Freestanding Flexibility on North Woodland

FOR LEASE

ACRE COMMERCIAL

1206 N WOODLAND BLVD. DELAND, FL 32720

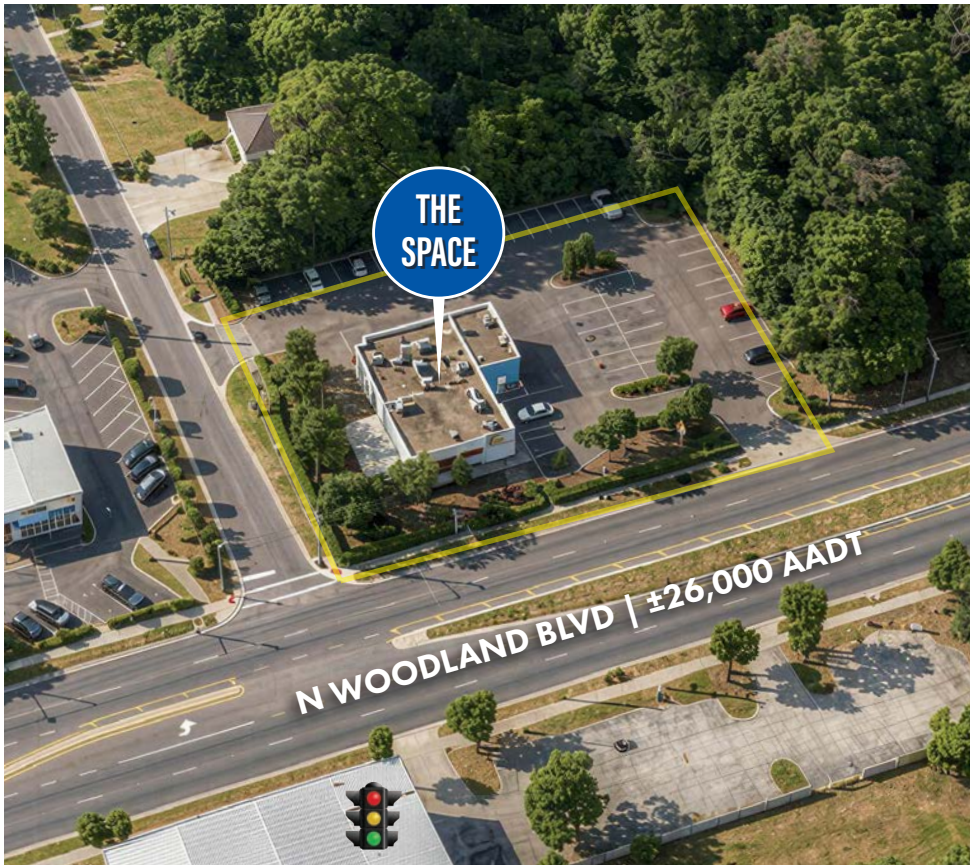






A Former National Restaurant. Ready for What's Next.

1206 N. Woodland Boulevard offers a rare opportunity to lease a free-standing former national restaurant along DeLand's primary north-south commercial corridor. The ±4,670 SF building sits on ±1.23 acres with approximately 49 parking spaces, prominent boulevard frontage, and access from both North Woodland Boulevard and Mandarin Avenue. Existing restaurant infrastructure includes commercial ventilation and exhaust, fire suppression, grease infrastructure, walk-in cold rooms, gas service, upgraded electrical distribution, and dedicated back-of-house plumbing — providing a substantial head start for the next restaurant operator while preserving flexibility for other qualified commercial uses.



Property Details

Lease Rate	CALL FOR DETAILS
Building Size	±4,670 SF
Land Area	±1.23 AC (±53,695 SF)
Building Coverage	±9%
Parking ±49 spaces –	±10.5 / 1,000 SF
Traffic Count	±26,000 AADT, N. Woodland Blvd
Access	Full access via Mandarin Ave; ingress/egress on N. Woodland Blvd
Zoning	C-2 – retail, restaurant, office and medical uses permitted
Year Built	1993 | Renovated 2015
Signage	Building
Parcel ID	7004-13-00-0070

AVG. HH INCOME	DAYTIME POP	TOTAL POP
$91,809	115,544	53,876

FOR MORE INFORMATION: GARRETT GLEITER: 407.539.4514 | GARRETT@4ACRE.COM OR NICK FOURAKER | 407.601.1466 NICK@4ACRE.COM

ACRE COMMERCIAL

Exterior Photos









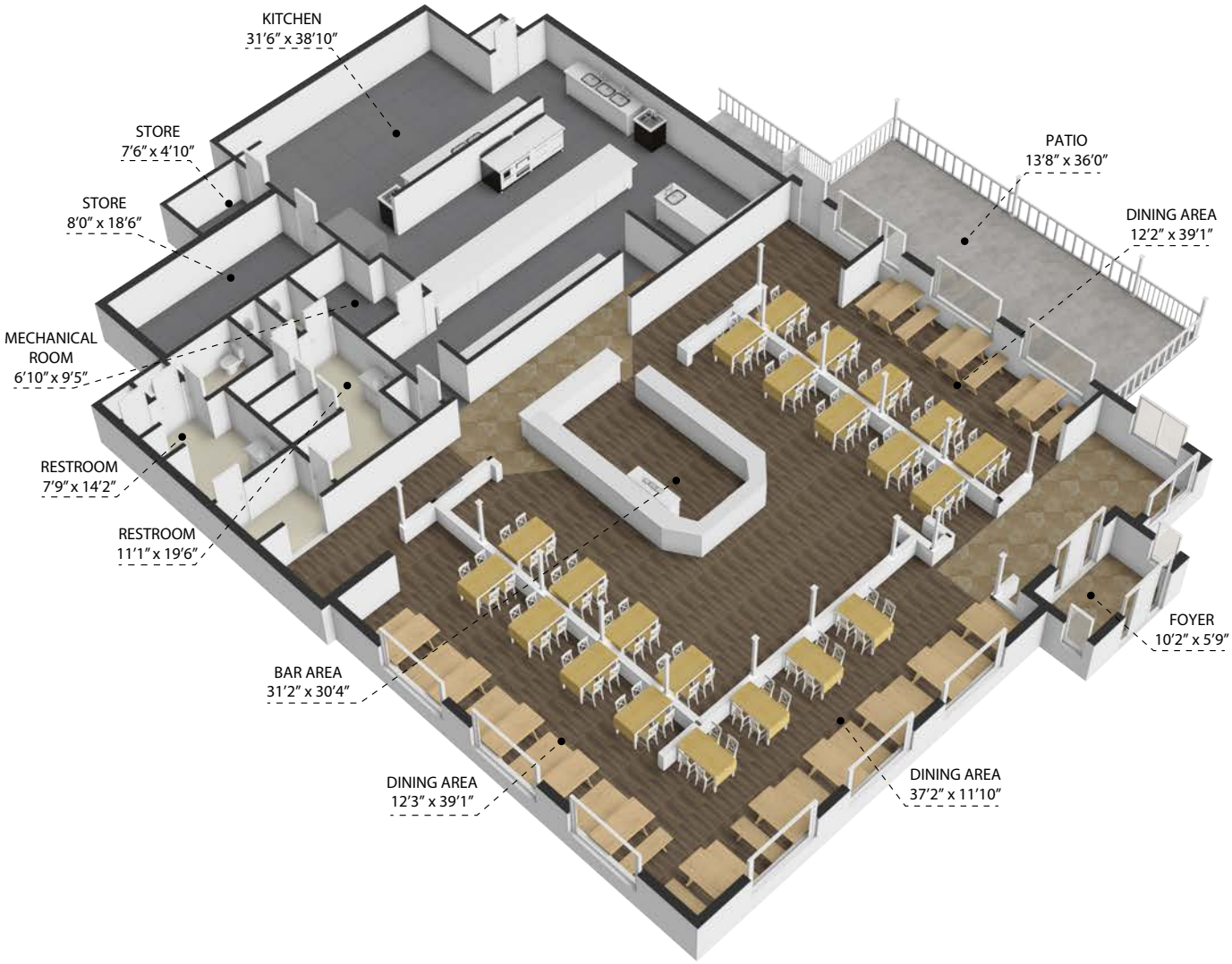
Existing Layout | 4,670 SF

What's Already Here

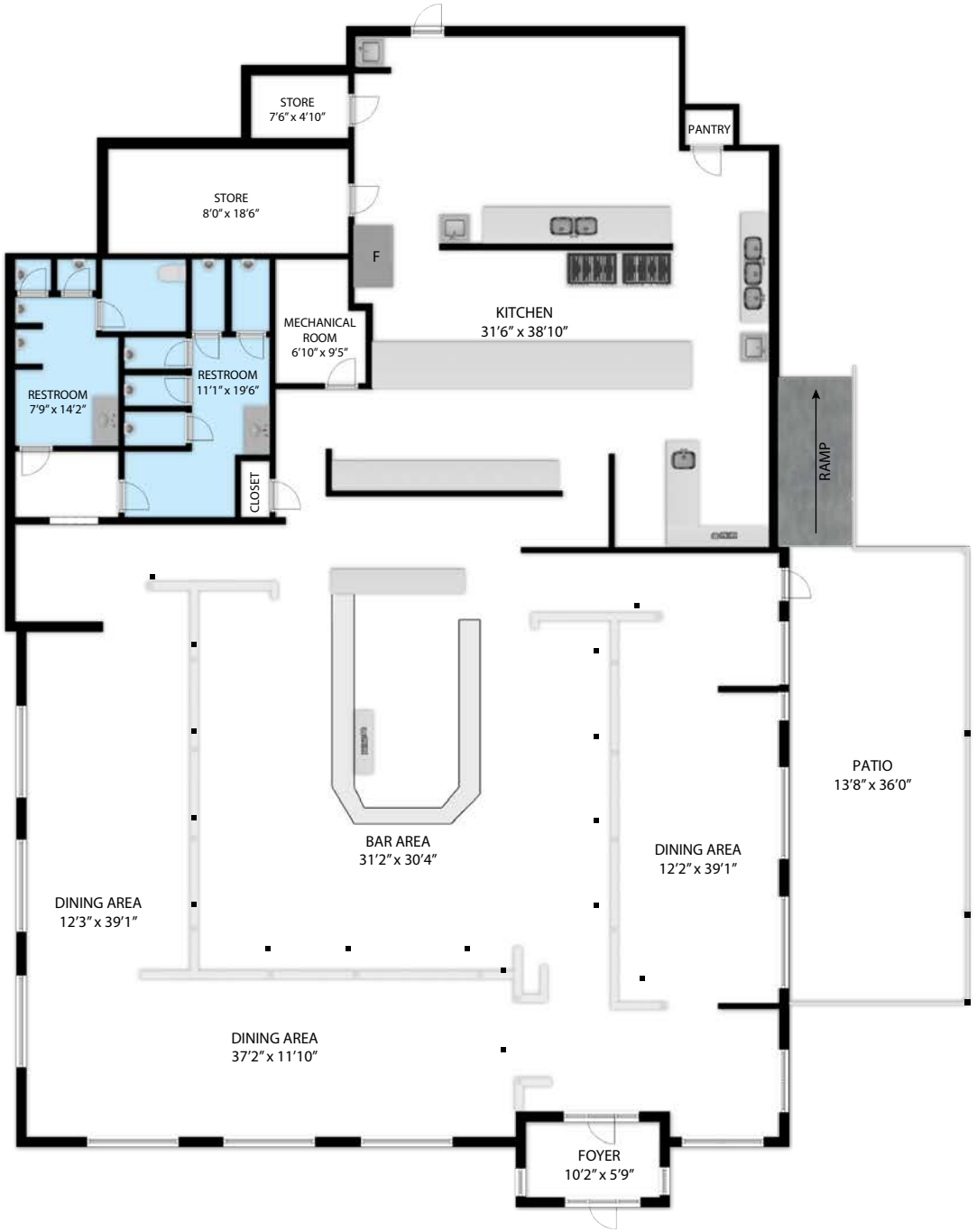
Existing Restaurant Infrastructure

The building carries substantially more mechanical, electrical, plumbing, and ventilation capacity than a typical ±4,670 square foot shell. Commercial-grade ventilation and exhaust, grease infrastructure, four walk-in cold rooms, upgraded electrical distribution, gas service, and dedicated back-of-house plumbing are already installed and in place.

For a tenant whose use requires that capacity — veterinary, specialty food production, commissary, laboratory, or a differentiated food and beverage concept — the value is direct: infrastructure you do not have to fund, permit, or wait through construction to install. For a tenant whose use does not, the back-of-house area converts to clinical, treatment, or storage space, and ±1,340 square feet of contiguous column-free former dining area adapts readily to most floor plans.



Floor Plan | 4,670 SF



Front of House Interior Photos









Kitchen Interior Photos









The Outpatient Footprint DeLand is Missing

For Medical, Dental, Veterinary & Specialty Outpatient Users

West Volusia's population is aging into its healthcare years, and the the North Woodland corridor has limited freestanding outpatient availability.

1206 N. Woodland offers medical users what in-line space cannot: a ±4,670 SF freestanding building with dedicated boulevard signage, ±49 parking spaces at better than ten per thousand, and drop-off-friendly access from two streets. AdventHealth DeLand operates one mile west, placing the site squarely inside the market's established healthcare corridor while providing direct exposure to approximately 26,000 vehicles per day along North Woodland Boulevard.

The demographics make the case. Median age climbs from 43.3 to 45.8 across the ten- and twenty-minute drive times, average household income exceeds $91,000, and nearly 600 new residential units are in the immediate pipeline. For urgent care, dental, veterinary, optical, and specialty outpatient groups, this is a plant-the-flag location in a market growing toward you.





Conversion-ready. Ownership will consider a tenant improvement package for qualified users on term.

10.5
Parking spaces per 1,000 SF

1 mi
To AdventHealth DeLand

45.8
Median age, 20-minute drive

~600
Residential units in pipeline

FOR MORE INFORMATION: GARRETT GLEITER: 407.539.4514 | GARRETT@4ACRE.COM OR NICK FOURAKER | 407.601.1466 NICK@4ACRE.COM

ACRE COMMERCIAL

A Market Growing on Every Side

Why DeLand, Why Now

DeLand is no longer a pass-through between Orlando and Daytona. It is one of Central Florida's most active growth submarkets. Within the immediate trade area, nearly 600 residential units are in the development pipeline: Manchester Neighborhood at 194 townhomes, Point Grand Apartments at 204 units, Wisteria Townhomes at 100, and Spring Garden Avenue Townhomes at 90. Each delivery adds daily rooftops within a five-minute drive of the site.

Employment growth is keeping pace. The proposed DeLand Tech Park is planned to bring up to 1.5 million square feet of industrial and commercial space to the market, and a 56-acre mixed-use development is underway at SR-44 and Kepler Road serving East DeLand's expanding residential base.

Stetson University contributes 3,125 students and a year-round institutional employment base, while DeLand High School at 2,343 students and George W. Marks Elementary at 557 anchor the family demographics surrounding the site. The result is a trade area where population, income, and daytime traffic are all moving in the same direction.



2025 ESRI DEMOGRAPHICS	5 MIN	10 MIN	15 MIN	20 MIN
Total Population	14,785	53,876	80,974	113,143
Median Age	40.5	43.3	45.3	45.8
Daytime Population	20,732	115,544	364,855	755,113
Avg. Household Income	$86,884	$91,809	$97,366	$96,308

SOURCE: 2025 ESRI, DRIVE-TIME RINGS FROM 1206 N. WOODLAND BLVD.

Nearly 600 residential units are in the immediate pipeline. Manchester Neighborhood (194 townhomes) · Point Grand Apartments (204 units) · Wisteria Townhomes (100 units) · Spring Garden Avenue Townhomes (90 units).

A Tight Market With No New Supply

DeLand Retail Submarket - Q3 2026

The DeLand retail submarket holds approximately 3.8 million square feet of inventory and is operating at one of the tightest vacancy levels of the past decade. With no deliveries over the trailing year and nothing currently under construction, a tenant seeking a freestanding location in DeLand is choosing from a limited set of alternatives and existing inventory faces no competition from newly built space.

1.6%
Overall retail vacancy — against a 2.8% five-year and 4.8% ten-year average

2.2%
Of total inventory currently available for lease

1.2%
Vacancy within General Retail, the category most comparable to this asset

±85,100 SF
Positive net absorption over the trailing twelve months

0 SF
Retail space delivered over the trailing twelve months

0 SF
Retail space currently under construction

What this means for a tenant. Freestanding inventory in DeLand is not being replaced. With zero deliveries and nothing in the construction pipeline, a user seeking a standalone building with parking on the primary corridor is competing for existing product and the alternative is ground-up development at current construction costs on a multi-year timeline.

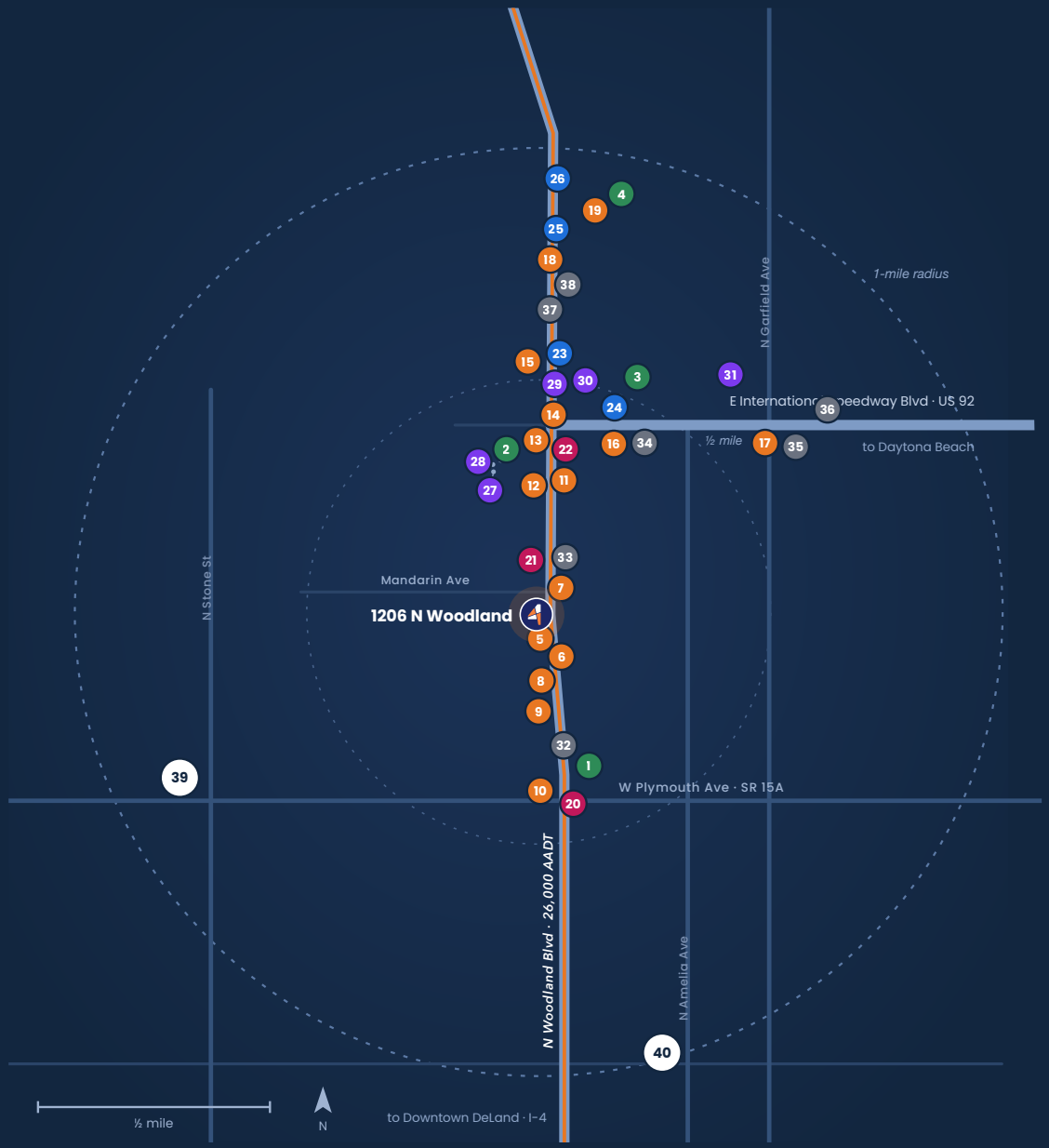
SOURCE: COSTAR, DeLand RETAIL SUBMARKET, Q3 2026.



FOR MORE INFORMATION: GARRETT GLEITER: 407.539.4514 | GARRETT@4ACRE.COM OR NICK FOURAKER | 407.601.1466 NICK@4ACRE.COM

ACRE COMMERCIAL

Points Of Interest Map



1206 N Woodland Blvd, DeLand, FL 32720

TRADE AREA · ONE MILE

Thirty-eight brands. One boulevard.

National and regional operators within one mile of 1206 N Woodland,

Grocery & daily needs
1 Save A Lot
2 ALDI
3 Publix
4 Walmart Supercenter

Pharmacy & medical
20 CVS Pharmacy
21 MD Now Urgent Care
22 Walgreens

Banking
23 VyStar Credit Union
24 Truist
25 Wells Fargo
26 Florida Credit Union

Auto & fuel
32 Sunoco
33 Advance Auto Parts
34 Discount Tire
35 AutoZone
36 O'Reilly Auto Parts
37 Tire Kingdom
38 Murphy USA

Dining & coffee
5 Subway
6 Papa Johns
7 IHOP
8 Waffle House
9 Burger King
10 Popeyes
11 Perkins
12 Arby's
13 Wendy's
14 Taco Bell
15 Culver's
16 Starbucks
17 Dunkin'
18 Zaxby's
19 McDonald's

Retail & services
27 Dollar Tree
28 Bealls
29 Pet Supermarket
30 Planet Fitness
31 Lowe's

Anchor institutions
39 AdventHealth DeLand
40 Stetson University

½ mi	to the Publix / Lowe's / Starbucks node
¾ mi	to the Walmart Supercenter node
1 mi	to AdventHealth DeLand and Stetson

Points of interest within one mile of the site. Distances are straight-line. Brand locations verified September 2026; subject to change.

FOR MORE INFORMATION: GARRETT GLEITER: 407.539.4514 | GARRETT@4ACRE.COM OR NICK FOURAKER | 407.601.1466 NICK@4ACRE.COM

ACRE COMMERCIAL



GARRETT GLEITER
407.539.4514
GARRETT@4ACRE.COM

NICK FOURAKER
407.601.1466
NICK@4ACRE.COM

4 Acre Commercial Real Estate (4 Acre) does not represent or warranty the accuracy of the information contained herein. Such information has been given to 4 Acre by the owner of the property or obtained from other sources deemed reliable. 4 Acre has no reason to doubt its accuracy, but does not guarantee it. The reviewer(s) of this document is encouraged to perform their own research for their own purposes to verify the dependability of the information being reviewed. All information should be verified by reviewer(s) prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. This information represents the proprietary work product of 4 Acre Realty, LLC and may not be copied, reproduced, modified, distributed, published, transmitted, or otherwise disclosed without the express written consent of 4 Acre Realty, LLC.