

DELAND OFFICE CENTER



**COLDWELL
BANKER
COMMERCIAL**

AI Group



DELAND PROFESIONAL OFFICE

For Lease

PREPARED BY:

Coldwell Banker Commercial

AI Group

1019 Town Center Dr.

Orange City FL 32763

Deland Office Center



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PROPERTY OVERVIEW

THE PROPERTY

Deland Professional Office
1450 S Woodland Blvd
Deland FL 32720

LEASE SPECIFICATIONS

Rate:	\$15 SF YR
Type:	Net
Term:	Negotiable
Additional Rent:	Based off % occupied
Additional Rent Details:	Includes Power/Water Sewer/Trash

UNIT SPECIFICATIONS

Property Type:	Office
Floor:	1st
Unit 100:	2500 SF
Floor Finish:	General Office
Lease term:	Negotiable
TI availability:	For qualified tenants
Potential Space Use:	Multiple

UNIT SPECIFICATIONS

Property Type:	Office
Floor:	2nd
Unit 200A:	1914 SF
Floor Finish:	Office
Lease term:	Negotiable
TI availability:	For qualified tenants

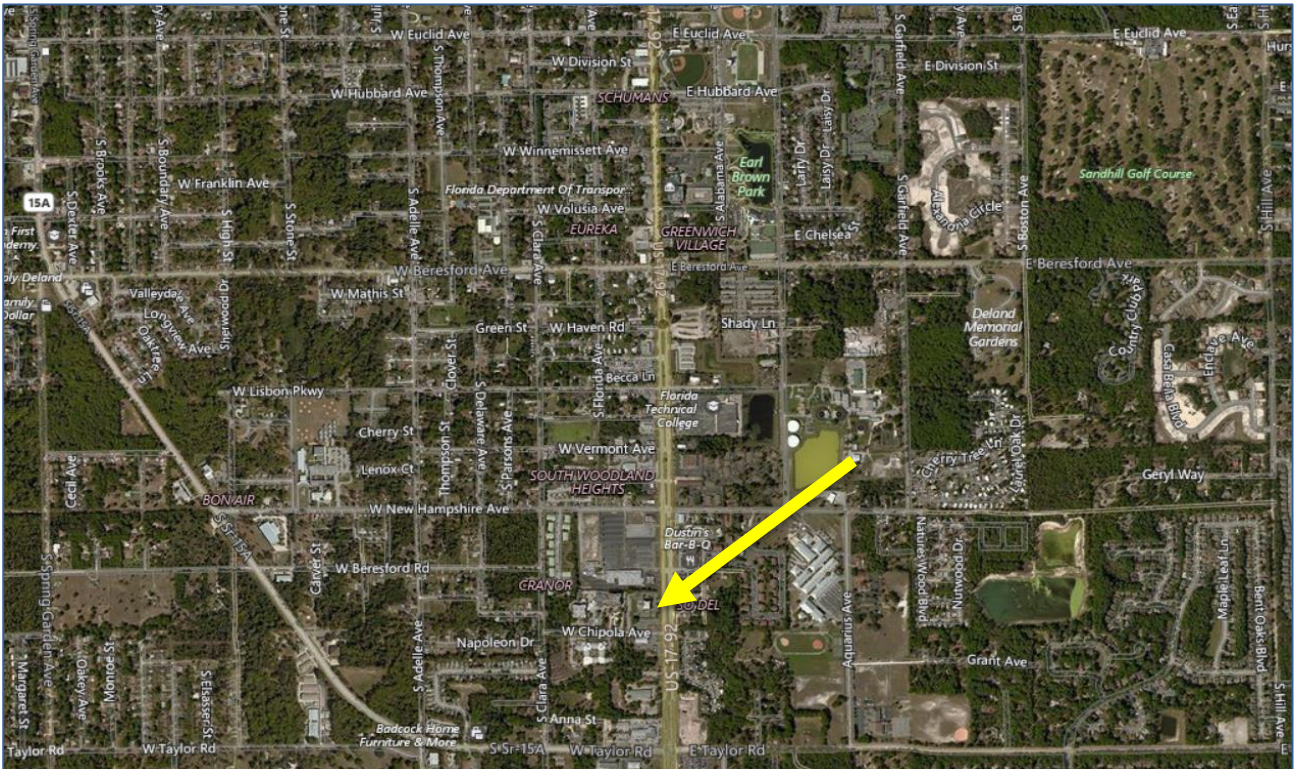
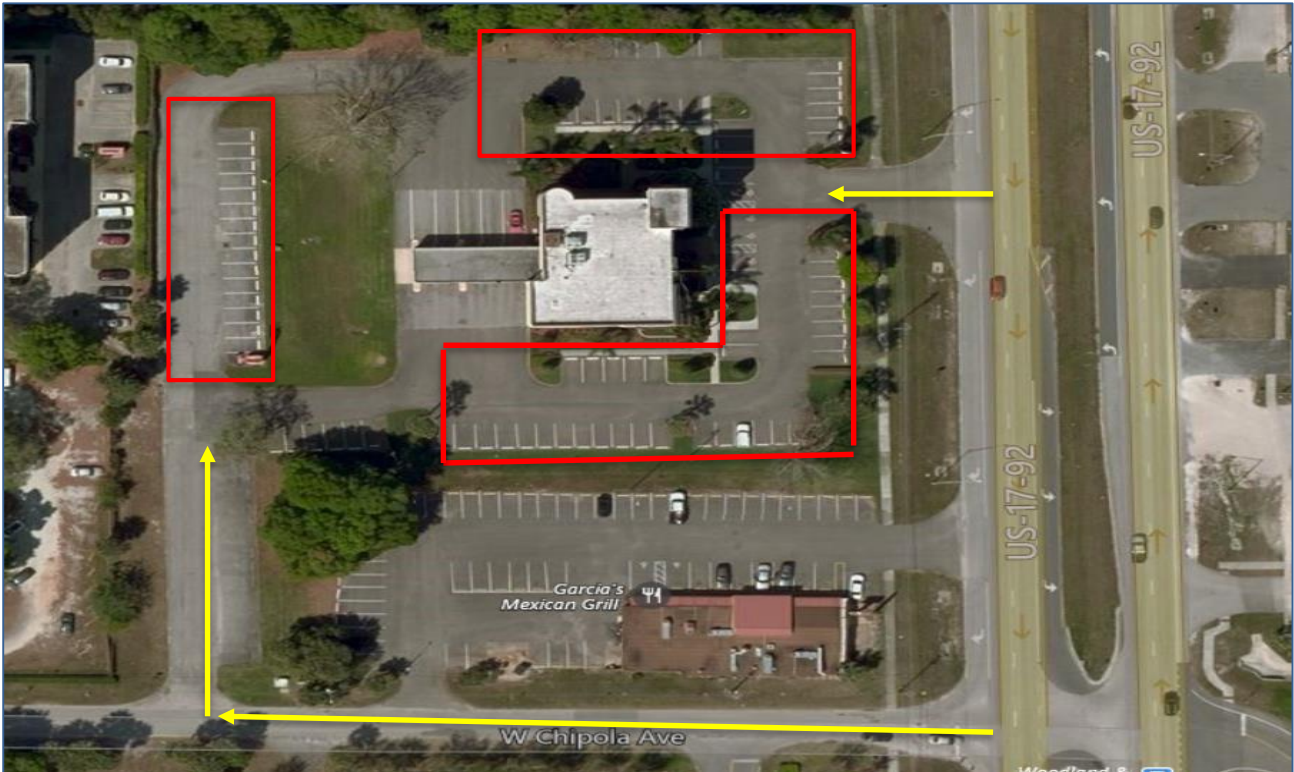
UNIT SPECIFICATIONS

Property Type:	Office
Floor:	3rd
Unit 100:	2750 SF
Floor Finish:	Medical
Lease term:	Negotiable
TI availability:	For qualified tenants
Potential Space Use:	General Office

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AERIALS & PARKING

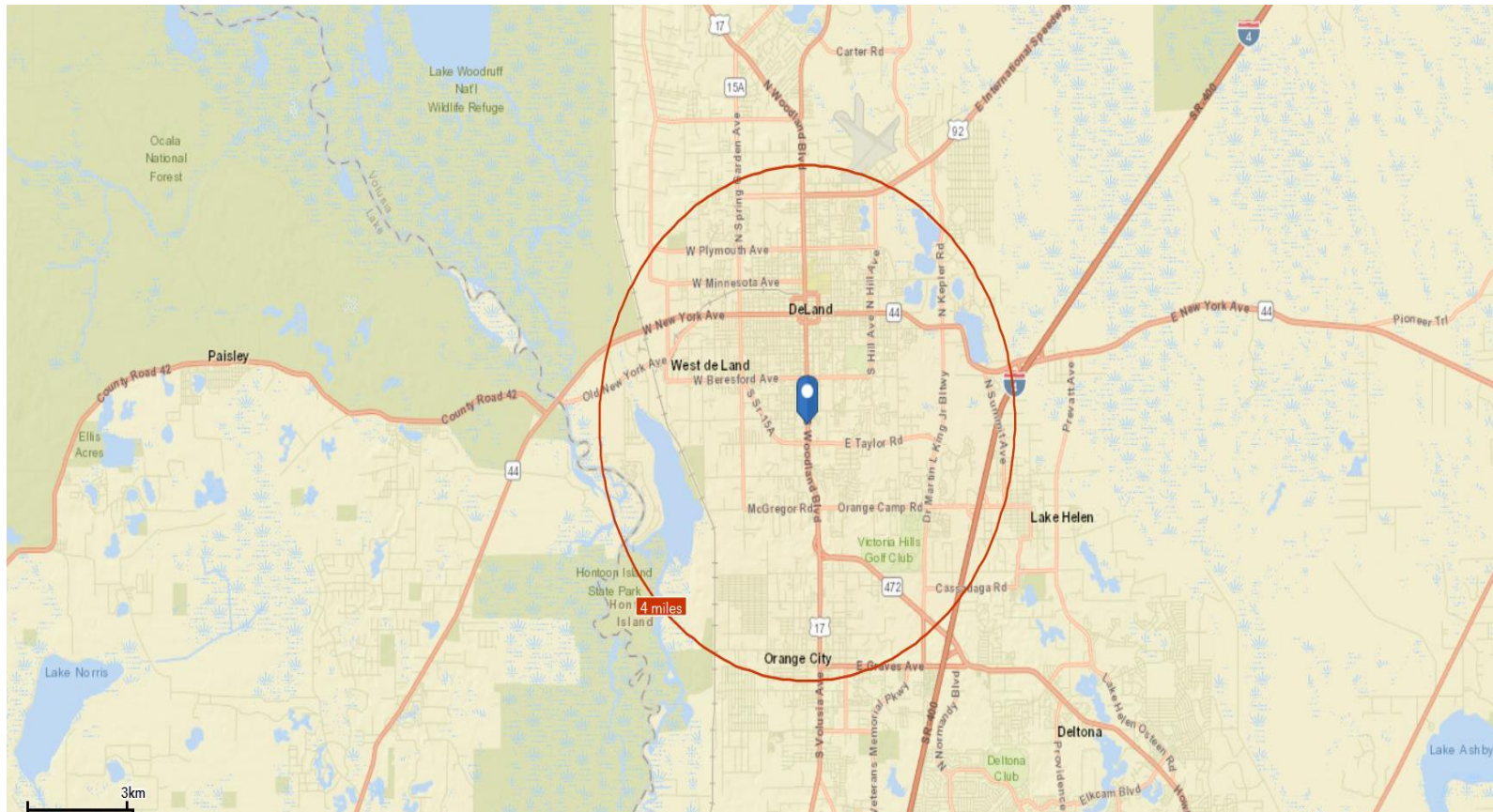


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MARKET MAP



DEMOGRAPHICS

KEY FACTS

58,503

Population

42.5

Median Age

2.5

Average
Household Size

\$45,384

Median Household
Income

EDUCATION

11%

No High
School
Diploma



31%

High School
Graduate



34%

Some College



24%

Bachelor's/Grad/Prof
Degree

BUSINESS



2,325

Total Businesses



24,976

Total Employees

EMPLOYMENT



61%

White Collar



21%

Blue Collar



18%

Services

6.8%

Unemployment
Rate

INCOME



\$45,384

Median Household
Income



\$25,214

Per Capita Income



\$72,189

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.3%)

The smallest group: \$150,000 - \$199,999 (2.9%)

Indicator ▲	Value	Difference	
<\$15,000	14.1%	+4.1%	
\$15,000 - \$24,999	13.9%	+1.7%	
\$25,000 - \$34,999	10.9%	-1.2%	
\$35,000 - \$49,999	14.7%	-0.8%	
\$50,000 - \$74,999	19.3%	-0.8%	
\$75,000 - \$99,999	12.5%	-0.6%	
\$100,000 - \$149,999	8.9%	-2.0%	
\$150,000 - \$199,999	2.9%	-0.7%	
\$200,000+	2.9%	+0.4%	

3rd Floor Medical Space



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2nd Floor Professional Office



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1st Floor Financial / Office



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Common Area's



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CONTACT INFORMATION

For more information, please contact:

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.