

# FOR SALE 1020-1022 East New York Avenue Deland, Florida 32724

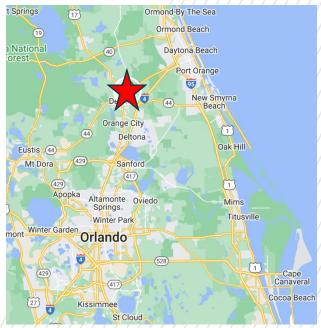


## **PROPERTY HIGHLIGHTS**

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. The property is a dual tenant building.

| BUILDING SF    | 4,116 SF   |
|----------------|------------|
| LAND SF        | 0.51 AC    |
| YEAR BUILT     | 1969       |
| PARKING        | 20 Spaces  |
| TRAFFIC COUNTS | 13,900 VPD |

| SIGNAGE TYPE  | Monument    |
|---------------|-------------|
| 3-MILE (POP.) | 46,947      |
| 5-MILE (POP.) | 75,595      |
| MED. INCOME   | \$62,930    |
| SPACE USE     | QSR allowed |



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The property is located just minutes from downtown Deland and Stetson University. Due to the site's location near an I-4 exit this site is easily accessible by a broader market.



# **LEGAL INFORMATION**

| TAX PARCEL ID | 7015-07-01-0290 |
|---------------|-----------------|
| 2024 RE TAXES | \$3,989.34      |
| 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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