1206 N WOODLAND

DELAND, FLORIDA

FOR LEASE · RESTAURANT / RETAIL

FREESTANDING RESTAURANT · DELAND

Freestanding Flexibility on North Woodland

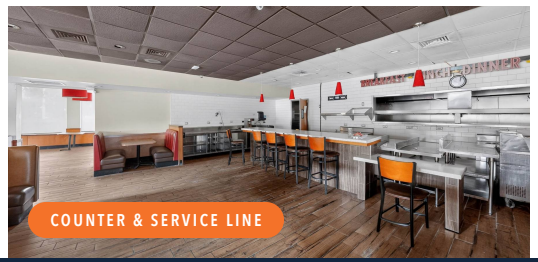
Restaurant-ready on ±1.23 acres

1206 N Woodland Blvd · DeLand, Florida 32720

±4,670 SF	±1.23 AC	±49 Spaces	±26,000 AADT
Entire building · available	±53,695 SF parcel	±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 OPPORTUNITY

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

1206 N. Woodland Boulevard offers a rare opportunity to lease a freestanding former national restaurant along DeLand's primary north-south commercial corridor.

Room to operate. 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.

A head start for the next operator. 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.

$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

LEASE RATE	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
PARCEL ID	7004-13-00-0070

[1] 2025 Esri, drive-time rings from 1206 N. Woodland Blvd. Lease structure per written proposal.

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

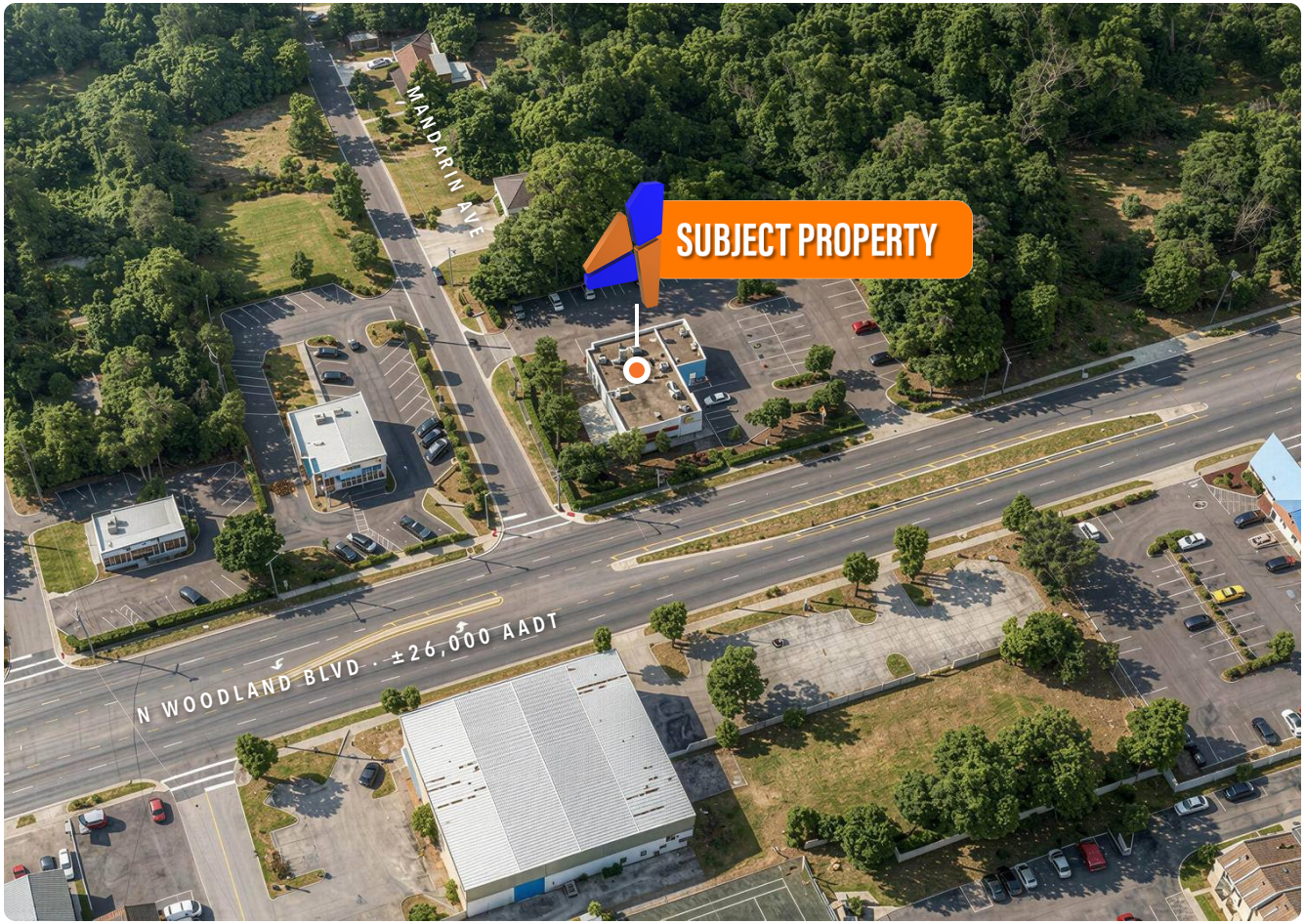
4 ACRE COMMERCIAL

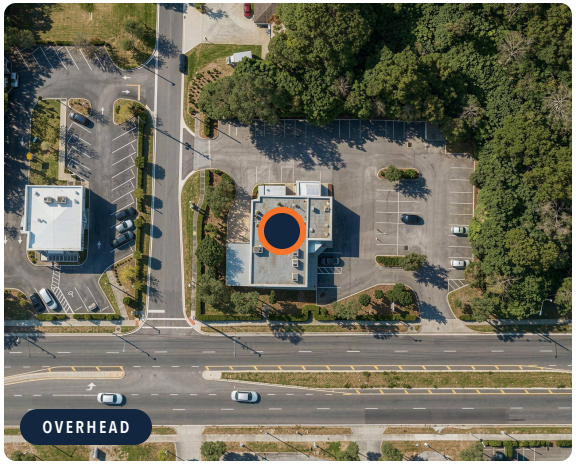
THE SITE

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







SPACE AVAILABLE

SPACE	BUILDING	LAND	CONDITION	PARKING	RATE
Entire building	±4,670 SF	±1.23 AC	Second-generation restaurant	±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

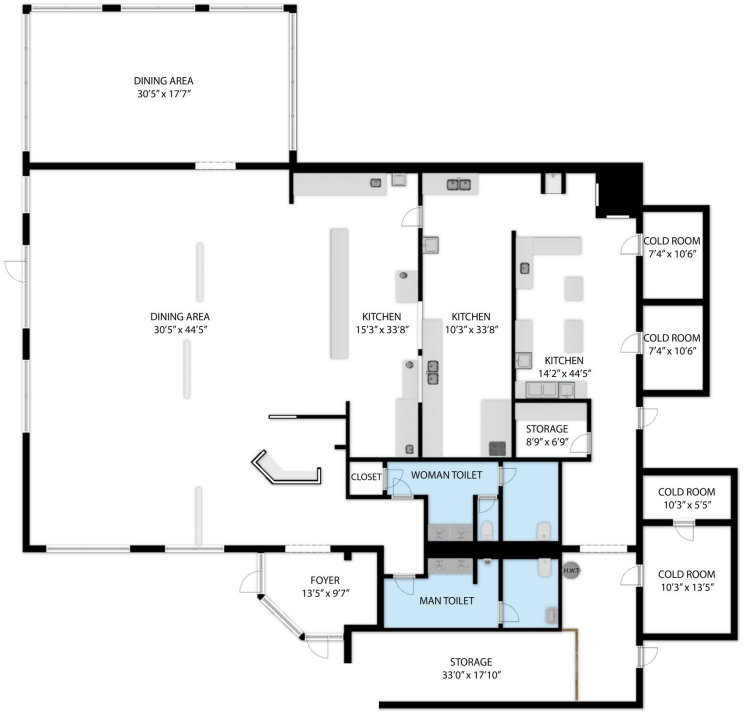
EXISTING RESTAURANT INFRASTRUCTURE

Existing Layout

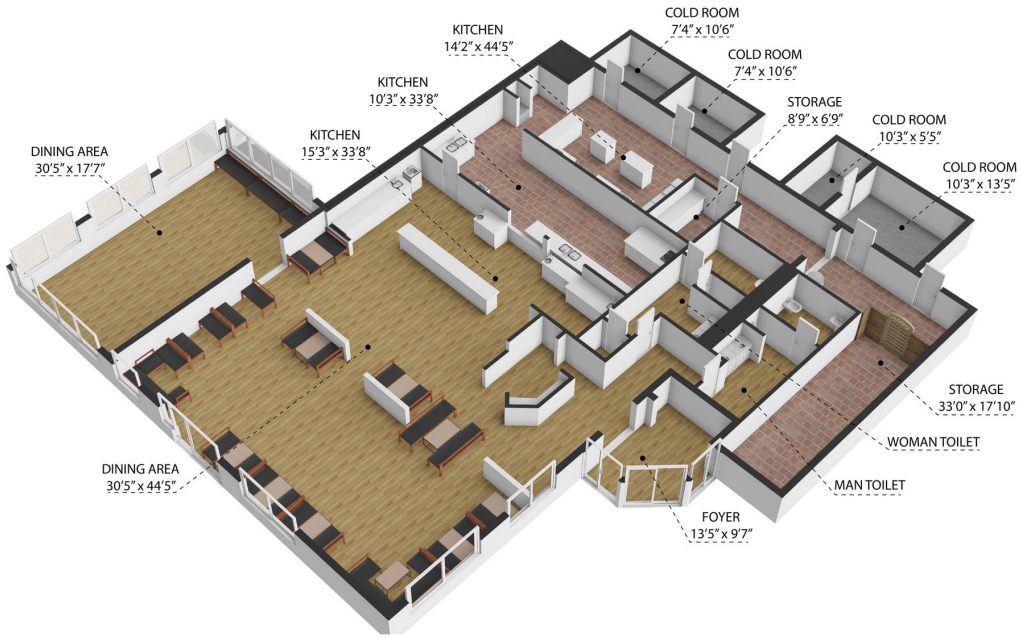
BUILDING	MAIN DINING	WALK-IN COLD ROOMS
±4,670 SF	±30' × 44'	Four

1206 N WOODLAND
DELAND, FLORIDA

2D FLOOR PLAN



3D FLOOR PLAN



Formerly occupied by a national restaurant operator, the ±4,670 SF building retains substantial restaurant infrastructure, including commercial-grade ventilation and exhaust, fire suppression, grease infrastructure, four walk-in cold rooms, upgraded electrical distribution, gas service, and dedicated back-of-house plumbing. For a restaurant operator, the existing improvements provide a significant head start toward reopening the space compared with converting a conventional retail shell.

What's here today. The existing layout includes a large kitchen and back-of-house area, multiple dining areas including a glass-enclosed dining room, a service counter, restrooms, and storage.

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

ACRE COMMERCIAL

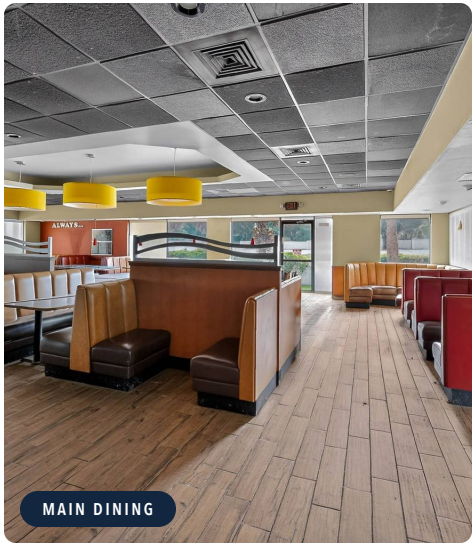
INTERIOR PHOTOS

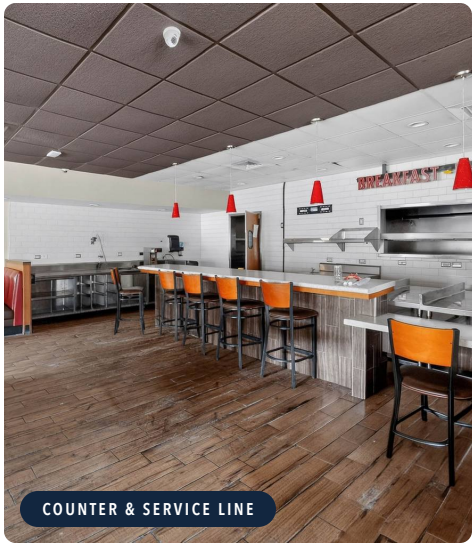
Front of House, Back of House

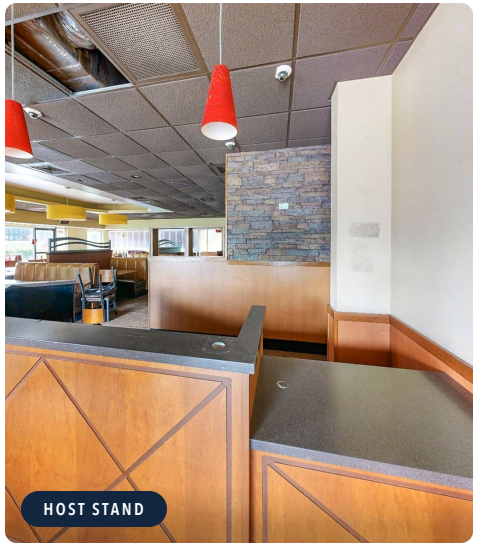
The building as it stands today, from the dining rooms to the kitchen line.

1206 N WOODLAND
DELAND, FLORIDA

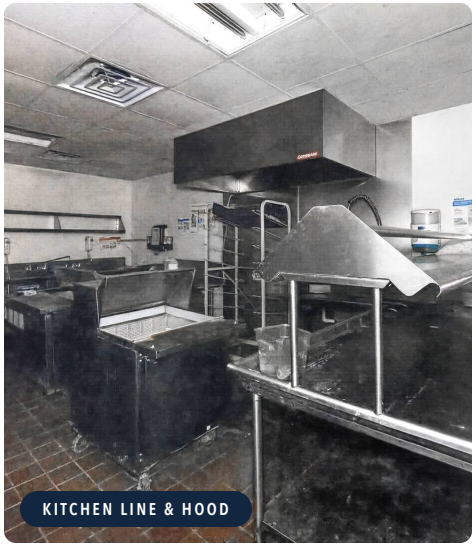

SUNROOM DINING


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

The Outpatient Footprint DeLand Is Missing

For medical, dental, veterinary and specialty outpatient users.

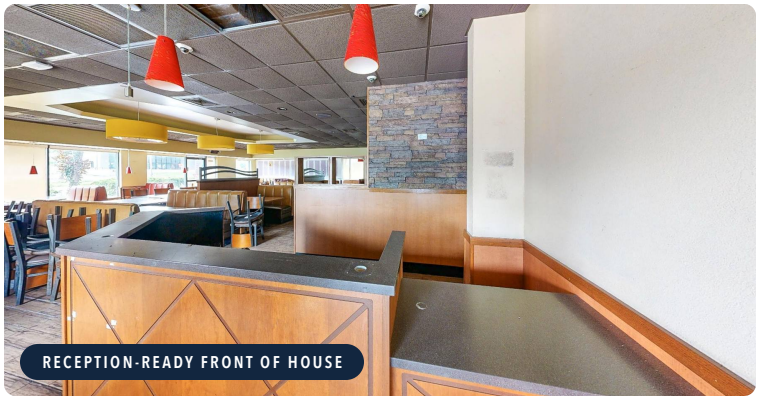
1206 N WOODLAND
DELAND, FLORIDA

West Volusia's population is aging into its healthcare years, and 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.


RECEPTION-READY FRONT OF HOUSE


DEDICATED BOULEVARD FRONTAGE

10.5
Parking spaces per 1,000 SF

1 mi
To AdventHealth DeLand[2]

45.8
Median age, 20-minute drive[1]

~600
Residential units in the immediate pipeline

Illustrative uses are subject to zoning and ownership approval. [1] 2025 Esri, drive-time rings from the property. [2] Straight-line distance, approximate.

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

4 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

A Tight Market Still Drawing New Retail

1206 N WOODLAND
DELAND, FLORIDA

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. New retail is arriving one pad at a time: Starbucks and Tire Kingdom both delivered on the corridor last year, and the former Pizza Hut two blocks north was just demolished for a new retail development. Each is a ground-up project measured in years, while 1206 N. Woodland is a freestanding building with parking that is available now.

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

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

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

What this means for a tenant. National operators are paying to build new on this stretch of North Woodland, which confirms the demand. A user who wants a standalone building with parking on the primary corridor can skip the land search, entitlements and ground-up construction timeline and open in an existing building with infrastructure already in place.

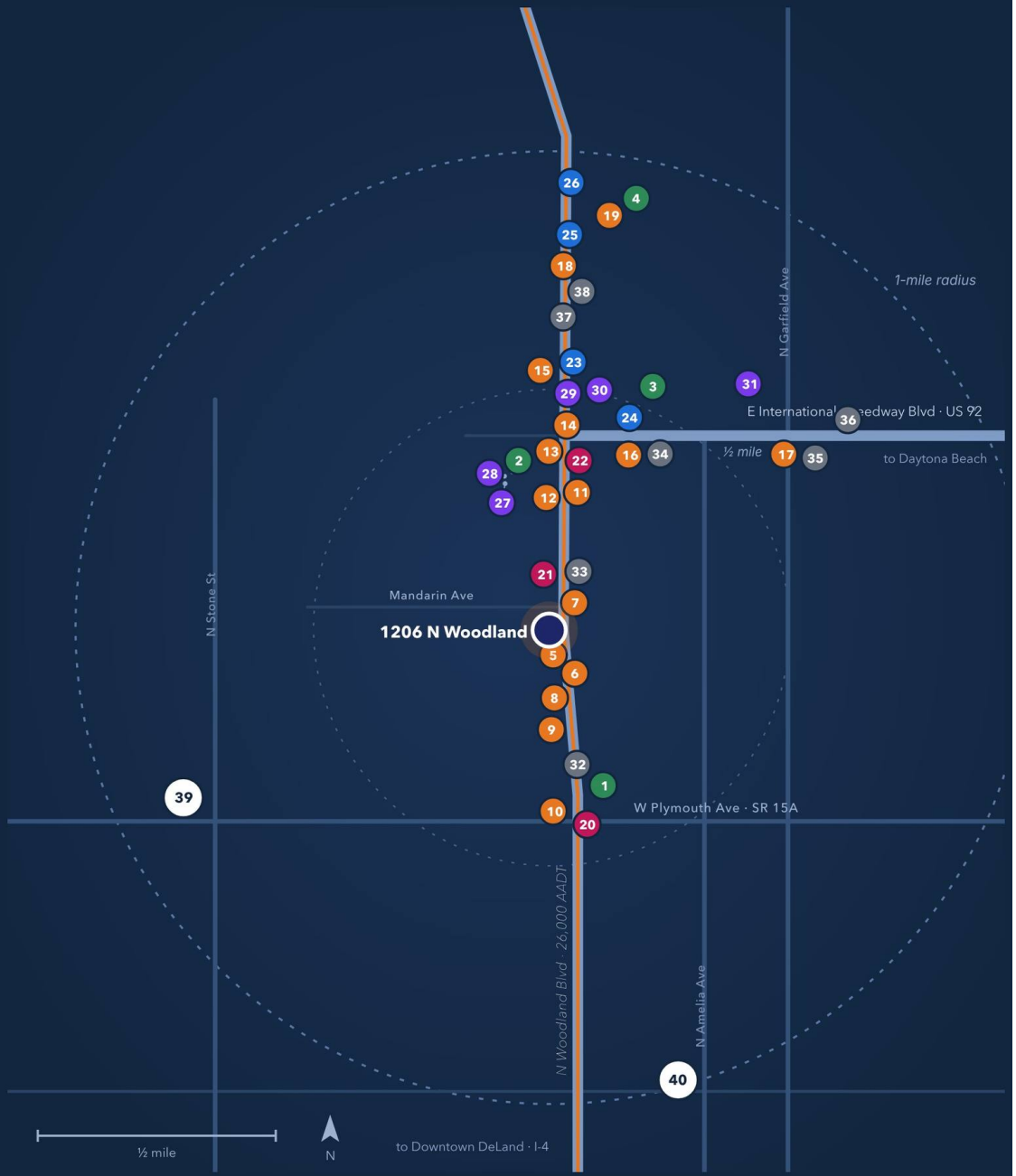


1206 N WOODLAND BLVD AT DUSK

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

ACRE 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

A freestanding former national restaurant on ±1.23 acres in DeLand.

Contact Garrett or Nick to tour the building.

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.