

# LEASE

## DELTONA BLVD OFFICE SPACE

770 Deltona Blvd unit C Deltona, FL 32725



### PROPERTY DESCRIPTION

Office space available for your growing business. Join the Internal Medicine practice in this highly visible location on Deltona Blvd. There is ample parking on site and a monument sign to place your mark in Deltona. Just minutes away from Interstate 4 and local hospitals. Orange City and Debarry city limits are also just minutes away. Walk to the Fountains Plaza for lunch or drive to many retailers and restaurants in Orange City's Saxon corridor about 5 minutes away.

### PROPERTY HIGHLIGHTS

- Monument Sign
- Ample Parking
- Interstate 4 just minutes away
- High traffic volume which links Deltona to Debarry and Orange City

### OFFERING SUMMARY

Lease Rate:	\$17.00 SF/Yr. (MG)
Number of Units:	3
Available SF:	1,059 SF
Lot Size:	1,059 SF
Building Size:	1,059 SF
Zoning:	C1
APN:	8036-12-00-0030

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,315	40,079	115,602
Total Population	5,933	100,276	292,549
Average HH Income	\$69,852	\$63,785	\$72,393

**Anthony Avila**  
386 456 6653



**COLDWELL BANKER  
COMMERCIAL**  
AI GROUP



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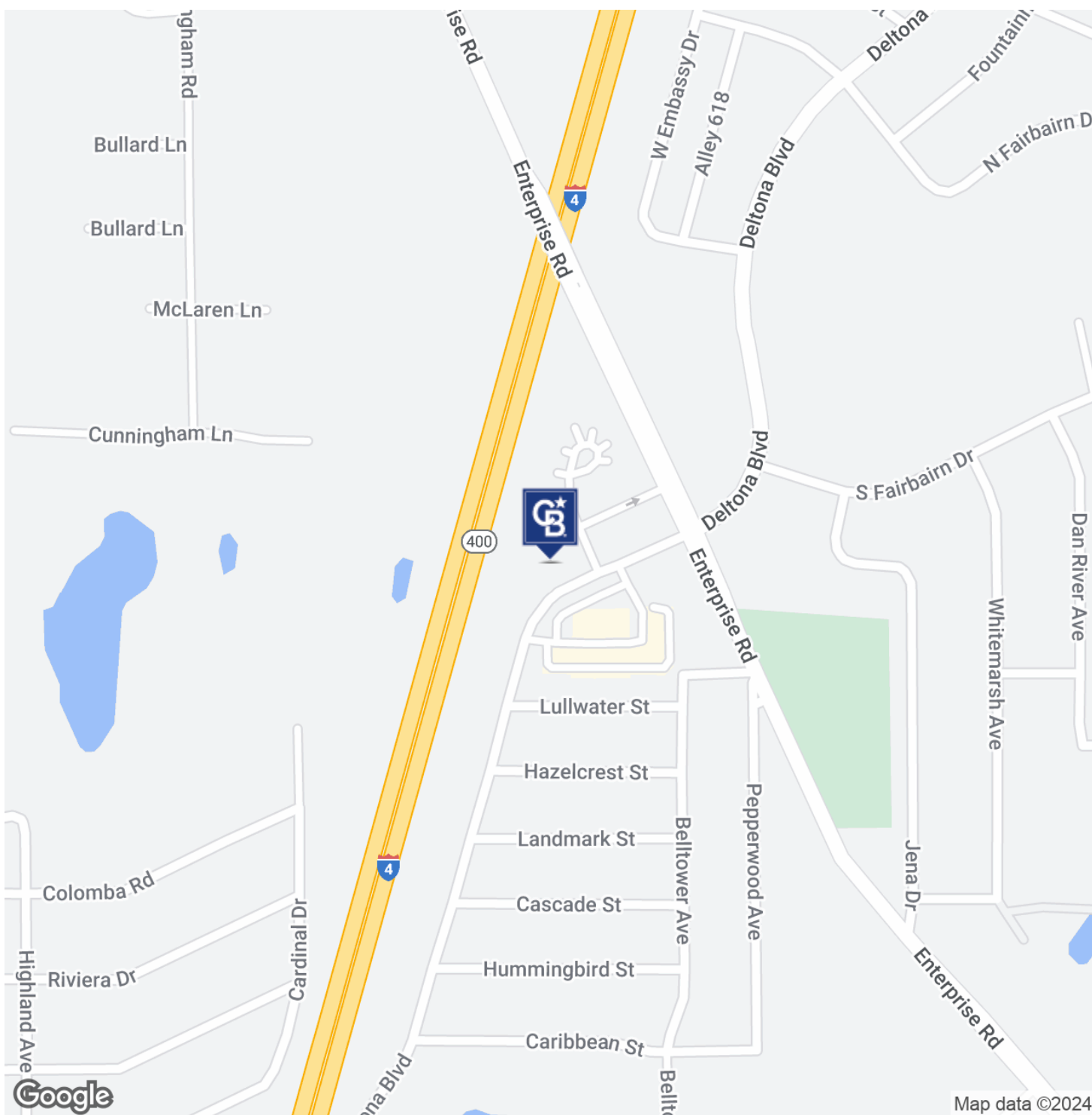


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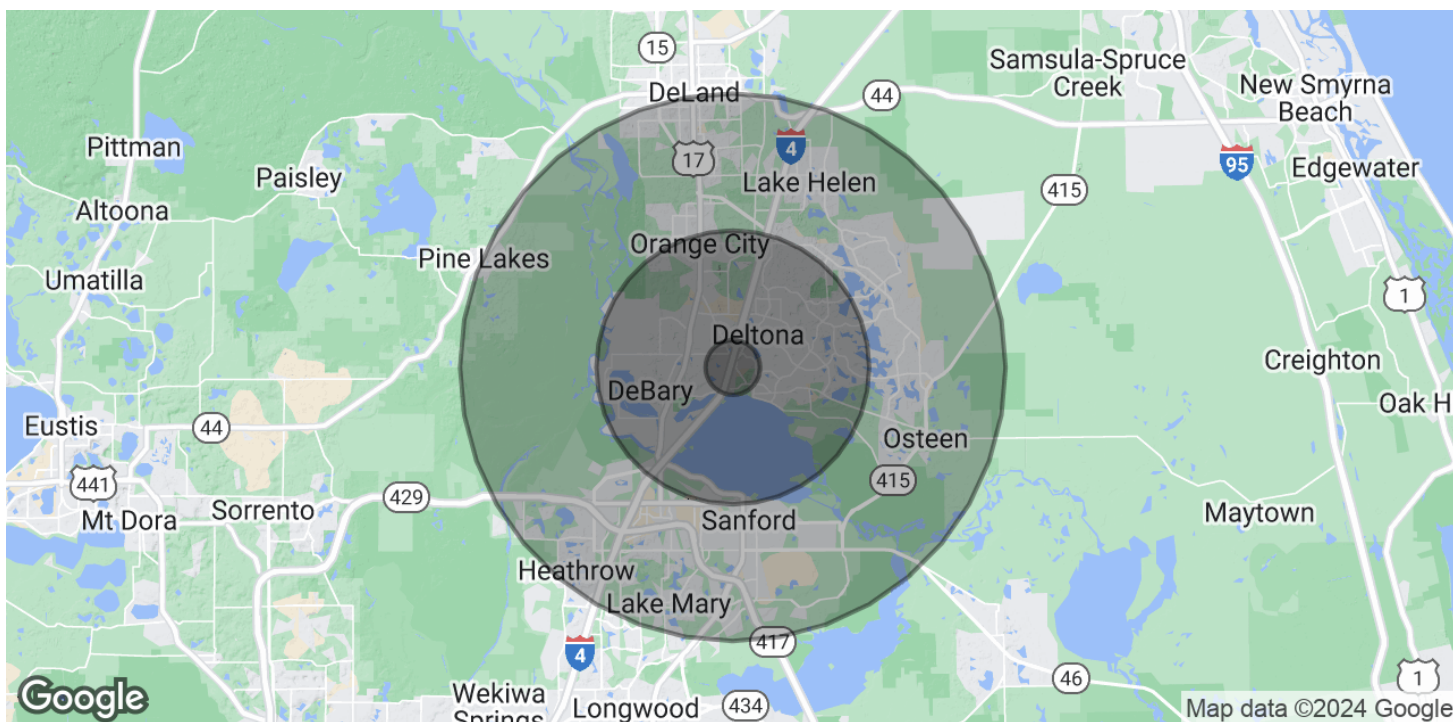
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,933	100,276	292,549
Average Age	40.6	42.5	40.4
Average Age (Male)	41	41	38.6
Average Age (Female)	38.4	44.3	41.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,315	40,079	115,602
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$69,852	\$63,785	\$72,393
Average House Value	\$212,361	\$190,617	\$210,522

\* Demographic data derived from 2020 ACS - US Census

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