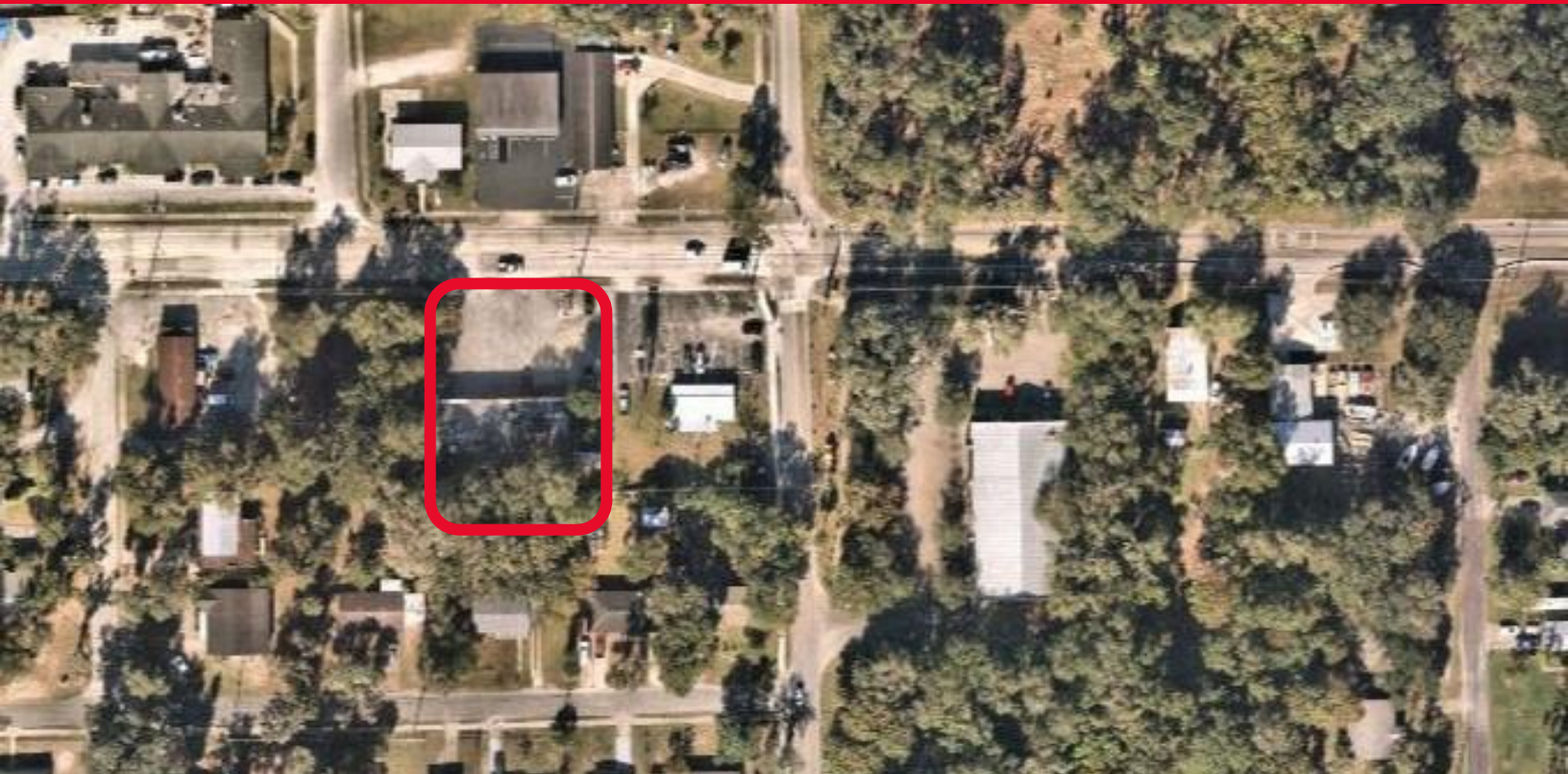


FOR SALE

1020-1022 East New York Avenue
 Deland, Florida 32724

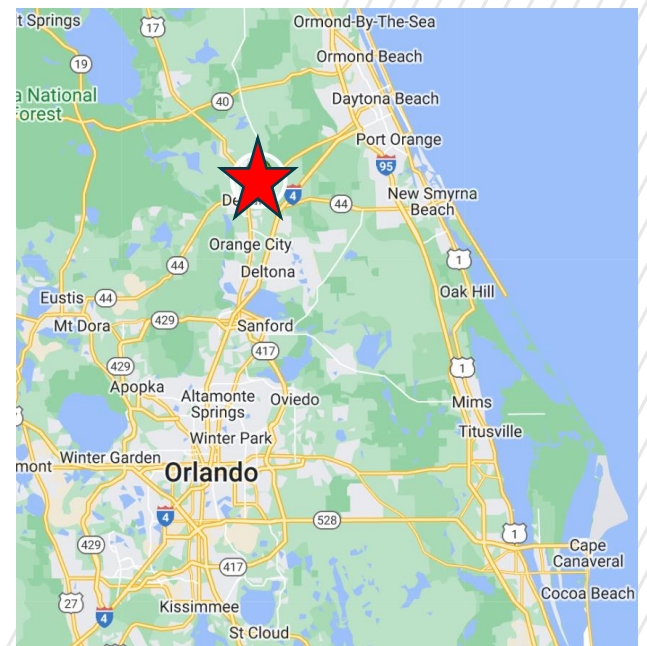


PROPERTY HIGHLIGHTS

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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