OWNER-USER | REDEVELOPMENT | INVESTMENT | FOR SALE

1.23 Acres on DeLand's Main Artery

±4,670 SF BUILDING | TWO CURB CUTS | 26,000 AADT

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1206 N WOODLAND BLVD. DELAND, FL 32720







Land, Position, and a Building You Don't Have to Build

The Offering

1206 N. Woodland Boulevard is a freestanding ±4,670 square foot commercial building on ±1.23 acres, offered as-is on DeLand's primary north-south commercial artery.

At a nine percent building-to-land ratio, the asset trades on its position as much as its improvements. The parcel carries prominent frontage on North Woodland Boulevard with approximately 26,000 vehicles daily, full access from Mandarin Avenue, direct ingress and egress on the boulevard, C-2 zoning, ±49 parking spaces, and utilities and site infrastructure already in place. The daily-needs cluster of Walmart, Lowe's, and Publix sits a half mile north; downtown DeLand and Stetson University sit south.

The existing building adds optionality rather than defining it. An owner-user can occupy it. An investor can lease it. A developer can reconfigure or replace it. The site supports all three.



Property Details

Offering Price	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 Signage
Parcel ID	7004-13-00-0070

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

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Three Paths to Value

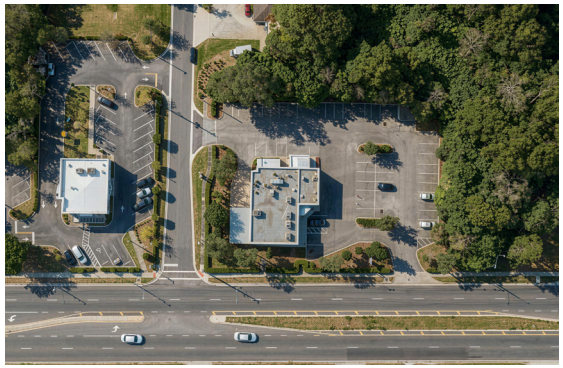
Buy it to use. Buy it to build. Buy it to lease. The combination of land, location, and existing improvements creates multiple paths to value, with ownership open to the structure that best fits the opportunity.



OWNER-USER

For a restaurant, medical, veterinary, professional, or specialty operator, acquisition provides the opportunity to control occupancy costs while building equity in the underlying real estate.

The property delivers a freestanding ±4,670 SF building with more than ten parking spaces per 1,000 SF, prominent boulevard signage, and substantial existing infrastructure. Originally configured for restaurant use, the building includes commercial ventilation and exhaust, grease infrastructure, walk-in cold rooms, gas service, upgraded electrical distribution, and dedicated back-of-house plumbing—providing significant existing improvements for a restaurant user while offering flexibility for conversion to medical, veterinary, or other specialty uses.



REDEVELOPMENT & GROUND LEASE

The underlying real estate provides significant long-term optionality. With ±1.23 acres of C-2 land, approximately 26,000 vehicles per day, two points of access, and only ±9% existing building coverage, the property offers a substantial land position along one of DeLand's primary commercial corridors. A future owner may evaluate reuse of the existing building, expansion, site reconfiguration, or redevelopment of the property to accommodate a new prototype, subject to applicable zoning and governmental approvals. Ownership will also consider build-to-suit and long-term ground lease opportunities for qualified credit users.



INCOME & HOLD

The property is concurrently offered for lease. An investor who acquires and stabilizes the building is buying income in a submarket running 1.6% overall retail vacancy and 1.2% within General Retail, with zero deliveries over the trailing twelve months and nothing under construction - conditions that favor the landlord on both rate and term.

DeLand retail traded 19 times over the trailing year at approximately $28.2 million in volume, against a five-year average of $19.0 million.

Pricing and lease terms are furnished to qualified parties on request.

All transactionstructures considered. **Ownership will evaluate outright purchase, build-to-suit, and long-term ground lease proposals.**

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Exterior Photos









Space Layout | 4,670 SF

What's Already Here

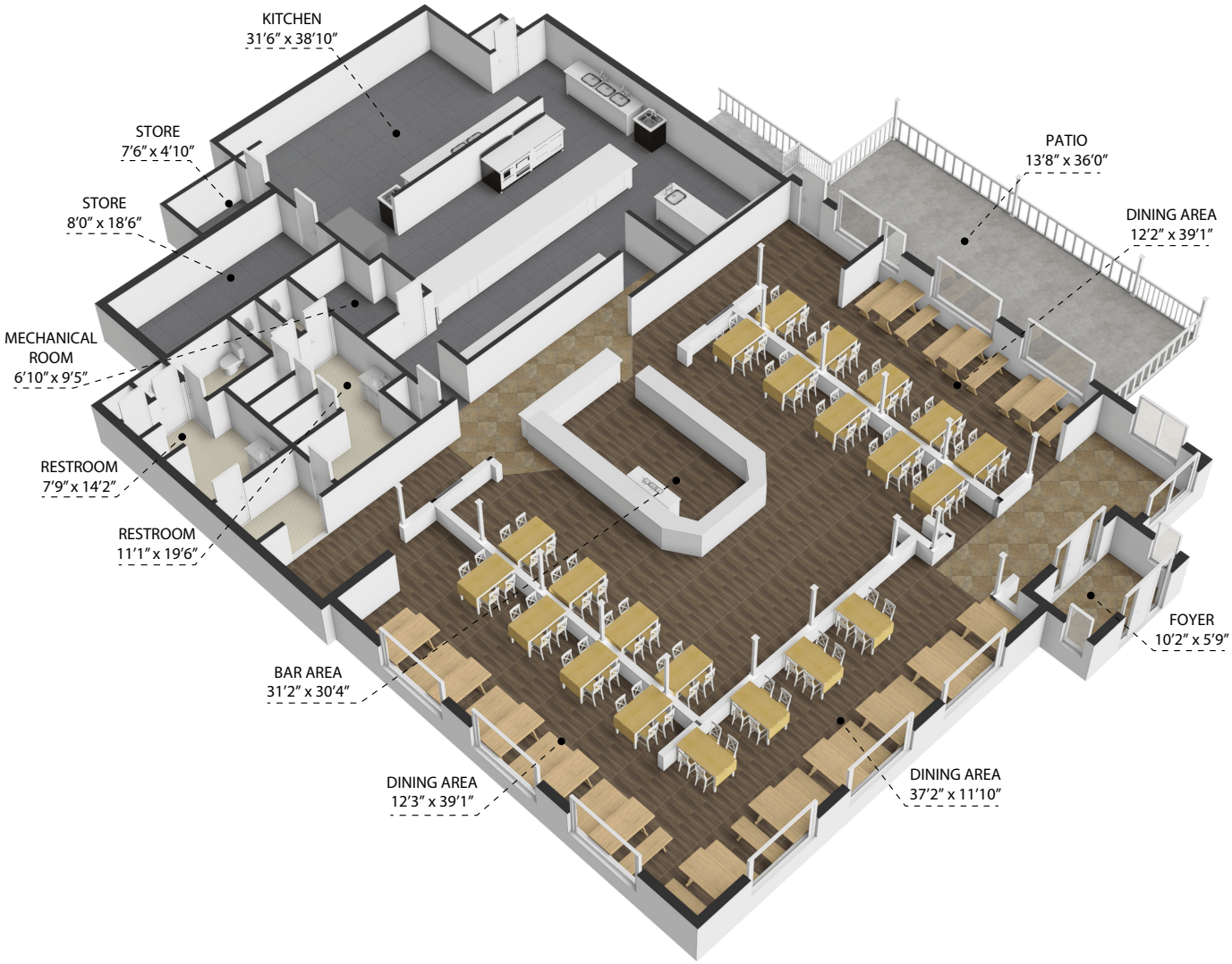
Building Capacity & Configuration

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.

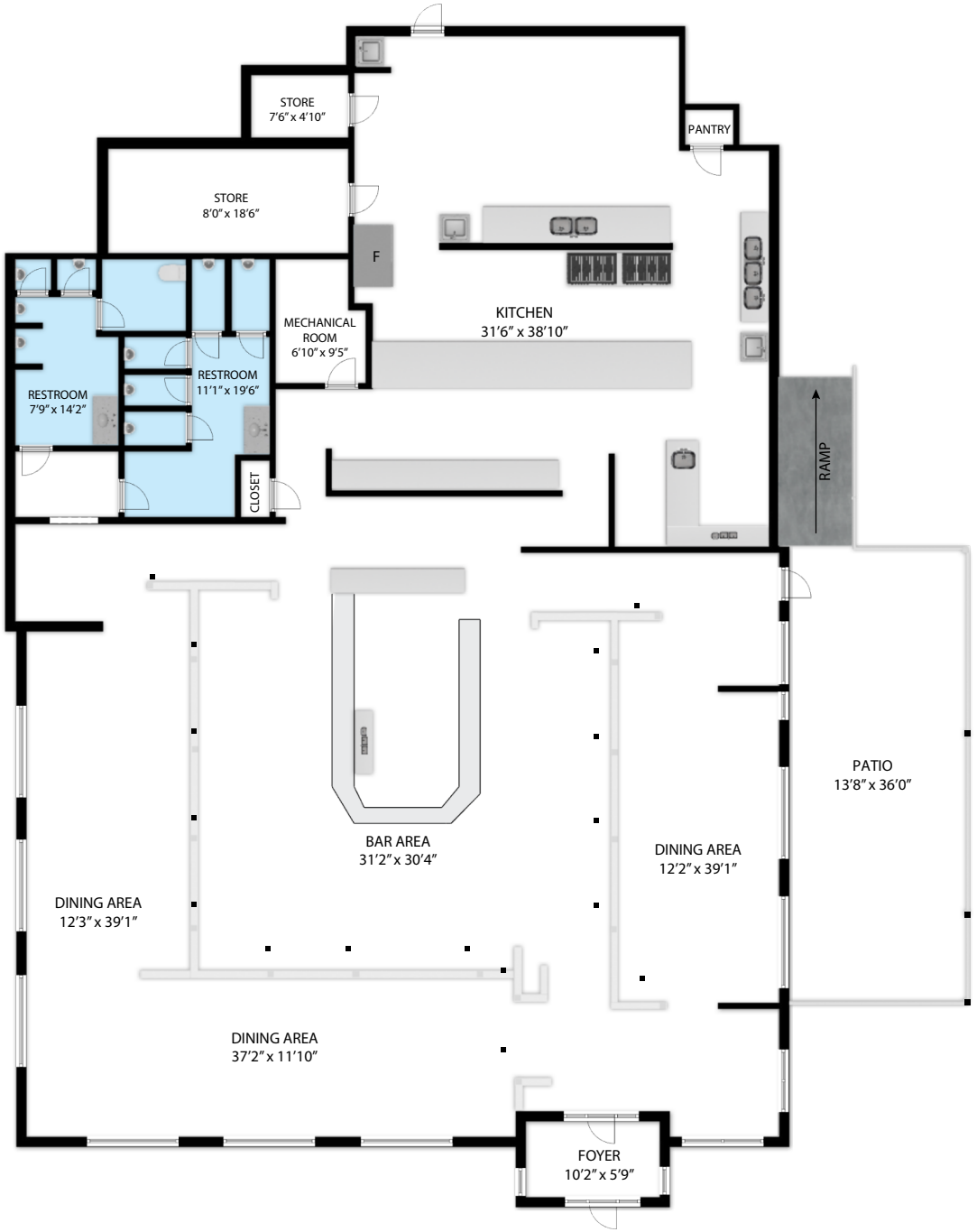
For an owner-user whose use requires that capacity – veterinary, specialty food production, commissary, laboratory, or a differentiated food and beverage concept – the value is direct: infrastructure you do not have to fund, permit, or wait through construction to install. For an owner-user whose use 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.

Systems In Place

- Ventilation & exhaust
- Fire suppression
- Grease interceptor
- Walk-in cold rooms
- HVAC
- Electrical service
- Gas service
- Restrooms



Floor Plan | 4,670 SF



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Front of House Interior Photos









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Kitchen Interior Photos









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).

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Tight Supply, Active Capital.

DeLand Retail Submarket - Q3 2026

Two conditions define the DeLand retail market: exceptionally tight supply and an active transaction environment. Vacancy sits at one of the lowest levels of the past decade with no new inventory delivered over the trailing year and none under construction, while sales volume over the same period exceeded the five-year annual average by roughly fifty percent.

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

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

0 SF
Retail space delivered over the trailing twelve months

0 SF
Retail space currently under construction

19
Retail transactions over the trailing twelve months

$28.2 M
Retail sales volume - against a $19.0M five-year average

What this means for a buyer. For an owner-user, comparable leasing alternatives in DeLand are genuinely scarce. - there is no new inventory being delivered to compete for. For an investor or developer, limited competing product sits alongside an established bid for well-located corridor real estate, with an estimated market capitalization rate of approximately 8.0%.

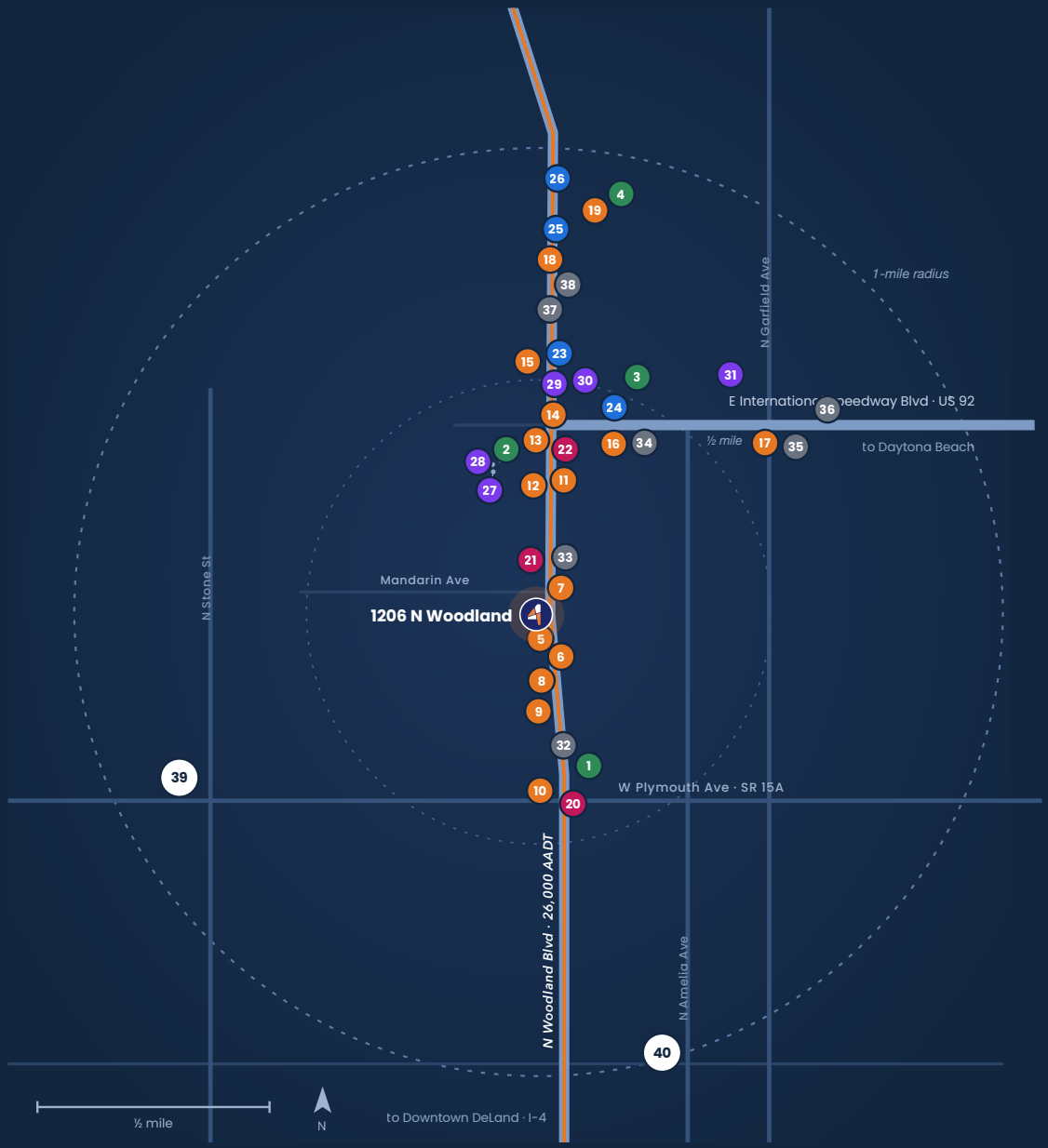
SOURCE: COSTAR, DELAND RETAIL SUBMARKET, Q3 2026.



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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.

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