

**FOR SALE**

**1109 W NEW YORK AVENUE**

Deland, Florida 32720

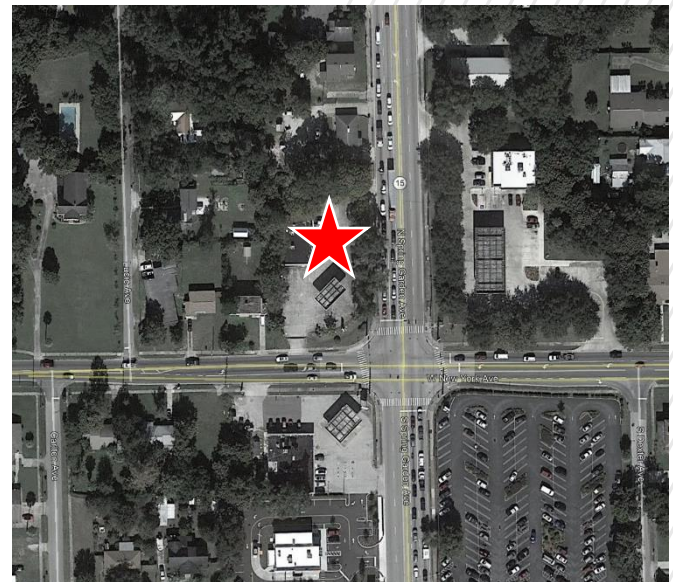


**PROPERTY HIGHLIGHTS**

The subject property is located in southern Volusia County which is experiencing residential growth. The site has tremendous visibility and exposure on a main thoroughfare for this market

<b>BUILDING SF</b>	2,700 SF
<b>LAND SF</b>	0.83 AC
<b>YEAR BUILT</b>	1987
<b>PARKING</b>	14 Spaces
<b>TRAFFIC COUNTS</b>	28,000 VPD

<b>SIGNAGE TYPE</b>	Monument
<b>2-MILE (POP.)</b>	25,449
<b>5-MILE (POP.)</b>	67,565
<b>MED. INCOME</b>	\$66,768
<b>SPACE USE</b>	TBD



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## FOR SALE

**1190 W NEW YORK AVENUE**  
Deland, Florida 32720

The property is located just minutes from downtown Deland and Stetson University. Due to positioning on a hard corner of a lighted intersection the site has great accessibility.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	7007-00-00-0140
<b>2020 RE TAXES</b>	\$6,051.20
<b>ZONING</b>	Commercial



### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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