



**COLDWELL
BANKER
COMMERCIAL**
AI GROUP

60 SPRING VISTA DRIVE

Debary, FL 32713

FOR LEASE

CBCWORLDWIDE.COM



OFFICE

Gabriel Garrido, Broker Associate

386.775.8633

gabriel@cbcaigroup.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial AI Group. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

**COLDWELL BANKER COMMERCIAL
AI GROUP**

1019 Town Center Drive, Orange City, Florida 32763
386.775.8633



60 SPRING VISTA DRIVE

DeBary, FL 32713



OFFERING SUMMARY

Available SF:	920 - 995 SF
Lease Rate:	\$18.00 SF/yr (MG)
Lot Size:	0.12 Acres
Year Built:	2002
Building Size:	2,706 SF

PROPERTY OVERVIEW

Available is a well appointed office with Reception Area, Two Offices, Restroom, Break Area and Conference Room. The building is located in the Springview Office Park which comprises of a diverse group of professional offices including medical, and general office users.

LOCATION OVERVIEW

The building is located in DeBary FL, which is currently experiencing a great development boom with hundreds of apartment and single family units being built within minutes of the subject location. The property is minutes away from several medical and professional offices, along with a number of retailers and dining options. The site has easy access to I-4 and US HWY 17-92. DeBary is located between Orlando and Daytona Beach along the powerful I-4 corridor.

CBCWORLDWIDE.COM

Gabriel Garrido, Broker Associate
386.775.8633
gabriel@cbcaigroup.com



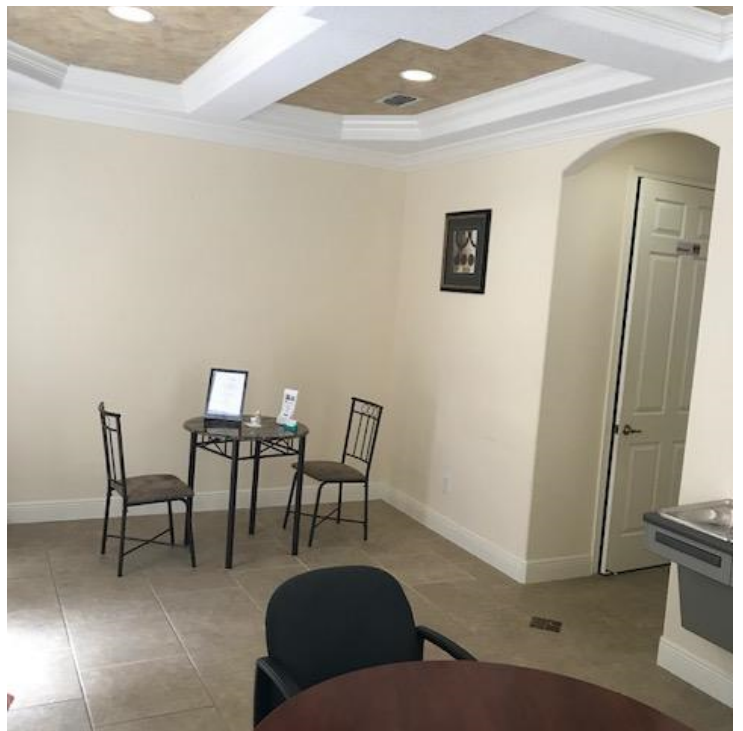
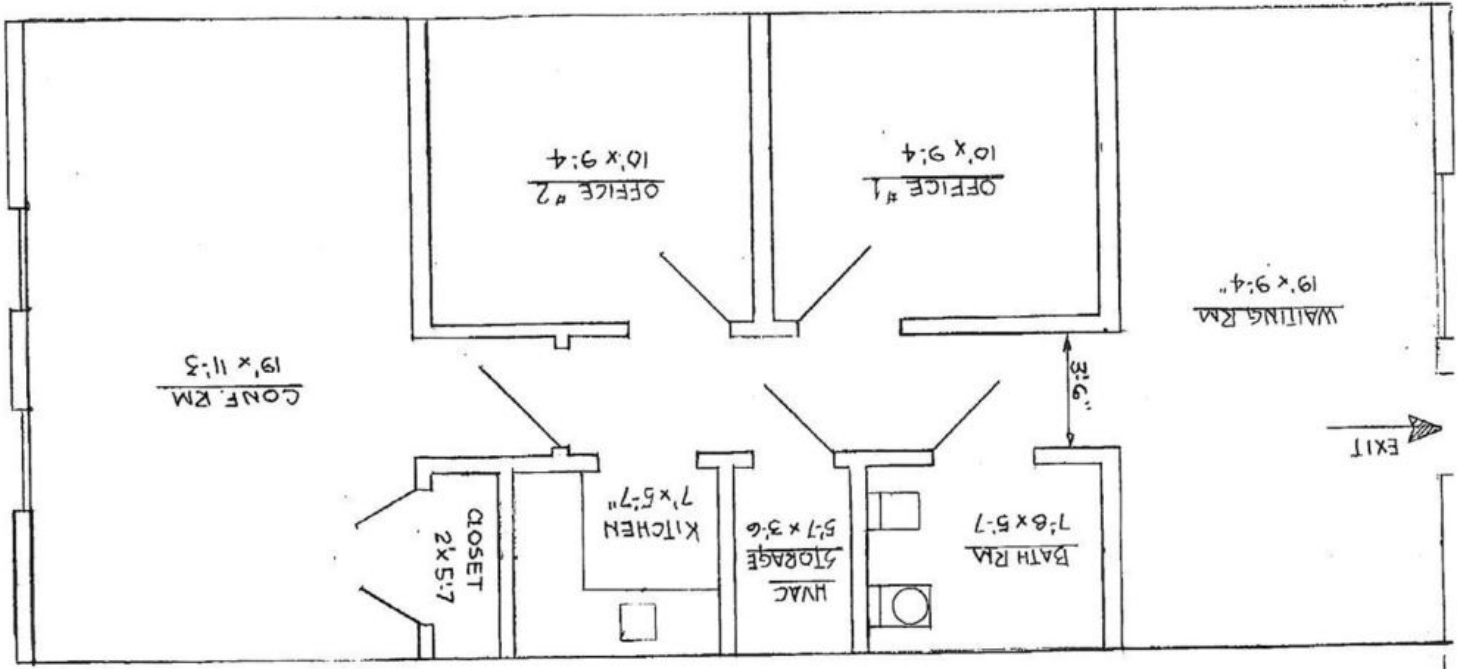
**COLDWELL
BANKER
COMMERCIAL**
AI GROUP



60 SPRING VISTA DRIVE

Debary, FL 32713

LEASE



CBCWORLDWIDE.COM

Gabriel Garrido, Broker Associate
386.775.8633
gabriel@cbcaigroup.com



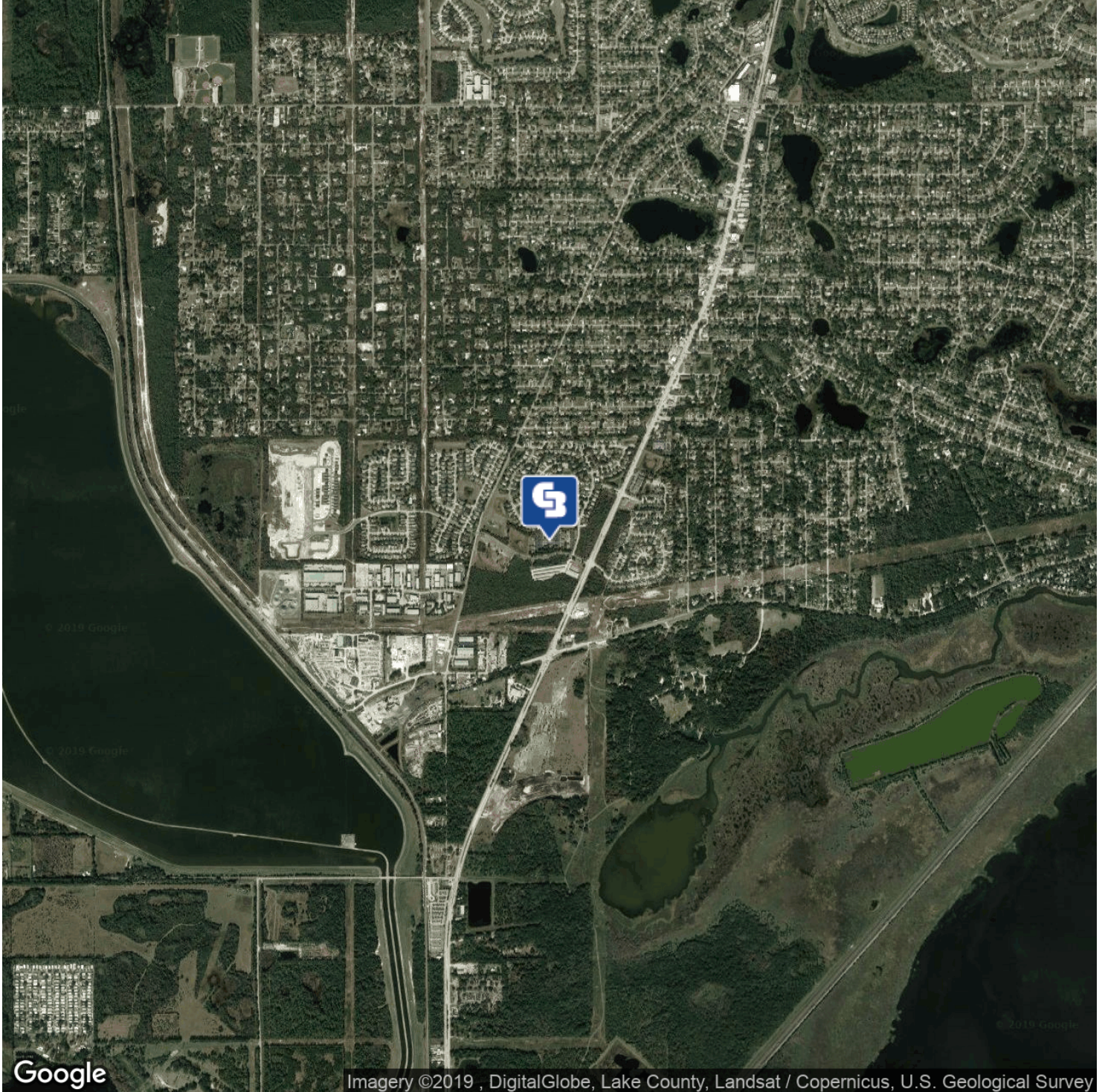
**COLDWELL
BANKER
COMMERCIAL**
AI GROUP



60 SPRING VISTA DRIVE

Debary, FL 32713

LEASE



CBCWORLDWIDE.COM

Gabriel Garrido, Broker Associate
386.775.8633
gabriel@cbcaigroup.com



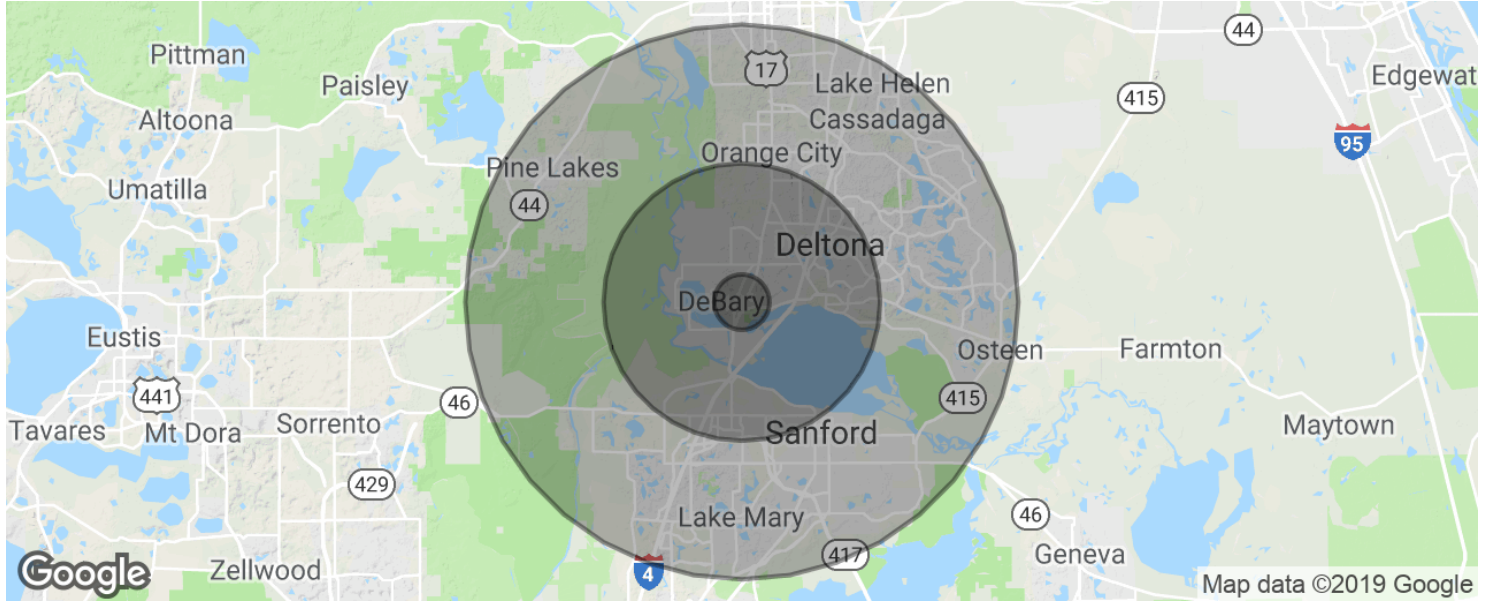
**COLDWELL
BANKER
COMMERCIAL**
AI GROUP



60 SPRING VISTA DRIVE

DeBary, FL 32713

LEASE



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,676	70,894	277,529
Median age	42.5	39.8	39.1
Median age (Male)	40.9	39.1	38.1
Median age (Female)	44.1	40.5	40.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,052	28,185	103,507
# of persons per HH	2.5	2.5	2.7
Average HH income	\$72,509	\$62,733	\$67,545
Average house value		\$216,750	\$264,284

* Demographic data derived from 2010 US Census

CBCWORLDWIDE.COM

Gabriel Garrido, Broker Associate
 386.775.8633
 gabriel@cbcaigroup.com



**COLDWELL
 BANKER
 COMMERCIAL**
 AI GROUP



60 SPRING VISTA DRIVE

DeBary, FL 32713



NEARBY INCOMING RESIDENTIAL UNITS.

Approximately 2,198 residential units have been approved, many of which have already begun construction.

CBCWORLDWIDE.COM

Gabriel Garrido, Broker Associate
 386.775.8633
 gabriel@cbcaigroup.com



**COLDWELL
 BANKER
 COMMERCIAL**
 AI GROUP