Sale

Parkview Town Center

275 S Charles Richard Beall Blvd Debary, FL 32713



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The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

Parkview Town Center presents an opportunity to acquire a unique multi-tenant office building in DeBary. This 28,216 SF building features 18,565 sf of rentalble space consisting of 18 units within a two-story configuration, offering flexibility for a range of office users and potential tenancy strategies. Built in 2008, the asset provides relatively modern construction within an established office setting featuring a variety of industry sectors from a boutique salon to investment advisors, medical offices and an Italian restaurant. Synergy among tenants is one of the benefits that keep this building at a very high occupancy rate for the past 10+ years.

LOCATION DESCRIPTION

DeBary offers investors a strategic Central Florida setting with a growing business community and convenient regional access and beyond. The area is positioned near major commuter routes including I-4 and US-17-92, supporting connectivity to Orlando, Daytona Beach, and surrounding central Florida markets. Nearby SunRail service at the DeBary station adds another layer of accessibility for the local workforce and visitors.

The community is also known for its outdoor appeal and quality of life, with Gemini Springs Park and the St. Johns River adding to the area's character. Local shopping, dining, and everyday services are easily accessible throughout DeBary, while nearby communities expand the range of business-support amenities and consumer draw.

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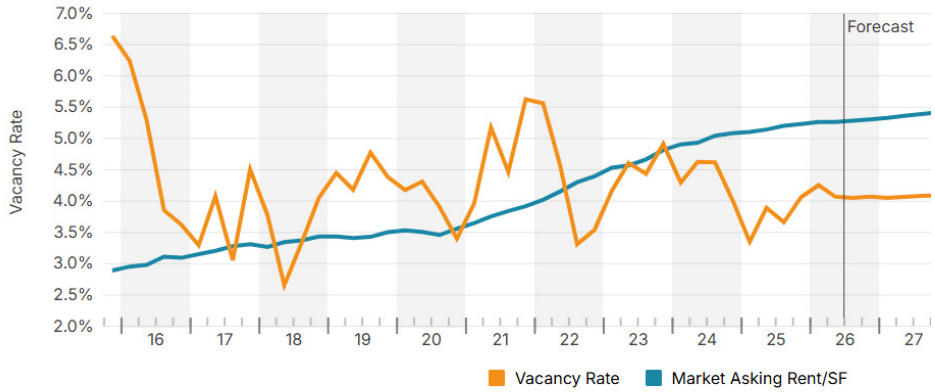
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Analytics

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SUB MARKET VACANCY RATE AMONG SECTORS

- Office - 4.1%
- Industrial - 2.9%
- Retail - 3.8%
- Multi Family - 6.5%



COMPLETED RESIDENTIAL PROJECTS PAST 5 YEARS (2,100 UNITS)



DEBARY STATISTICS

- 100k+ population within 5 miles
- 90K median household income
- 350K median home value
- 26k + daily traffic counts at site
- 600+ residential units currently permitted

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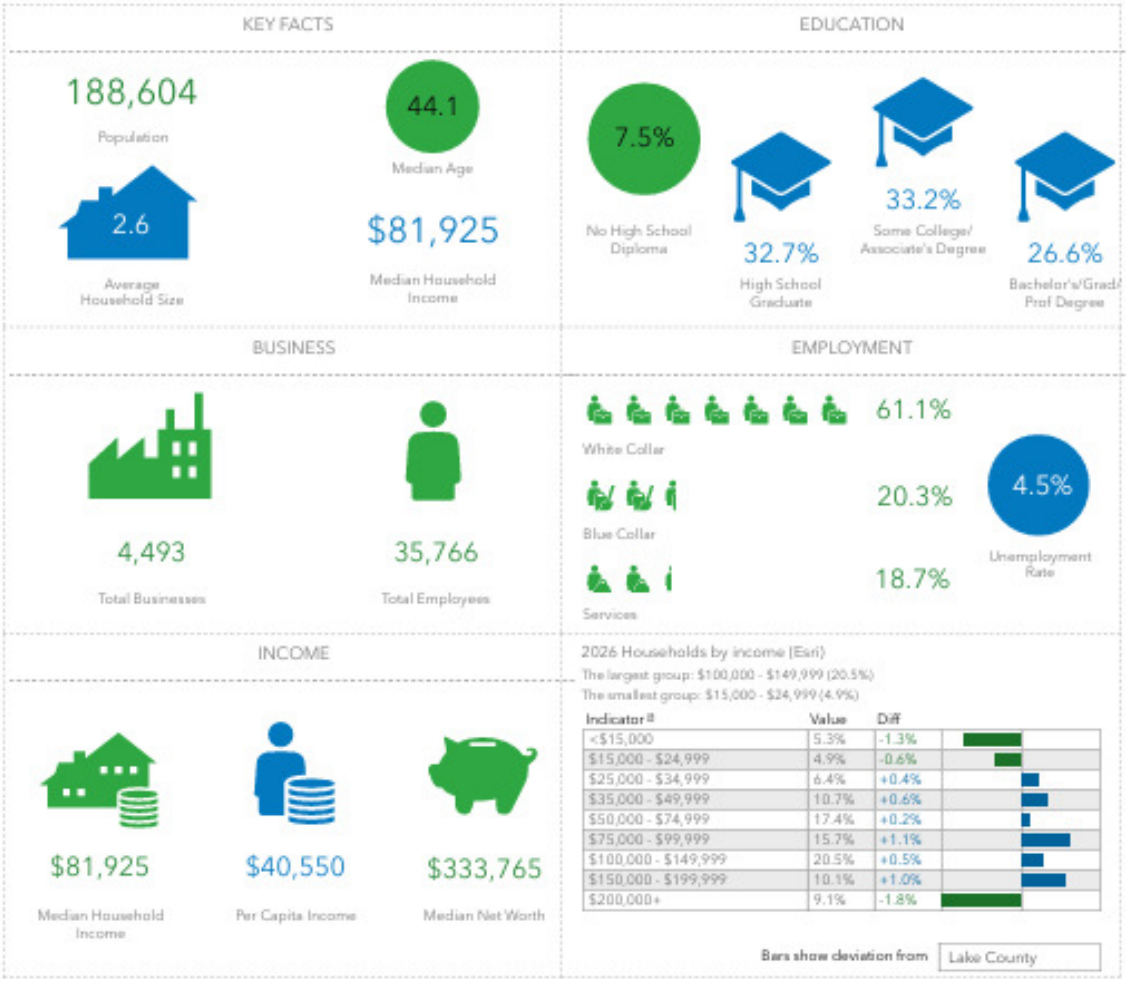
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Debary Economic Trade Area

Parkview Town Center

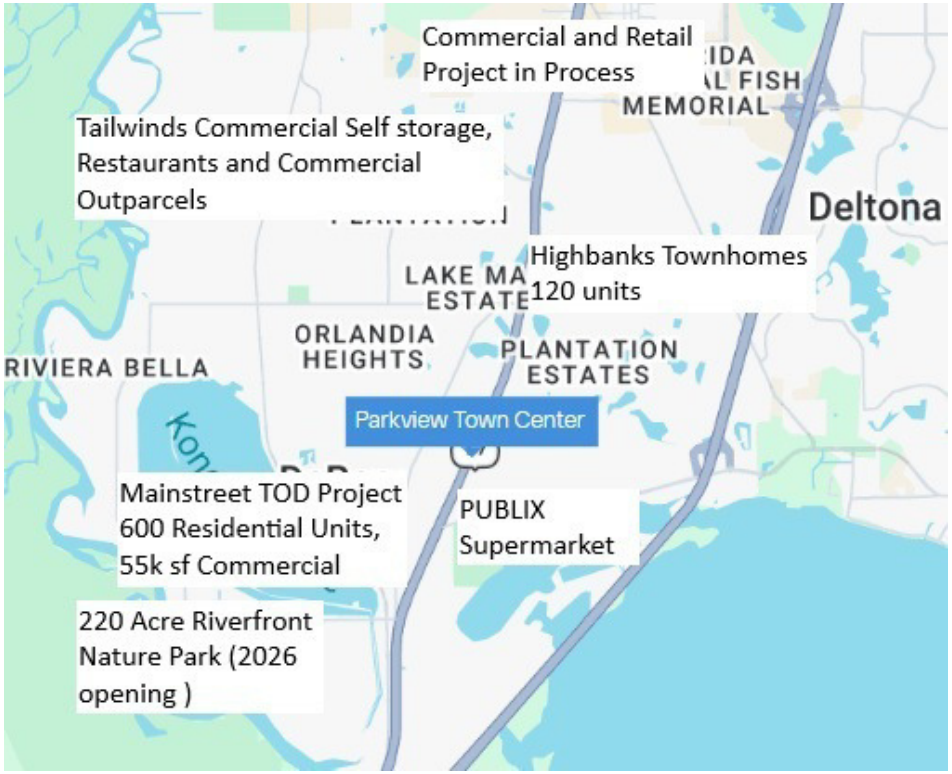
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INCOMING PROJECTS LIST WITHIN 5 MIN DRIVE

- Tailwinds Commercial, indoor self storage with restaurant and commercial outparcels
- Main Street TOD
-
- 600 residential units
-
- 55k SF commercial
- **Publix supermarkets**, 4 retail spaces and 9 outparcels
- 120 Residential town homes

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DEBARY TOD MAIN STREET PROJECT

Throughout **2025, construction on Phase I is ongoing**. **As of September**, the stormwater systems have been installed, with fire hydrant installation ongoing. Other infrastructure work continues as this needs to be completed prior to the start of above-ground installations. Work also is continuing on Shell Road, which is closed to public access. Residences and commercial space in this area should be available beginning in late-2026.

Balanced, Sustainable Growth & Quality of Life:

With DeBary's current population of 23,000 and a projected maximum of 28,000 residents, DeBary Main Street arrives as a timely addition to our evolving cityscape. This project is poised to complement the growing community by providing essential amenities and fostering connections for ALL residents. While growth is inevitable, the DeBary City Council and staff are dedicated to maintaining the area's appeal. While cities are unable to stop all growth, DeBary leadership has worked diligently to put in place requirements on developers that ensure any growth also brings benefits to our community, such as restaurants and shops. The City is committed to ensuring balanced, sustainable growth within the TOD area.

A Haven for Commuters and Explorers:

Nestled next to the SunRail Station and the Central Florida Trail System, DeBary Main Street ensures convenience for both commuters and outdoor enthusiasts. DeBary is the Trail-hub to 3 Central Florida Trails which span over 600 miles and they all connect to our future DeBary Main Street! For all the cycling enthusiasts and outdoor adventurers, DeBary Main Street promises an extraordinary experience. The restaurants and retail spaces are set to be a welcoming oasis for cyclists traversing the Central Florida Trails.

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Sale Details

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INVESTMENT OVERVIEW

Price	$3,699,000
Price per SF	$131
CAP Rate	7.60%

OPERATING DATA

Total Scheduled Income	$406,885
Operating Expenses	$126,066
Net Operating Income	$281,219

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