



**COLDWELL
BANKER
COMMERCIAL**
AI GROUP

60 SPRING VISTA DRIVE

Debary, FL 32713

FOR LEASE

CBCWORLDWIDE.COM



OFFICE

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1019 Town Center Drive, Orange City, FL 32763
386.775.8633



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OFFERING SUMMARY

Available SF:	920 - 995 SF
Lease Rate:	\$15.00 SF/yr (MG)
Lot Size:	0.12 Acres
Year Built:	2002
Building Size:	2,706 SF

PROPERTY OVERVIEW

Available is a well appointed office with Reception Area, Two Offices, Restroom, Break Area and Conference Room. The building is located in the Springview Office Park which comprises of a diverse group of professional offices including medical, and general office users.

LOCATION OVERVIEW

The building is located in DeBary FL, which is currently experiencing a great development boom with hundreds of apartment and single family units being built within minutes of the subject location. The property is minutes away from several medical and professional offices, along with a number of retailers and dining options. The site has easy access to I-4 and US HWY 17-92. DeBary is located between Orlando and Daytona Beach along the powerful I-4 corridor.

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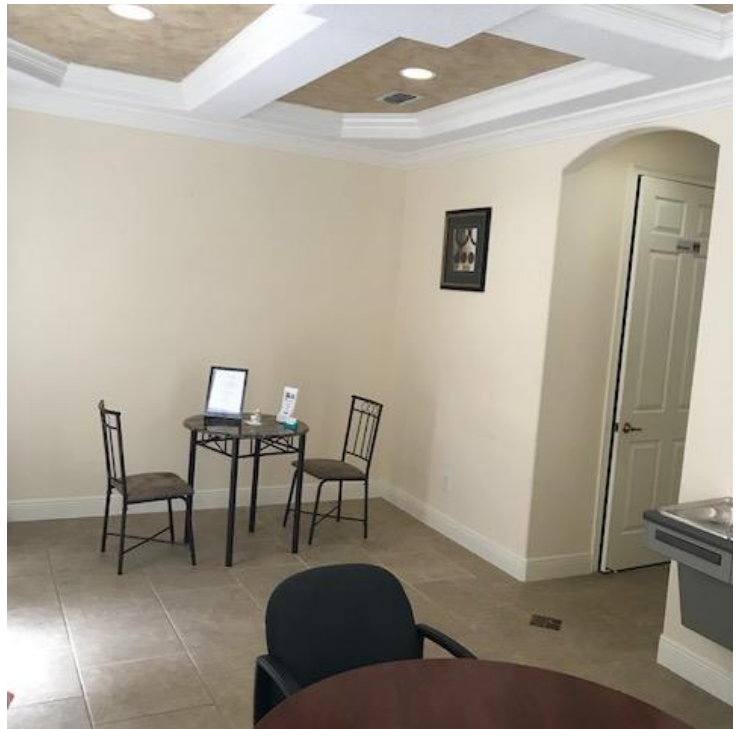
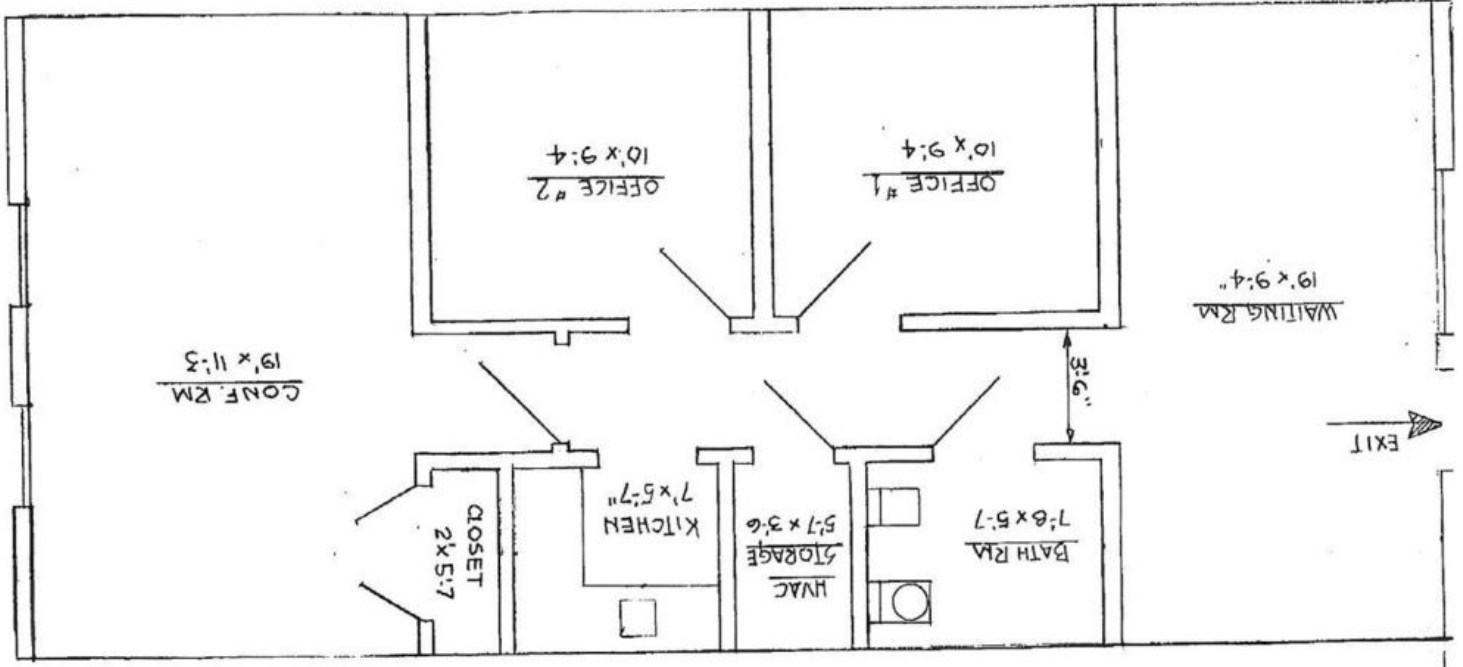
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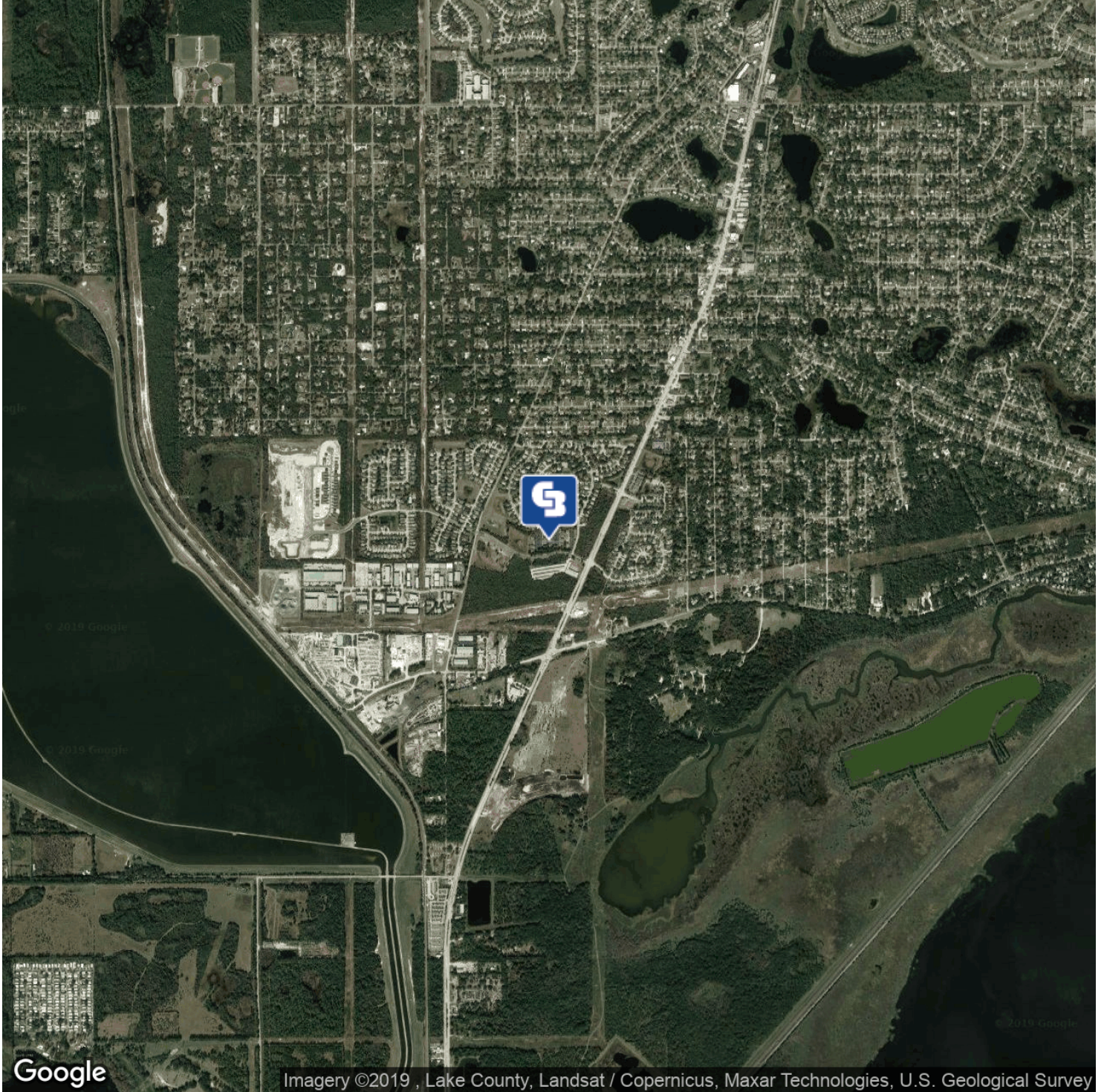
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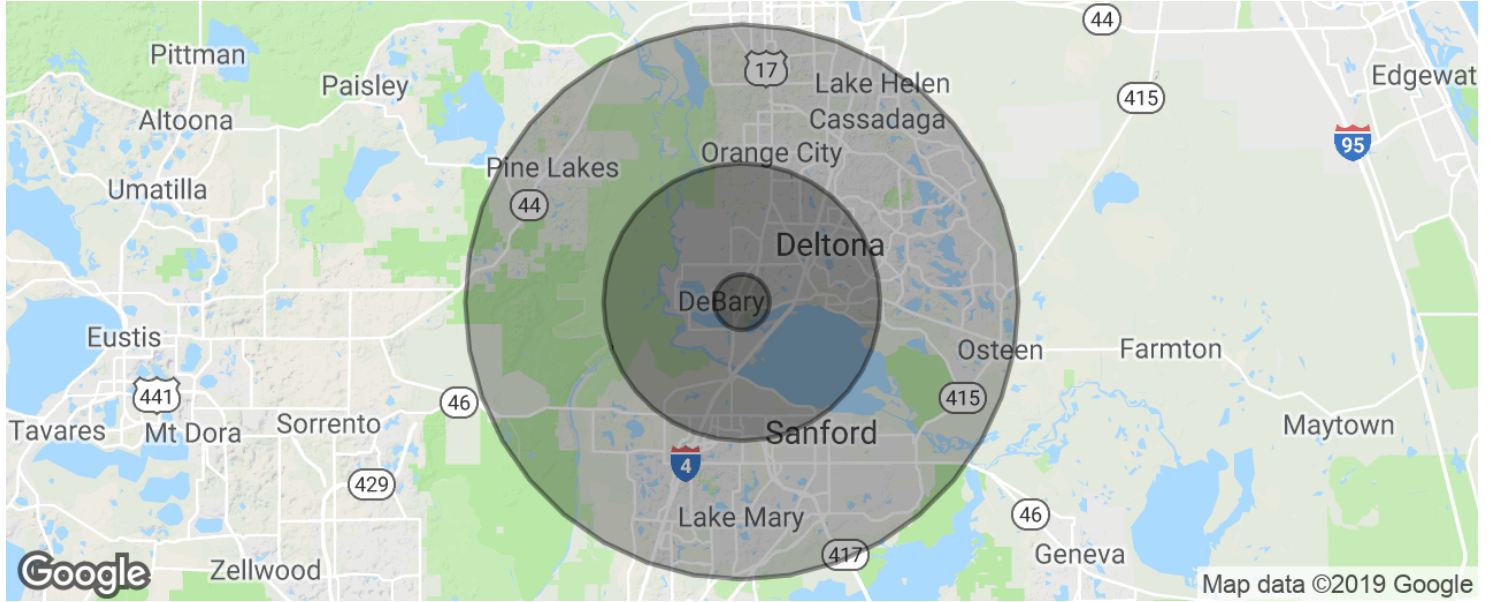
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,676	70,894	277,529
Median age	42.5	39.8	39.1
Median age (Male)	40.9	39.1	38.1
Median age (Female)	44.1	40.5	40.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,052	28,185	103,507
# of persons per HH	2.5	2.5	2.7
Average HH income	\$72,509	\$62,733	\$67,545
Average house value		\$216,750	\$264,284

* Demographic data derived from 2010 US Census

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NEARBY INCOMING RESIDENTIAL UNITS.

Approximately 2,198 residential units have been approved, many of which have already begun construction.

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