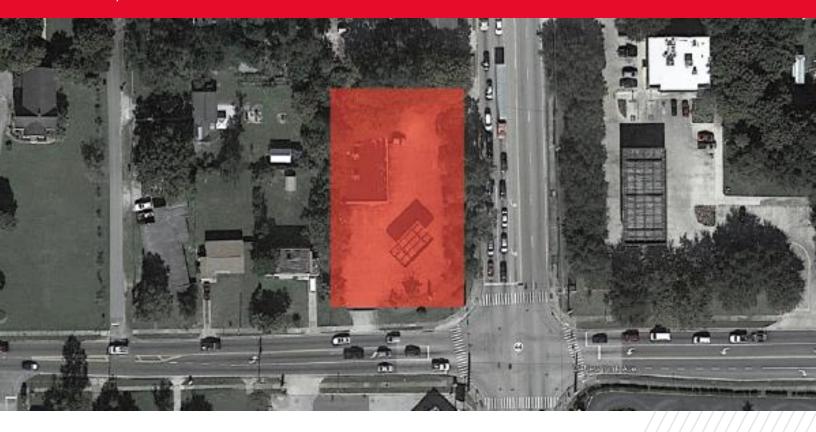


# FOR SALE 1109 W NEW YORK AVENUE Deland, Florida 32720

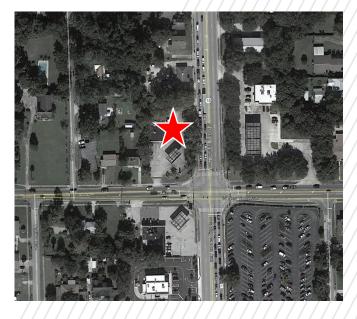


# **PROPERTY HIGHLIGHTS**

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

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

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



### **JEFF SCHEIDEGGER**

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#### **REED FETTER**

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# FOR SALE 1190 W NEW YORK AVENUE Deland, Florida 32720

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



# **LEGAL INFORMATION**

TAX PARCEL ID	7007-00-00-0140
2020 RE TAXES	\$6,051.20
ZONING	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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