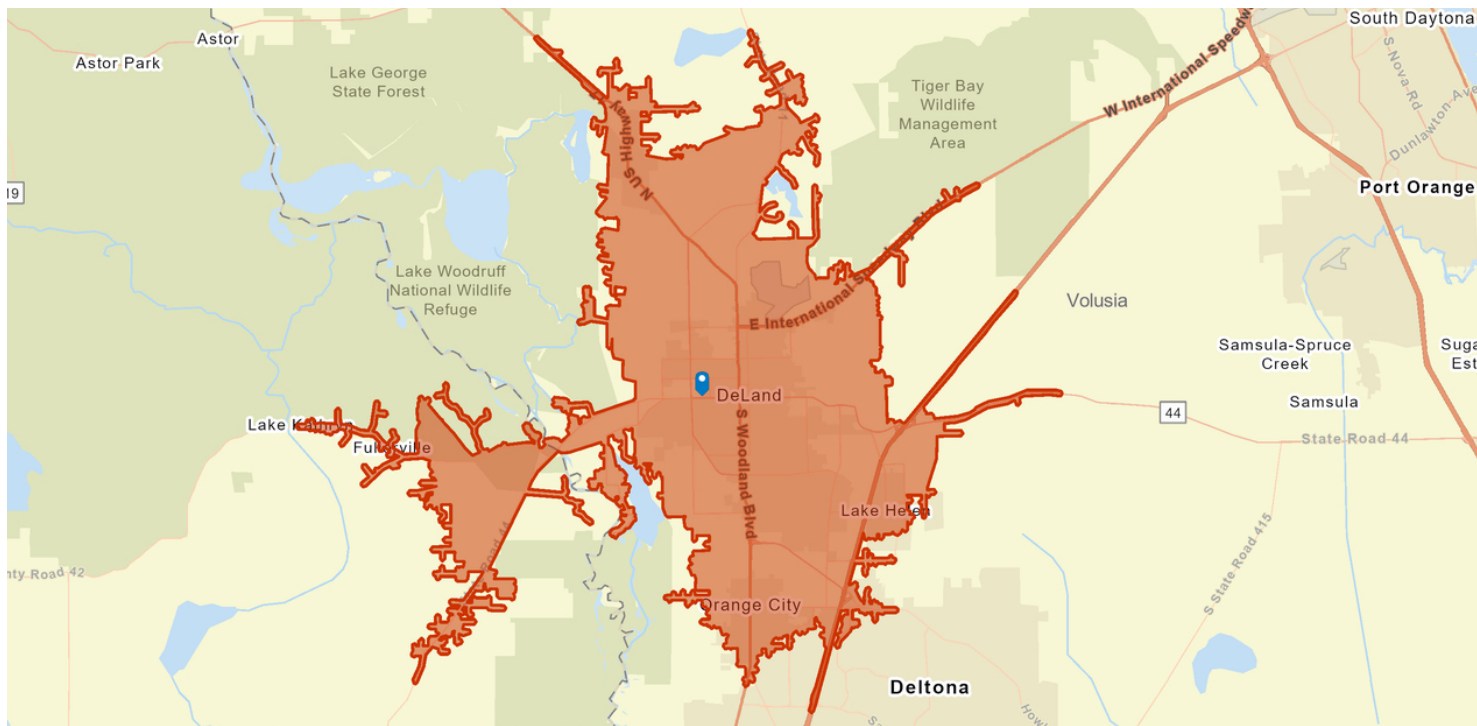


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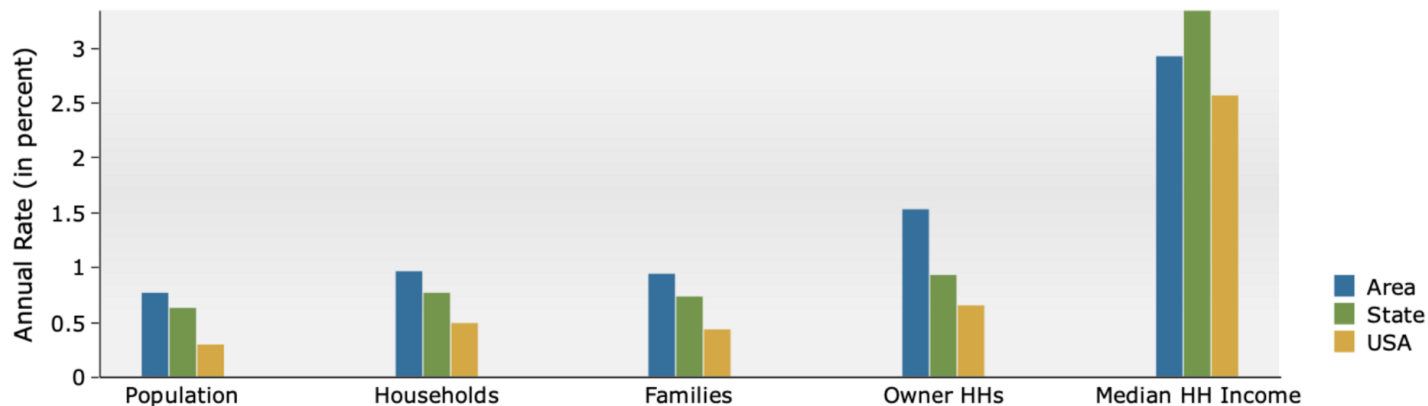
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Drive Time 15-minutes Demographics



Summary	Census 2010	Census 2020	2023	2028
Population	77,383	91,264	95,334	99,043
Households	30,900	36,137	38,101	39,981
Families	19,694	23,126	24,198	25,372
Average Household Size	2.42	2.42	2.41	2.39
Owner Occupied Housing Units	22,071	26,066	27,160	29,307
Renter Occupied Housing Units	8,829	10,071	10,941	10,674
Median Age	43.2	45.3	45.7	46.5

Trends 2023-2028



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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 forty years. Soon after its founding, Commercial and Property Management divisions were established to assist investors desiring 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. 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 representing 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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