1206 N WOODLAND

DELAND, FLORIDA

FOR SALE · OWNER-USER / INVESTMENT

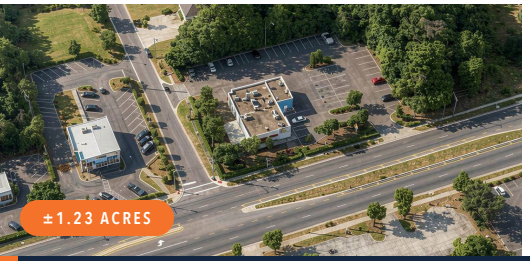
OWNER-USER · REDEVELOPMENT · INVESTMENT

1.23 Acres on DeLand's Main Artery

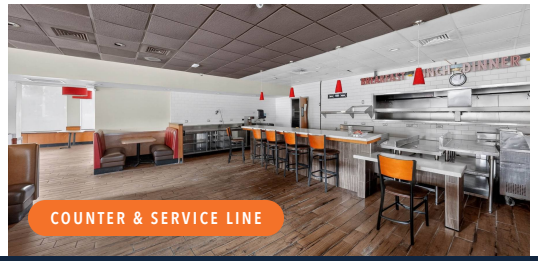
±4,670 SF building · two curb cuts

1206 N Woodland Blvd · DeLand, Florida 32720

±1.23 AC	±4,670 SF	±49 Spaces	±26,000 AADT
C-2 land · offered as-is	Freestanding building · ±9% coverage	±10.5 per 1,000 SF	N. Woodland Blvd









CONTACT: GARRETT GLEITER | 407.539.4514 | GARRETT@4ACRE.COM | NICK FOURAKER | 407.601.1466 | NICK@4ACRE.COM

4 ACRE COMMERCIAL



THE OFFERING

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

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.

Position as much as improvements. 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.

Optionality, not a definition. 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.

$91,809	115,544	53,876	±26,000
Average household income, 10-minute drive[1]	Daytime population, 10-minute drive[1]	Total population, 10-minute drive[1]	Vehicles per day on N. Woodland Blvd (AADT)

DETAILS AT A GLANCE

OFFERING PRICE	Call for details
BUILDING SIZE	±4,670 SF
LAND AREA	±1.23 AC (±53,695 SF)
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

[1] 2025 Esri, drive-time rings from 1206 N. Woodland Blvd. Pricing furnished to qualified parties on request.

CONTACT: GARRETT GLEITER | 407.539.4514 | GARRETT@4ACRE.COM | NICK FOURAKER | 407.601.1466 | NICK@4ACRE.COM

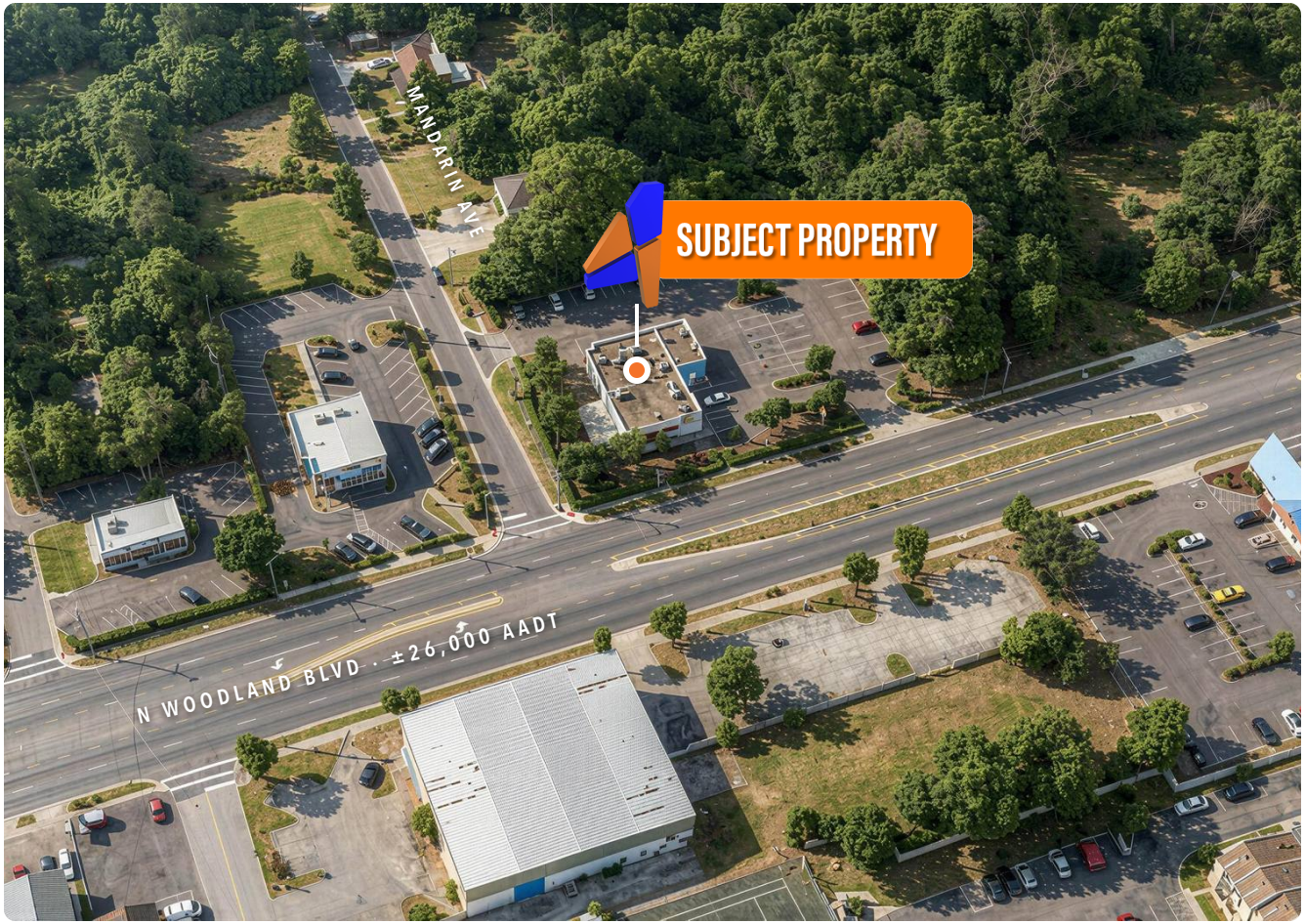
4 ACRE COMMERCIAL

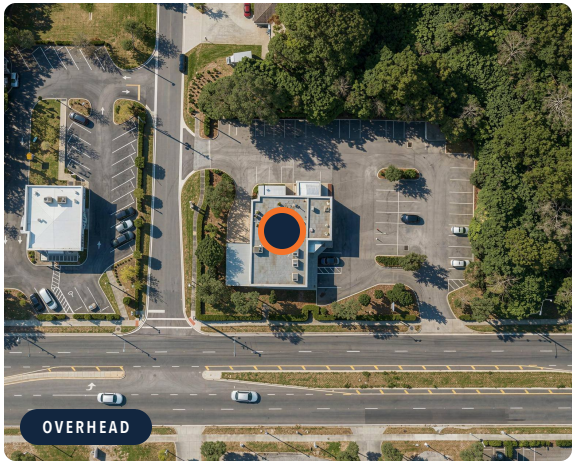
THE SITE

Boulevard Frontage, Two Ways In

Access from both North Woodland Boulevard and Mandarin Avenue, on a ±1.23-acre parcel.

1206 N WOODLAND
DELAND, FLORIDA







THE OFFERING

OFFERING	LAND	BUILDING	ZONING	PARKING	PRICE
Fee simple, as-is	±1.23 AC	±4,670 SF · 1993, renovated 2015	C-2	±49 spaces	Call for details

CONTACT: GARRETT GLEITER | 407.539.4514 | GARRETT@4ACRE.COM | NICK FOURAKER | 407.601.1466 | NICK@4ACRE.COM

4 ACRE COMMERCIAL

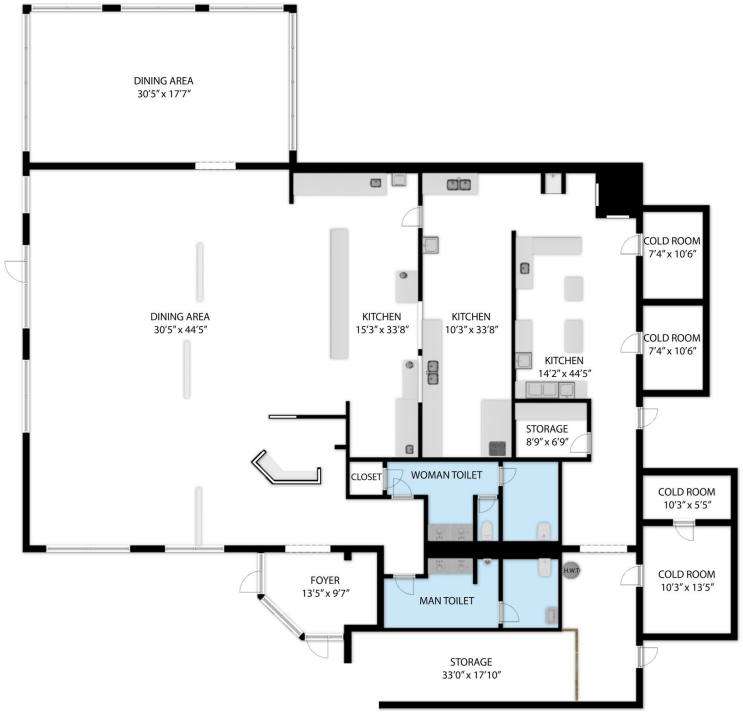
WHAT'S ALREADY HERE

Existing Layout

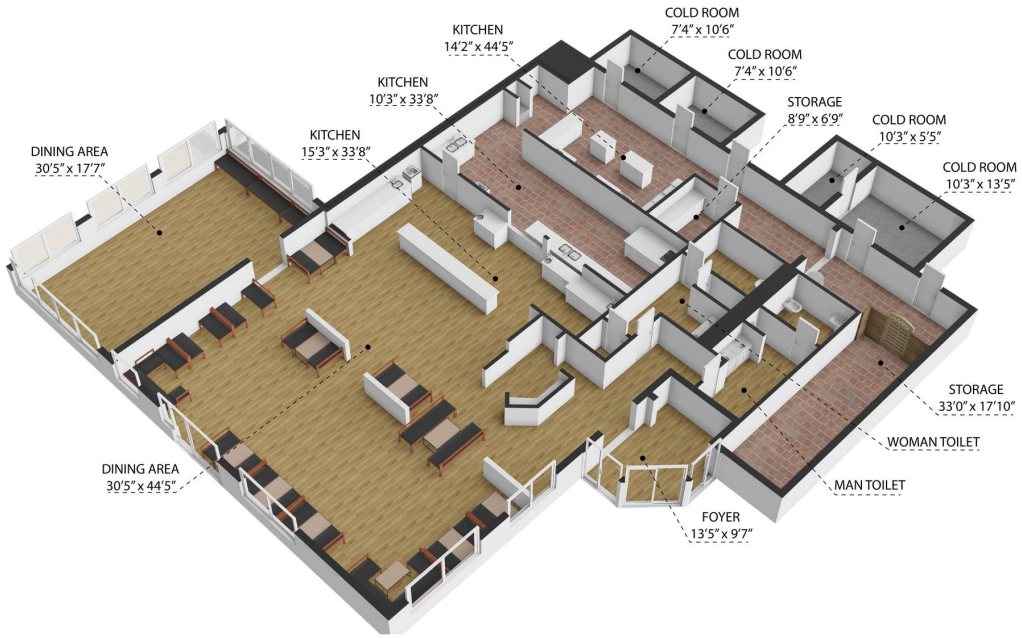
BUILDING	MAIN DINING	WALK-IN COLD ROOMS
±4,670 SF	±30' × 44'	Four

1206 N WOODLAND
DELAND, FLORIDA

2D FLOOR PLAN



3D FLOOR PLAN



Building capacity. 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, that capacity is infrastructure you do not have to fund, permit, or wait to install. Where a use does not need it, the back-of-house area converts to clinical, treatment, or storage space, and ±1,340 SF of former dining area adapts readily to most floor plans.

Floor plans are illustrative and not to scale. Room dimensions and square footage are approximate and should be verified.

CONTACT: GARRETT GLEITER | 407.539.4514 | GARRETT@4ACRE.COM | NICK FOURAKER | 407.601.1466 | NICK@4ACRE.COM

4 ACRE COMMERCIAL

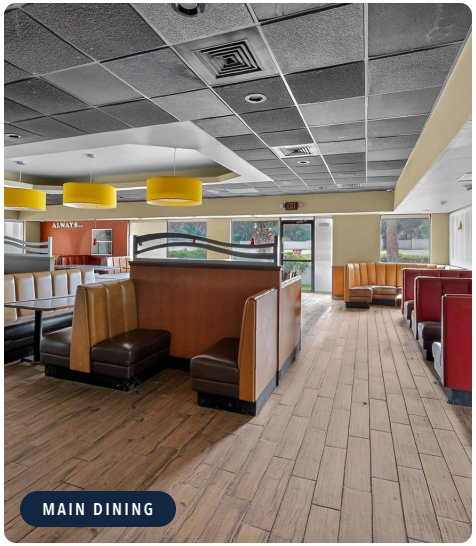
INTERIOR PHOTOS

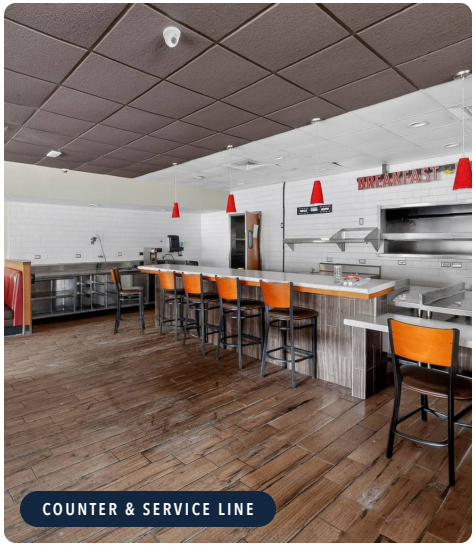
Front of House, Back of House

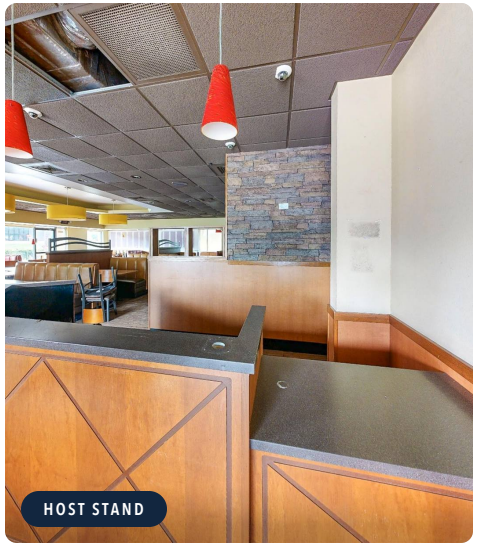
The building as it stands today, from the dining rooms to the kitchen line.

1206 N WOODLAND
DELAND, FLORIDA

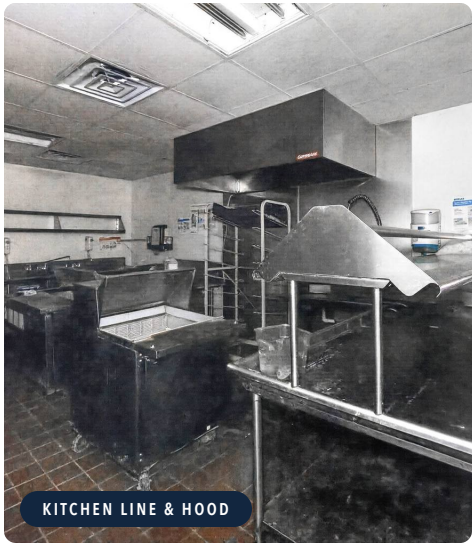

SUNROOM DINING


MAIN DINING


COUNTER & SERVICE LINE


HOST STAND


COMMERCIAL KITCHEN


KITCHEN LINE & HOOD


DRY STORAGE


KITCHEN OFFICE

TOP: FRONT OF HOUSE · BOTTOM: BACK OF HOUSE

CONTACT: GARRETT GLEITER | 407.539.4514 | GARRETT@4ACRE.COM | NICK FOURAKER | 407.601.1466 | NICK@4ACRE.COM

4ACRE COMMERCIAL

HIGHEST & BEST USE

Three Paths to Value

1206 N WOODLAND
DELAND, FLORIDA

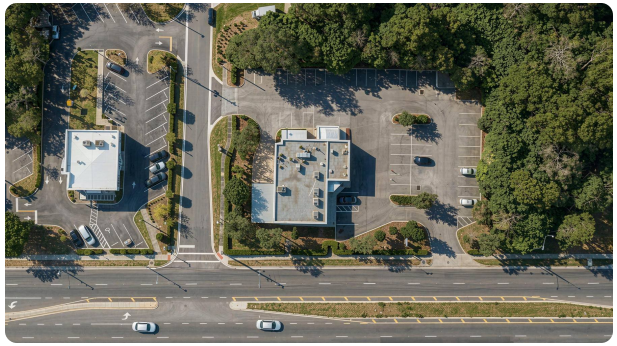
Buy it to use. Buy it to build. Buy it to lease. Ownership is open to the structure that best fits the opportunity.



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, it includes commercial ventilation and exhaust, grease infrastructure, walk-in cold rooms, gas service, upgraded electrical distribution, and dedicated back-of-house plumbing, with 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 for 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, 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 transaction structures considered. Ownership will evaluate outright purchase, build-to-suit, and long-term ground lease proposals.

Illustrative uses are subject to zoning and ownership approval. Market data: CoStar, DeLand Retail Submarket, Q3 2026.

CONTACT: GARRETT GLEITER | 407.539.4514 | GARRETT@4ACRE.COM | NICK FOURAKER | 407.601.1466 | NICK@4ACRE.COM

ACRE COMMERCIAL

WHY DELAND, WHY NOW

A Market Growing on Every Side

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.


HISTORIC DOWNTOWN DELAND

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

CONTACT: GARRETT GLEITER | 407.539.4514 | GARRETT@4ACRE.COM | NICK FOURAKER | 407.601.1466 | NICK@4ACRE.COM

DELAND RETAIL SUBMARKET · Q3 2026

Tight Supply, Active Capital

1206 N WOODLAND
DELAND, FLORIDA

Two conditions define the DeLand retail market: exceptionally tight vacancy and an active transaction environment. Vacancy sits at one of the lowest levels of the past decade, and sales volume over the trailing year exceeded the five-year annual average by roughly fifty percent. Developers are confirming the demand on this corridor: Starbucks and Tire Kingdom both delivered last year, and the former Pizza Hut two blocks north was just demolished for a new retail development.

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

2 Deliveries
New on the corridor last year: Starbucks and Tire Kingdom

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

1 Redevelopment
Former Pizza Hut two blocks north, just demolished for new retail

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 alternatives in DeLand are scarce, and new product on the corridor is being built ground-up, one pad at a time. For an investor or developer, recent deliveries and the redevelopment two blocks north show active demand for well-located corridor real estate, alongside an estimated market capitalization rate of approximately 8.0%.

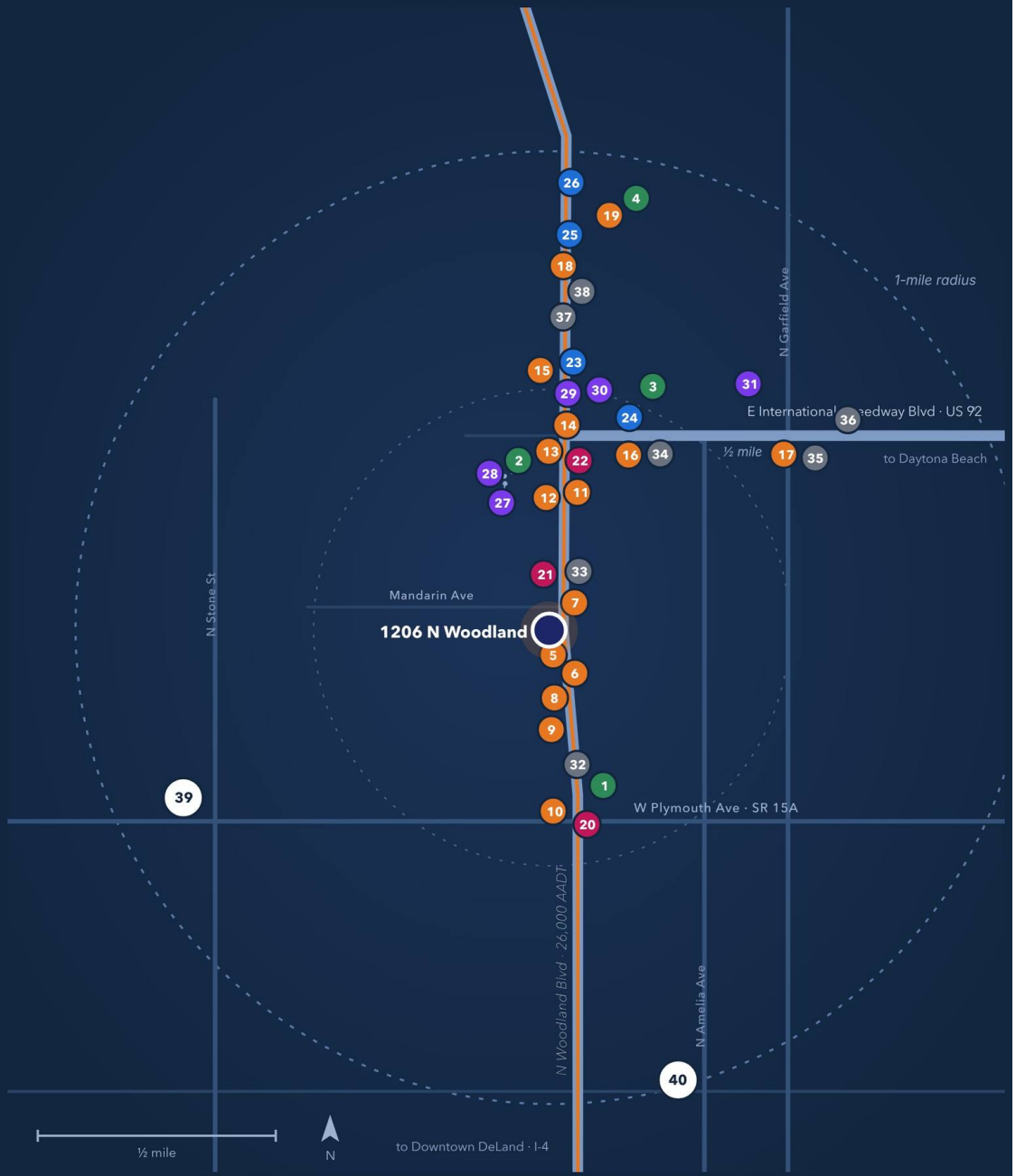


1206 N WOODLAND BLVD AT DUSK

Market statistics: CoStar, DeLand Retail Submarket, Q3 2026. Recent corridor deliveries and redevelopment per ownership and listing broker.

CONTACT: GARRETT GLEITER | 407.539.4514 | GARRETT@4ACRE.COM | NICK FOURAKER | 407.601.1466 | NICK@4ACRE.COM

4ACRE COMMERCIAL



TRADE AREA · ONE MILE

Thirty-eight brands. One boulevard.

National and regional operators within one mile of 1206 N Woodland, keyed to the map.

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 — Publix / Lowe's / Starbucks node

¾ mi — Walmart Supercenter node

1 mi — AdventHealth DeLand and Stetson

Distances are straight-line. Brand locations verified September 2026; subject to change.

CONTACT: GARRETT GLEITER | 407.539.4514 | GARRETT@4ACRE.COM | NICK FOURAKER | 407.601.1466 | NICK@4ACRE.COM

ACRE COMMERCIAL

1206 N WOODLAND BLVD

Ready for What's Next

±1.23 acres and a ±4,670 SF building on DeLand's main artery.

Contact Garrett or Nick for pricing and a tour.

ACRE COMMERCIAL



Garrett Gleiter

ADVISOR

garrett@4acre.com

407.539.4514



Nick Fouraker, CCIM

FOUNDER

nick@4acre.com

407.601.1466

4 Acre Commercial Real Estate (4 Acre) does not represent or warrant 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.