

FOR LEASE

GARITO  CO

An aerial photograph of a commercial property. The main building is a long, single-story structure with a grey roof and blue-tinted glass sections. It is surrounded by a large, paved parking lot with several cars parked. The property is bordered by a road on the left and a highway on the right. There are trees and landscaping around the building.

*Justin Square*

**840 DELTONA BLVD, DELTONA, FL 32725**



## PROPERTY SPECS



**CALL  
LEASE RATE**



**900- 8,500 SF  
SPACE AVAILABLE**



**3,600 SF  
MAX CONTIGUOUS**



**26,487 SF  
GLA**

## DEMOGRAPHICS

	RADIUS	3 MILE	5 MILE
	HOUSEHOLDS	21,674	38,104
	AVERAGE HH INCOME	\$76,100	\$76,514
	POPULATION	56,628	100,475

## PROPERTY HIGHLIGHTS

- Situated in the fast-growing Orange City/Deltona area, which boasts a population of over 64,000 residents within a 10-minute drive
- Conveniently located near several major destinations, including the recently opened Volusia County Tax Collector's Office, Halifax Health Campus, Interstate 4, and an Amazon Fulfillment Center
- Features multiple signage opportunities for maximum visibility
- Recently had its parking lot resurfaced and striped for improved accessibility
- Recently improved canopy column lighting for dawn to dusk illumination
- (2) Locations for branding visibility with backlit lighting signage



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**ENTERPRISE ROAD  
20,100 AADT**

**DELTONA BLVD  
11,700 AADT**

UNIT	TENANT	SQFT
<b>A</b>	Tropical Image	1,200
<b>B</b>	<b>AVAILABLE</b>	<b>1,200</b>
<b>C</b>	<b>AVAILABLE</b>	<b>1,200</b>
<b>D</b>	Iglesia Cristiana Fe y Adoración	1,200
<b>E1</b>	Funk's Board Shop	900
<b>E2</b>	Dripz4U	900
<b>F1</b>	Homelis Realty	900
<b>F2</b>	<b>AVAILABLE</b>	<b>900</b>

UNIT	TENANT	SQFT
<b>G</b>	Navy Recruitment Center	1,200
<b>H</b>	Marine Corps Recruitment Center	1,200
<b>J</b>	Silva Top Solutions	1,200
<b>K</b>	<b>AVAILABLE</b>	<b>1,600</b>
<b>M</b>	WMA / miCare	2,800
<b>N</b>	<b>AVAILABLE</b>	<b>1,200</b>
<b>O</b>	Dehner Elite Arts	1,200
<b>P</b>	<b>AVAILABLE- 2<sup>nd</sup> GEN COOLERS</b>	<b>1,200</b>

UNIT	TENANT	SQFT
<b>R</b>	Forks and Fingers	1,200
<b>S</b>	Carol's Quilt Shop	1,200
<b>T</b>	Mission Sent Academy	1,200
<b>V</b>	Mission Sent Academy	1,200
<b>W</b>	Mission Sent Academy	1,200

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## UNIT B

**1,200 SF | UP TO 3,600 SF**

**UNIT DETAILS:** SPACIOUS FRONT AREA, THREE (3) EXISTING ROOMS, ONE (1) PRIVATE SINK, ONE (1) RESTROOM, ADDITIONAL EXISTING PLUMBING

**IDEAL USER:** MEDICAL & SPA SERVICES



## UNIT C

**1,200 SF | UP TO 3,600 SF**

**UNIT DETAILS:** FIVE (5) EXISTING ROOMS, ONE (1) ADA RESTROOM STORAGE CLOSET

**IDEAL USER:** MEDICAL, COWORKING/EXECUTIVE OFFICE SPACE, EDUCATION, PROFESSIONALX OFFICE



## UNIT D

**1,200 SF | UP TO 3,600 SF**

**UNIT DETAILS:** DROP CEILING, OPEN CONCEPT, ONE (1) ADA RESTROOM, ONE (1) SMALL ROOM OR STORAGE OR DRESSING ROOM

**IDEAL USER:** CONFERENCE SPACE, PROFESSIONAL OFFICE, BOUTIQUE, CONSIGNMENT SHOP







## UNIT K

**1,600 SF**

**UNIT DETAILS:** RECEPTION, MAIN OFFICE, SIX (6) INDIVIDUAL OFFICES, ONE (1) SPACIOUS OPEN AREA, KITCHENETTE W/ SINK, IT ROOM, (1) ADA RESTROOM, SHOWER

**IDEAL USER:** MEDICAL, BUSINESS & PROFESSIONAL OFFICE USES



## UNIT F2

**900 SF**

**UNIT DETAILS:** WRAP-AROUND ADMINISTRATIVE DESK, (3) THREE ROOMS, (1) ONE RESTROOM (PREVIOUS LABORATORY TENANT)

**IDEAL USER:** MEDICAL, ACCOUNTANT, BUSINESS & PROFESSIONAL OFFICE



## UNIT N

**1,200 SF**

**UNIT DETAILS:** SPACIOUS OPEN AREA W/ TWO (2) STAGES, (1) BONUS ROOM FOR OFFICE OR STORAGE, (1) RESTROOM

**IDEAL USER:** YOGA STUDIO OR GYM, BOUTIQUE SHOP, ART STUDIO, SERVICE PROFESSIONAL OFFICE



## UNIT P

**1,200 SF**

**UNIT DETAILS:** DISPLAY CASE, TWO (2) FUNCTIONING COOLERS, ONE (1) RESTROOM, ONE (1) HAND SINK, EXISTING SHELVING

**IDEAL USER:** DESSERT SHOP, FLORIST, CAFE, JUICE & SMOOTHIE SHOP, GROCERY

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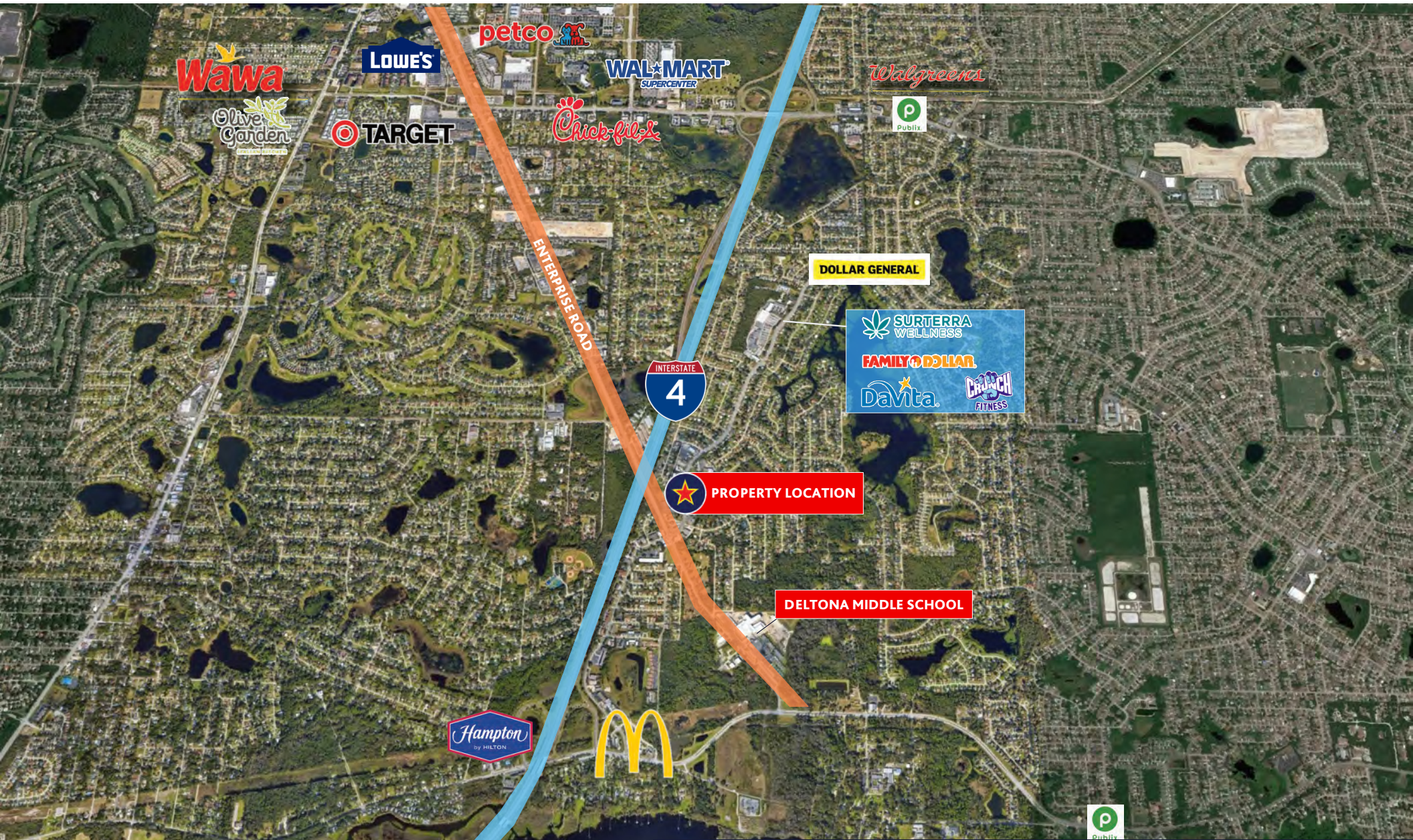
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# AREA OVERVIEW



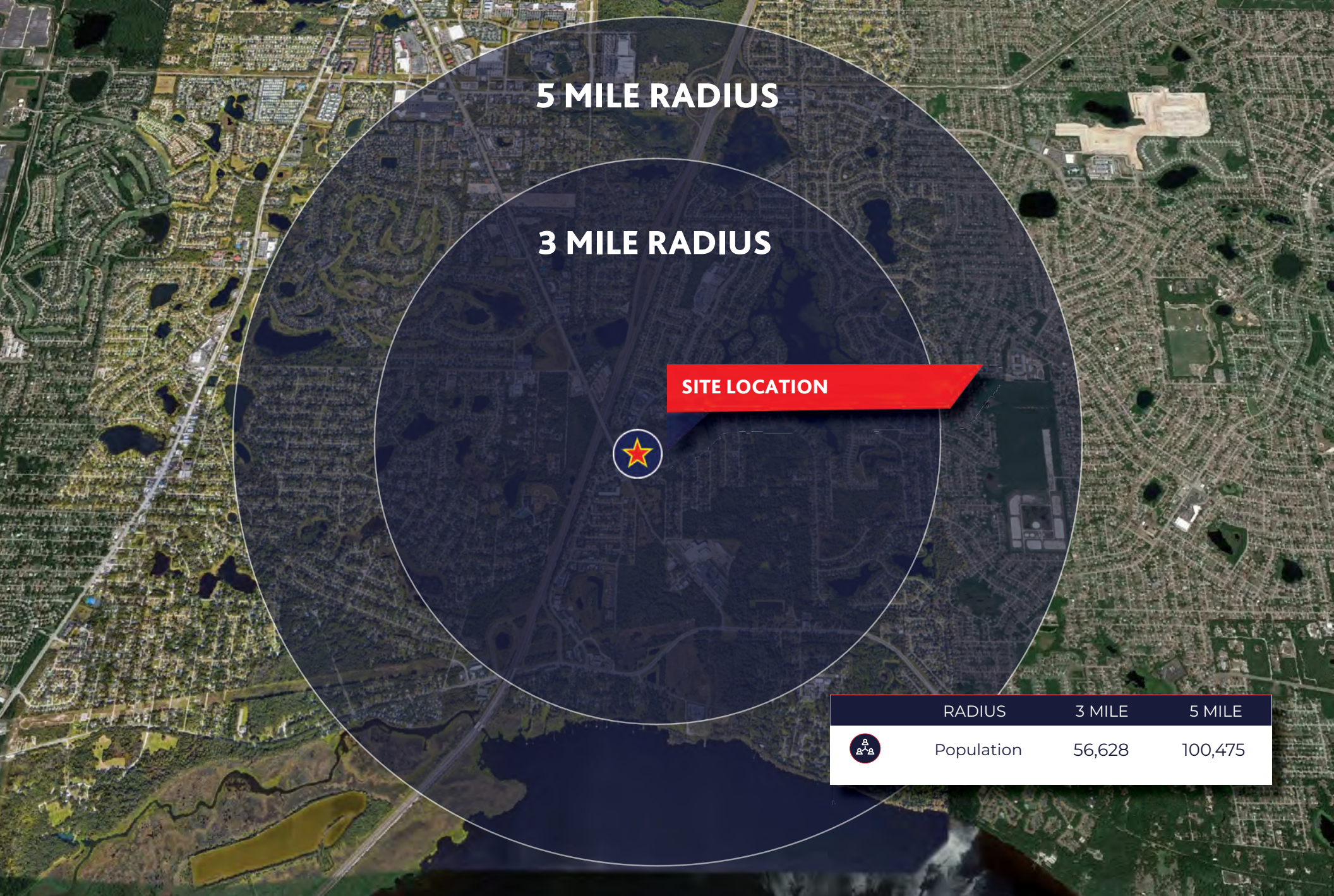
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5 MILE RADIUS

3 MILE RADIUS

SITE LOCATION



	RADIUS	3 MILE	5 MILE
	Population	56,628	100,475

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