

RETAIL **GROUND LEASE & BUILD-TO SUIT** AVAILABLE



OUTPARCEL A

OUTPARCEL B

OUTPARCEL C

DELTONA PLAZA

.69 ACRES

1.5 ACRES

DELTONA BOULEVARD

AADT: 15,500

.60 ACRES

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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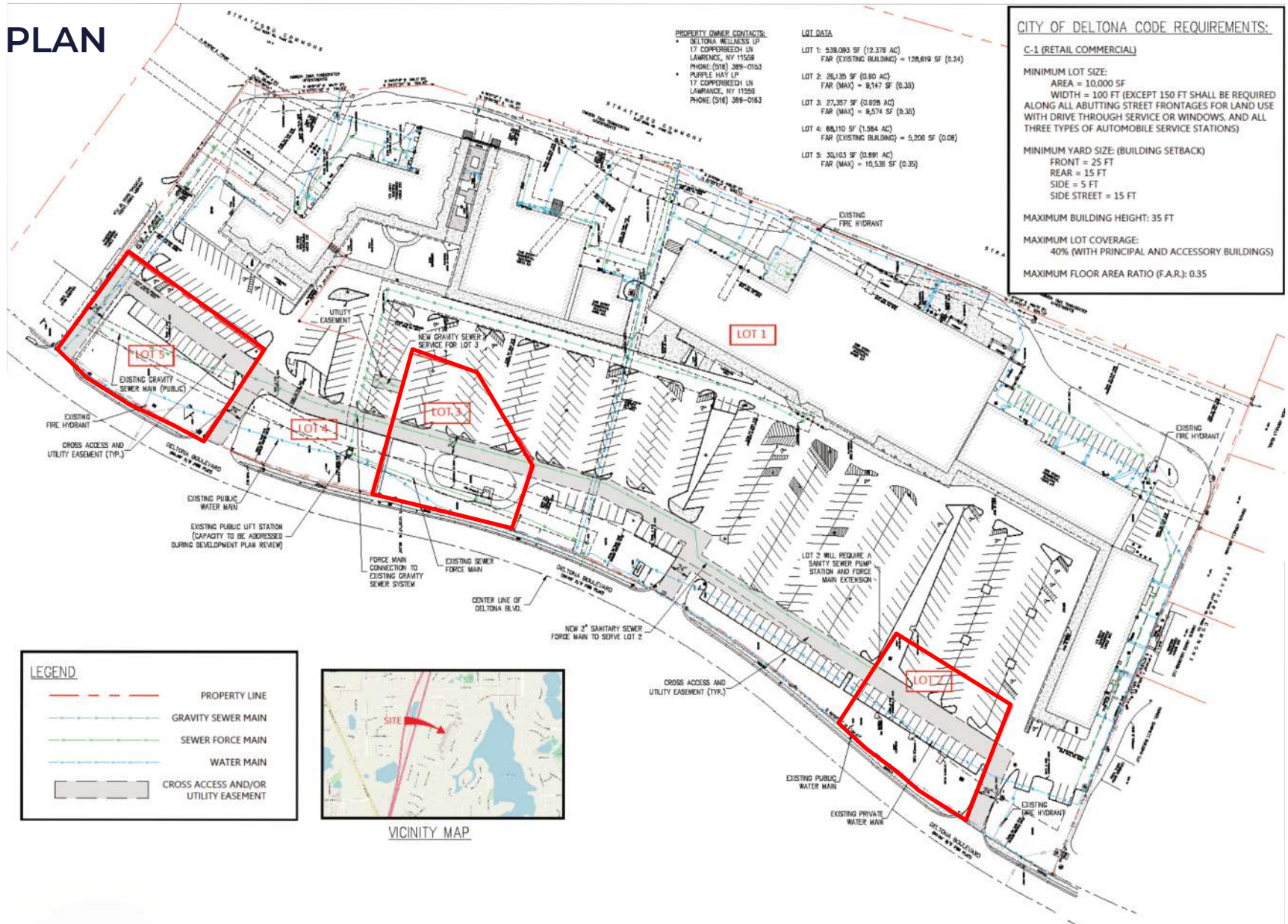
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SITE PLAN



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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.



CONCEPTUAL USES



DRIVE-THRU QSR



CAR WASH



MEDICAL OFFICE



DAY CARE



AUTOMOTIVE PARTS



GROCER

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

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TENANT MAP



UNIT	TENANT	SQFT
1A	C's Waffles	1,200
2	Surterra Wellness	1,250
3	Shinner Accounting Services	650
4	Hughes Homes Realty	600
5	Monster Pizza	1,200
6/7	AVAILABLE	750
8	Smoke Shop	1,200
9-17	Newman Veterinary	8,630

UNIT	TENANT	SQFT
18/19	Iglesia De Dios El Faro	1,682
20	VEMA	1,000
21-22	AVAILABLE	1,400
23-26	Davita Dialysis	9,331
27/28	Volusia County Tax Collector	6,840
29	Jackson Hewitt	1,750
30	Coin Laundry	1,750
31	Deltona Barber	848
32-33	Murphy's Bar & Liquor	3,500

UNIT	TENANT	SQFT
34	Murphy's Bar & Liquor	2,000
34/35	SECOND GEN RETAIL	8,500
40A	Family Health Source	24,000
40B	Crunch Fitness	21,260
41-47	U.S. Dpt of Veteran Affairs	10,489
48	Palm Tree Podiatry	1,400
49	Lightly Nail and Spa	1,400
50-56	Richard Milburn Academy	8,800

UNIT	TENANT	SQFT
57-58	Executive Dry Cleaners	2,400
59/60	Mr Chef Indian Cuisine	1,800
61/62	Deltona Martial Arts	3,000
GROSS LEASABLE AREA		131,319

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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
THE ARTS AND CRAFTS STORETHE HOME
IMPROVEMENT

Walmart

AdventHealth

Chick-fil-&

TIRE
KINGDOMOffice
DEPOTEPIC
THEATRESHALIFAX
HEALTH

amazon

+/- 4.1 mi

4146

1200 DELTONA PLAZA

INTERSTATE
4

RADIUS

3 MILE

5 MILE



of Households

24,286

41,052



Average HH Income

82,996

84,628



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 Tim Garito.



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



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.



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.



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.



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



A FEW OF OUR HAPPY CLIENTS



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DISCLOSURE

DELTONA PLAZA

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Deltona, FL 32725

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