

**FOR  
SALE**

# .6 ACRE COMMERCIAL SITE FOR DEVELOPMENT

217 N Spring Garden Ave, DeLand, FL 32720



### AVERAGE DAILY TRAFFIC COUNTS (2022)

- ① 24,000 N Spring Garden Ave
- ② 14,600 W New York Ave / SR 44

## ABOUT THE PROPERTY

**SIZE** .61 ± acres

**PRICE** \$325,000

**ZONING** B-4C

**FLU** Urban Low Intensity

**UTILITIES** Water and sewer available

**ROAD FRONTAGE** 280' ± on N Spring Garden Ave

**PARCEL ID** 700834020010

## DESCRIPTION

**Frontage on N Spring Garden Avenue!** This .61-acre commercial development site on North Spring Garden Ave, boasting an average traffic count of 24,000, offers prime visibility and a secure, developable environment in an X flood zone. Ideal for diverse ventures or strategic investments, seize this opportunity for a promising commercial enterprise in a strategically positioned location.

**Call for more information today!**

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

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Maury L. Carter & Associates, Inc.<sup>SM</sup>  
Licensed Real Estate Broker

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## DEMOGRAPHICS

US Census (2022)

DeLand

Total Population	41,324
Total Households	14,162
Average HH Income	\$71,439
Average House Value	\$279,400



REGIONAL MAP

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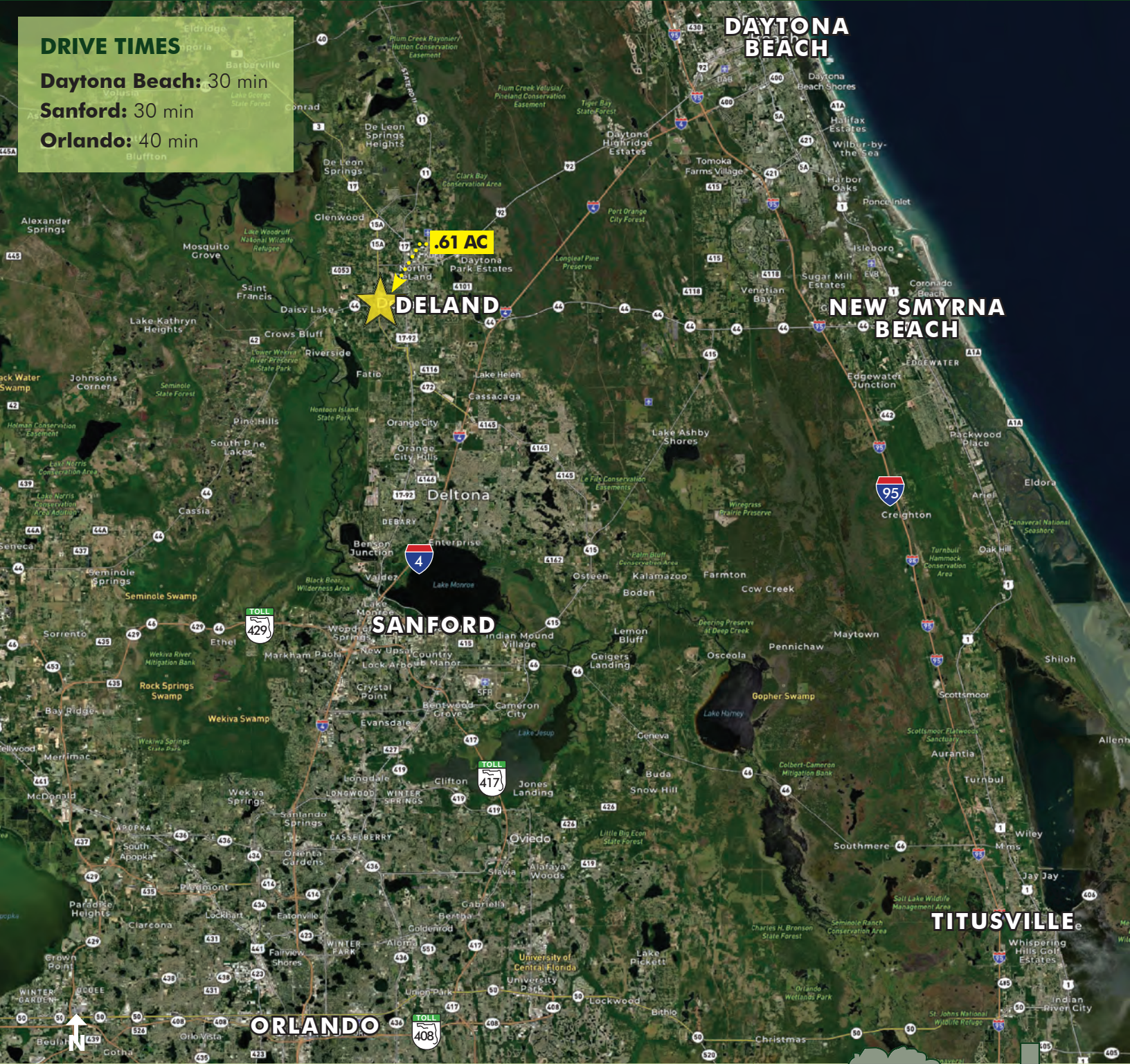
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## DRIVE TIMES

**Daytona Beach:** 30 min

**Sanford:** 30 min

**Orlando:** 40 min



## LOCATION MAP

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