MAURY L. CARTER & ASSOCIATES, INC.
FLORIDA LICENSED REAL ESTATE BROKER

10,700 SQFT RETAIL BUILDING IN DOWNTOWN DELAND

245 S WOODLAND BLVD, DELAND 32724

PRICE REDUCED

PRICE:

~~$1,790,000.00~~

NOW $1,690,000

$100,000 SALE PRICE REDUCTION

For Lease: Rate Negotiable

5,000 - 10,700 sq ft available

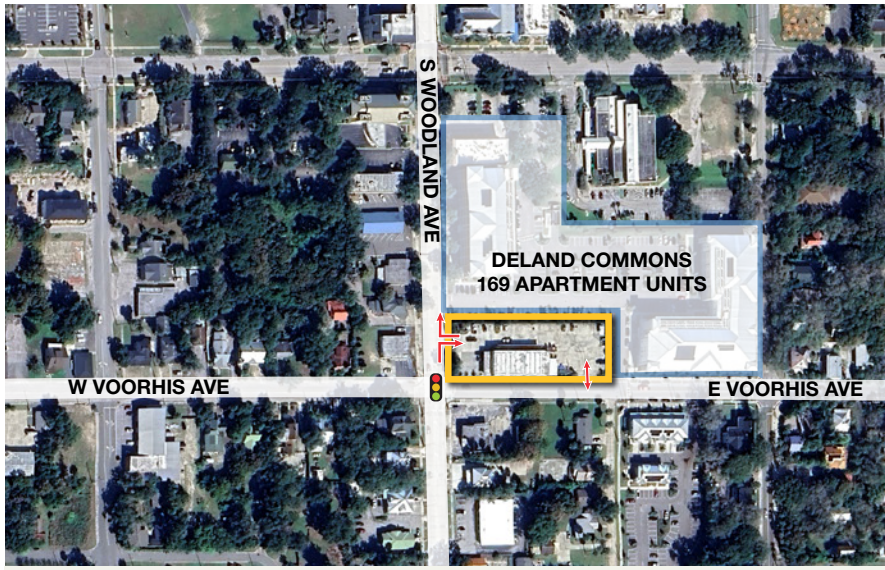
PROPERTY DETAILS

- Size: 0.83 acres
  - 10,700 sq ft building
  - 5,700 sq ft first floor
  - 5,000 sq ft second floor
- Parking Spaces: 29 existing, 38-42 potential total
- Zoning: C-2A City of DeLand
- FLU: Downtown Commercial
- Utilities: Water & Sewer
- Parcel ID: 701619000040



PROPERTY HIGHLIGHTS

- **10,700 SF retail/commercial building**
- Prime hard-corner location in Downtown DeLand
- Frontage On S. Woodland Blvd. with access from Voorhis Ave. & S. Woodland Blvd.
- **29 existing parking spaces & potential to increase to 38–42 spaces** under the City of DeLand's updated parking code
- Adjacent to DeLand Commons (169-unit multifamily community)
- Minutes from **Stetson University**
- Surrounded by restaurants, retail, offices, entertainment, and residential neighborhoods
- Upon sale of property, there shall be a use restriction for 5 years restricting Hardware Stores on the property
- Located within one of Central Florida's most desirable historic downtown districts



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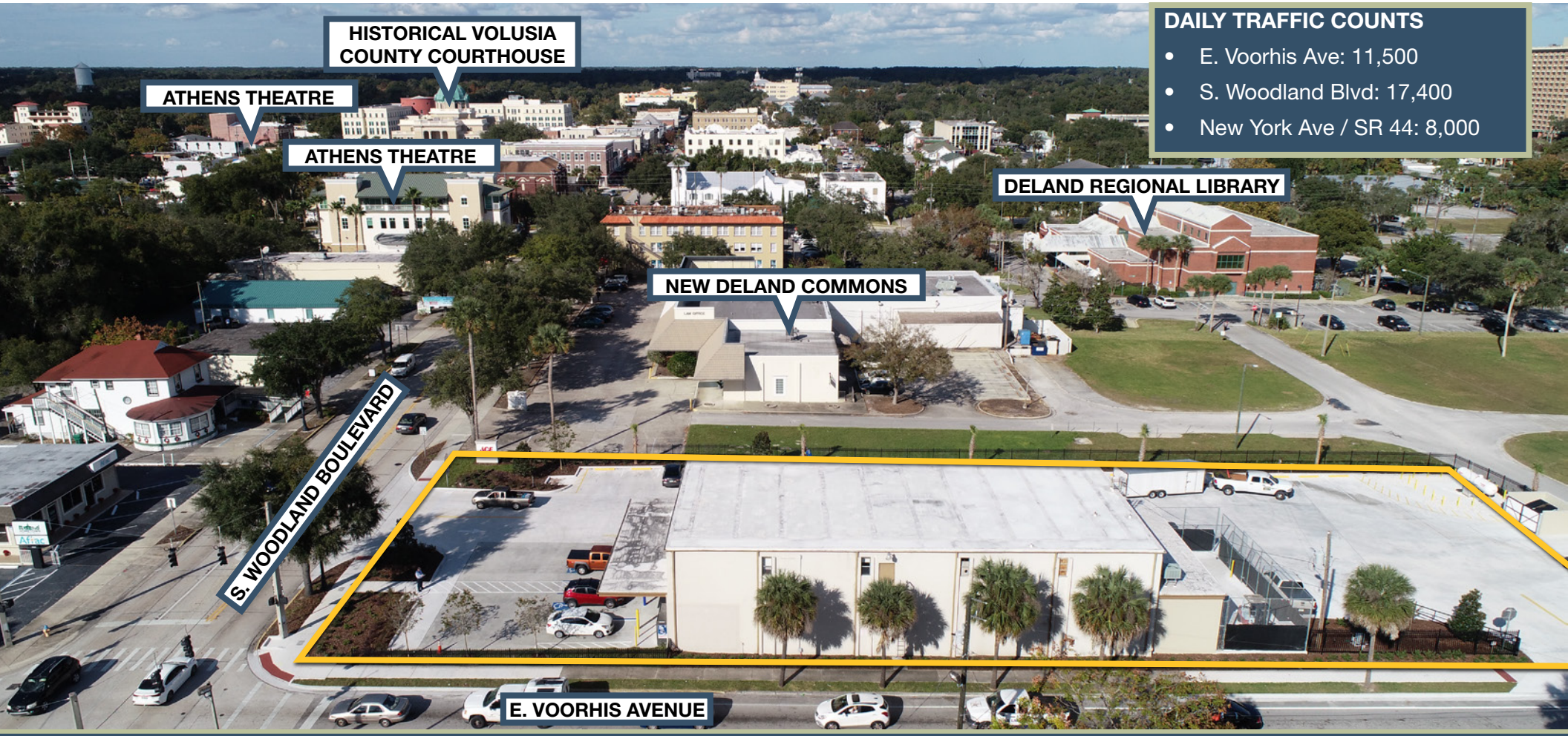
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Prime Downtown DeLand Location in the heart of Historic Downtown DeLand, this 10,700 SF retail property benefits from one of Central Florida's most vibrant and walkable downtown districts. Recognized as an award-winning Main Street community, Downtown DeLand features a thriving mix of boutique retailers, chef-driven restaurants, cafés, breweries, galleries, and professional offices, creating consistent foot traffic throughout the week.

The property is strategically positioned adjacent to DeLand Commons, a 169-unit apartment community, and is surrounded by established neighborhoods, growing residential development, and a strong daytime employment base. Its hard-corner location with frontage on South Woodland Boulevard (US-17/92) provides exceptional visibility, easy access, and strong traffic counts. Upon sale of property, there shall be a use restriction for 5 years restricting Hardware Stores on the property.

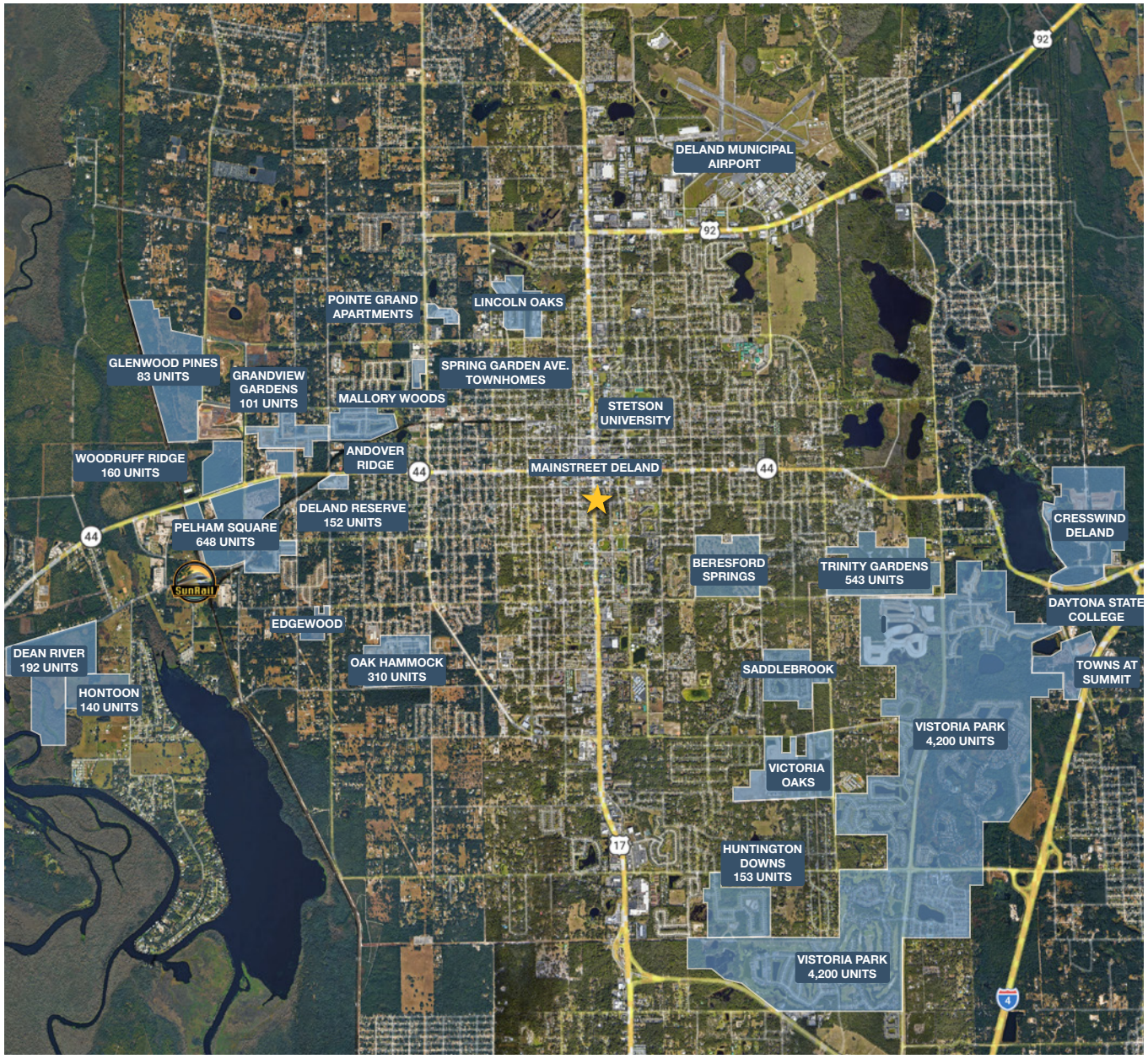


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Home to Stetson University, Florida's oldest private university, the area enjoys a built-in customer base of thousands of students, faculty, staff, and visitors year-round. Downtown also hosts numerous community events, festivals, art walks, farmers markets, and seasonal celebrations that attract visitors from across Central Florida.

DEMOGRAPHICS

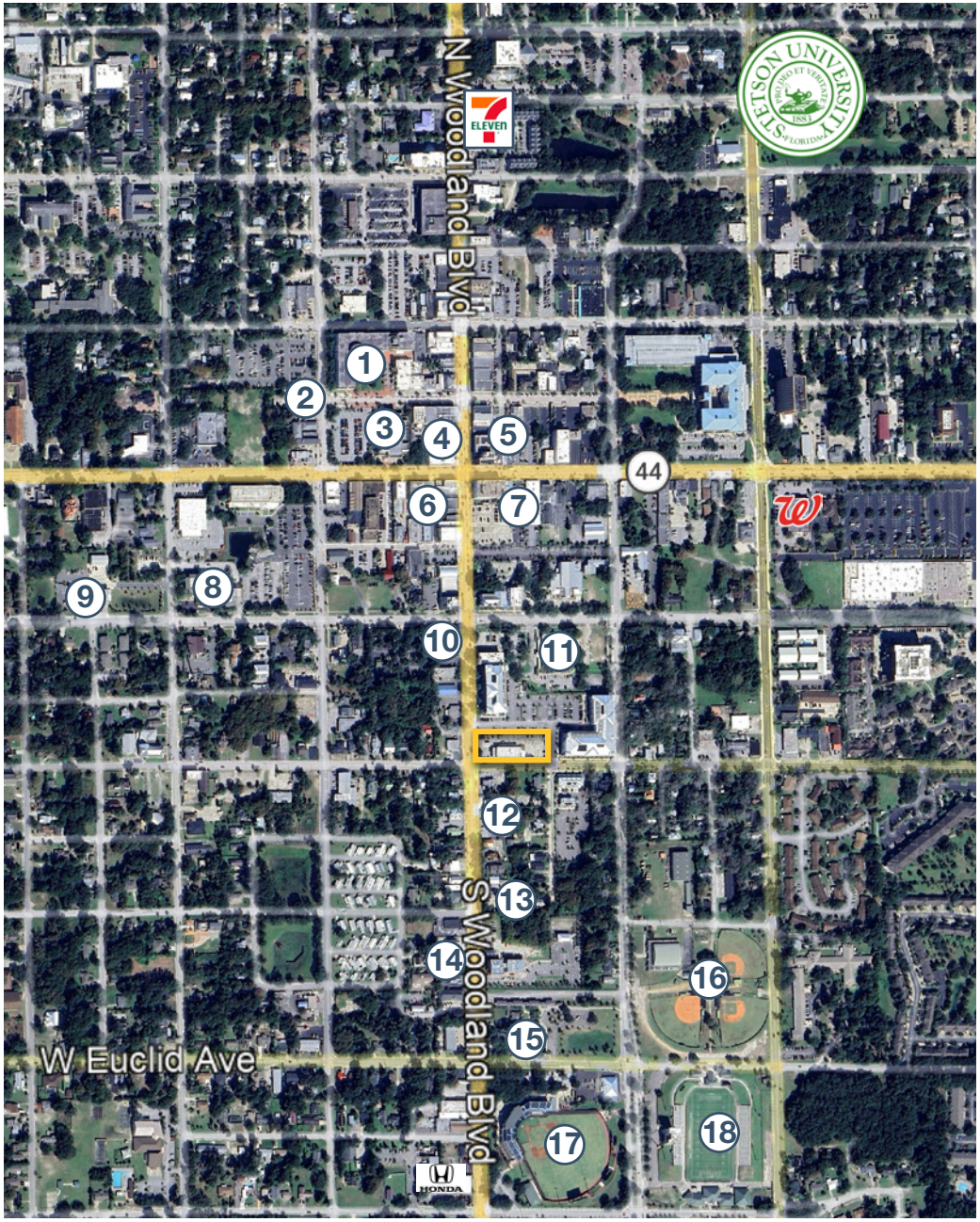
Total Population	46,346
Median HH Income	$71,863
Median Home Value	$330,900

DeLand, US Census

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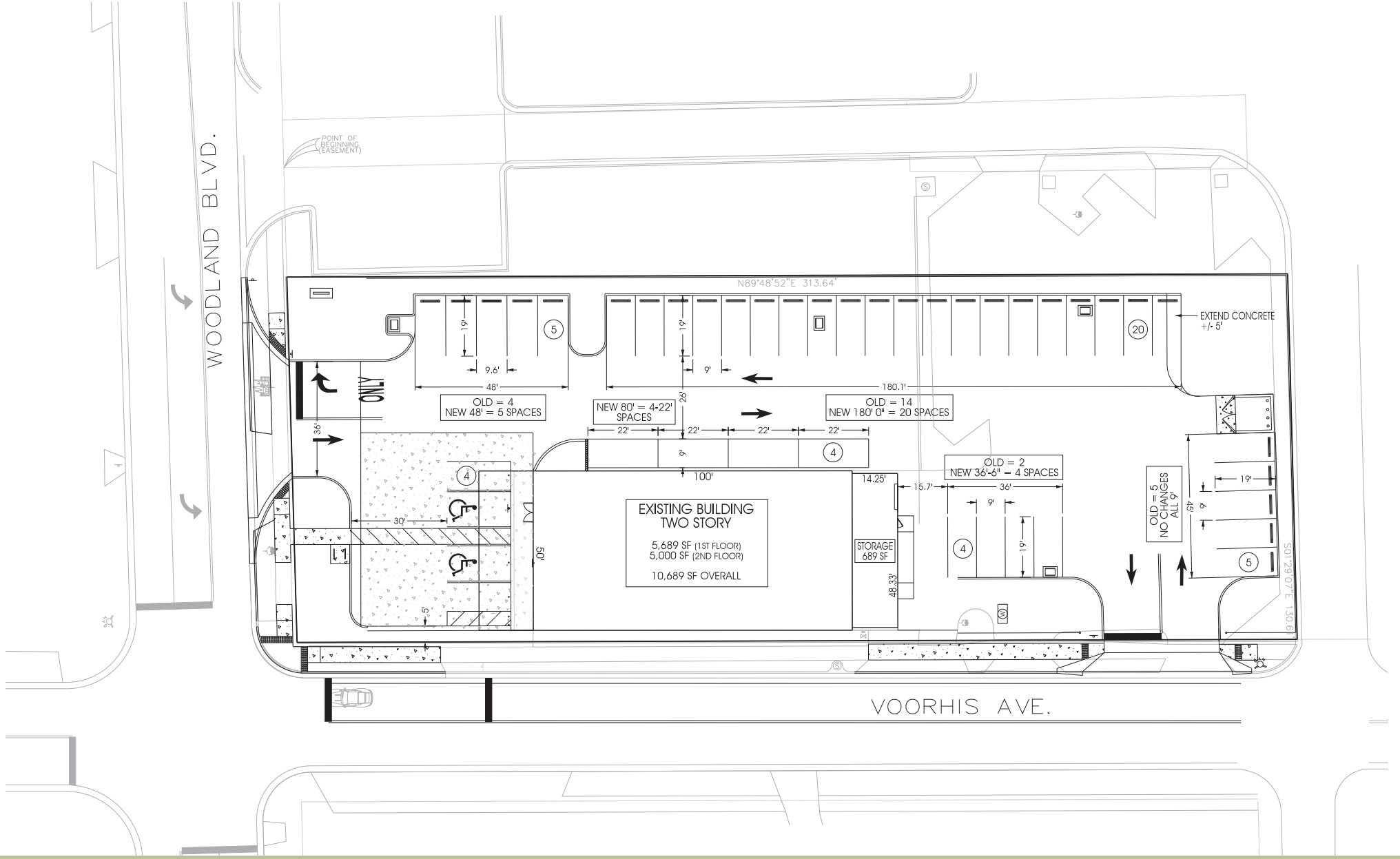
LOCAL AMENITIES

1. Volusia County Sherrif Department
2. Athens Theatre
3. Historical Volusia County Court House
4. Museum of Art DeLand, Urban Brick Pizza
5. Connie's Cafe, Boston Coffeehouse, Abbey Bar, Pho Company
6. DeLand Artisan Farmers Market, Bake Chop, Muse Book Shop, Ms. Preppy Pants, Persimmon Hollow Brewing, Parvathy's Kitchen
7. Infinite MedSpa
8. DeLand Police Department
9. DeLand Fire Department
10. Mainstreet Community Bank, Volusia Veterinary Services
11. DeLand Regional Library
12. Gurr's & Purrs Pet Supply
13. JC's Bikes & Boards
14. The Twisted Chopstick
15. Florida WIld Veterinary Care
16. DeLand Little League Fields
17. Melching Field at Conrad Park
18. Spec Martin Municipal Stadium

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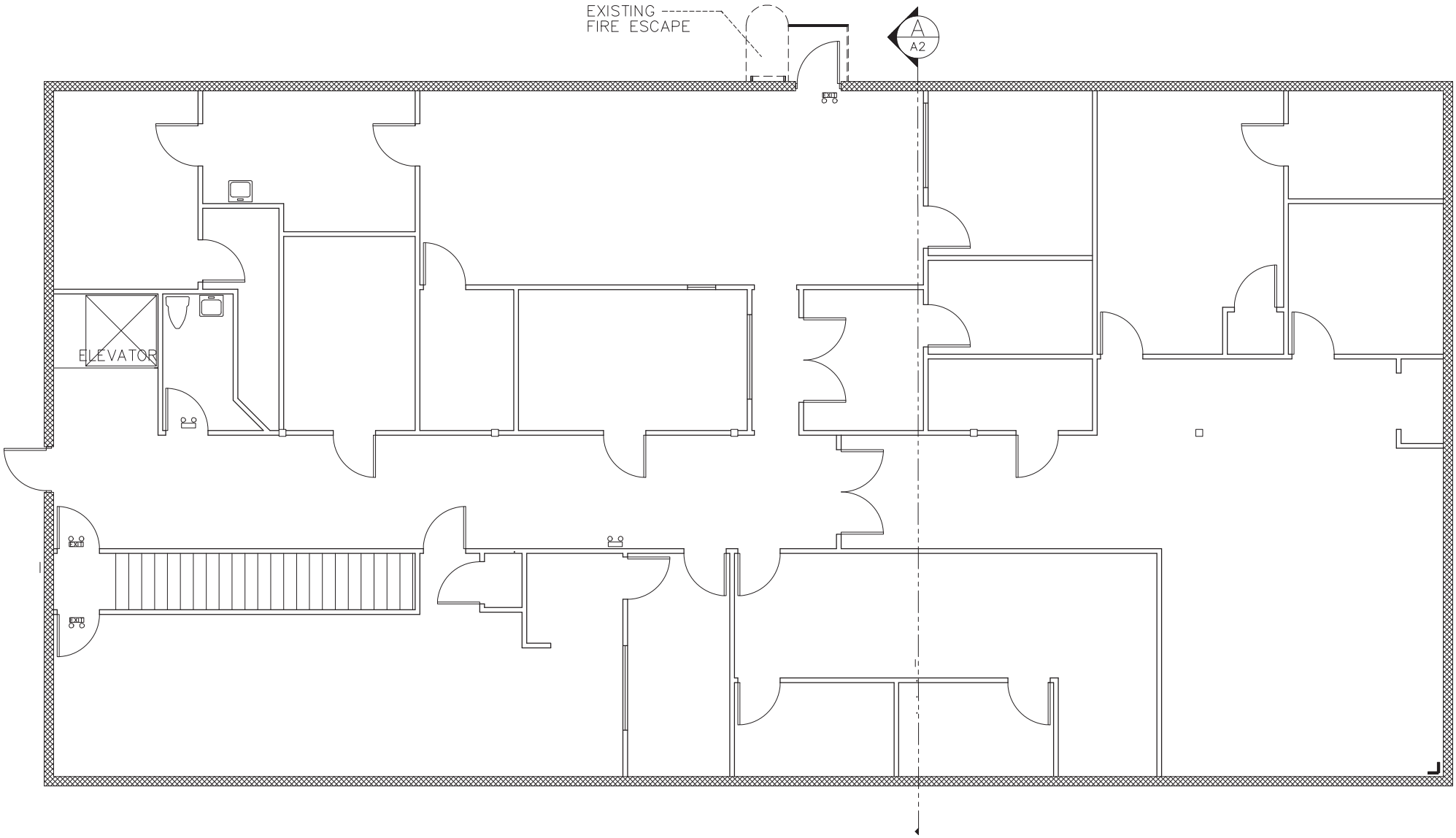
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CONCEPT PLAN



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EXISTING SECOND FLOOR - 5,000 SQ FT

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FIRST FLOOR - 5,700 SQ FT