

Blue Lake Ave
Extension

Planned:
203 SF Homes

Cassadaga Rd
Extension

SITE

Construction Funded:
Veterans Memorial
Pkwy Extension
Graves Ave to SR 472

I-4 Roadway
Developments

E Graves Ave

Veterans Memorial Hwy

195,000 VPD

amazon
Phase II
25 AC

amazon
1.4M SF
Distribution Center
500-1,500 Employees

28.3 AC
Residential
233 Units

AdventHealth

COMING
SOON

Howland Blvd

16,200 VPD

Integra Myst
301 Units

Portland Industrial
Park

Halifax Crossing
Mixed Use

HALIFAX
HEALTH
30+ AC
300 Employees
90-100 Beds

National
Coffee User

Howland Marketplace
Proposed Financial
Institute & QSR

Deltona
High School
1,749 Students

The Center
at Deltona
30K SF Office

Catalina Blvd

33,500 VPD

AVAILABLE

DeLand Outparcels and Retail Development

NWQ SR 472 & I-4 | DeLand, FL



DeLand Outparcels and Retail Development

NWQ SR 472 & I-4 | DeLand, FL 32724



Shopping Center
& Outparcels
Available

Contact
Broker
Rate

ABOUT THE PROPERTY

- **Prime Development Opportunity** – 46-acre commercial site located at the NWQ SR 472 & I-4 in DeLand, FL.
- **High Visibility & Access** – Strategically positioned along Howland Blvd, a major thoroughfare connecting DeLand and Orange City, with easy access to I-4.
- **Zoned for Commercial Use** – Ideal for retail, mixed-use, medical, or hospitality development in a rapidly growing market.
- **Strong Demographics** – Surrounded by expanding residential communities, universities, and business hubs, driving demand for retail and services.
- **Thriving Growth Corridor** – Situated in the path of development with excellent potential for long-term appreciation and investment.

NEARBY RETAILERS

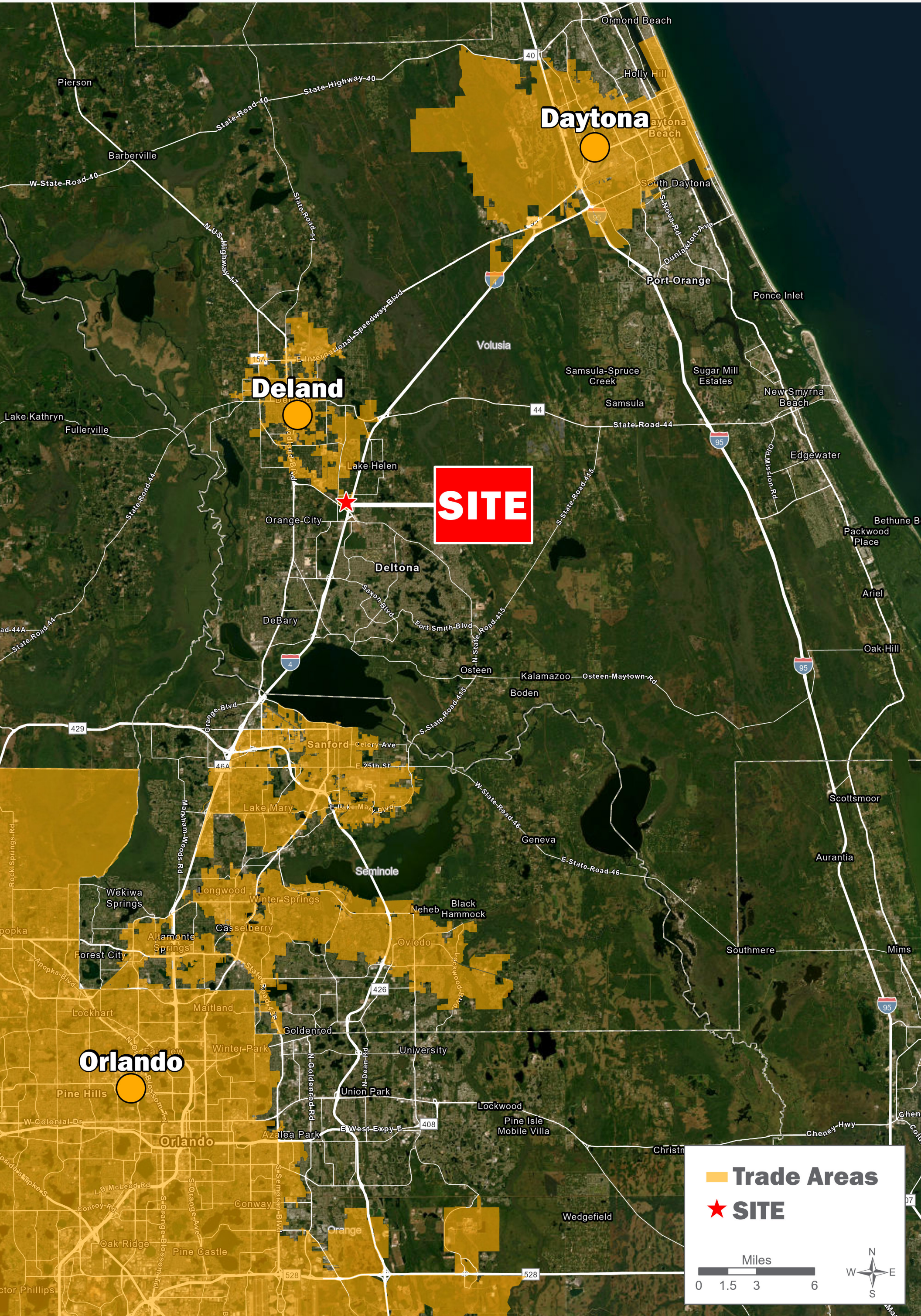


TRAFFIC COUNTS

Howland Blvd (SR 472)
I-4

Year: 2024 | Source: FDOT

32,000 VPD
109,500 VPD



10-Mile Aerial

Deland, FL





DeLand Outparcels and Retail Development

NWQ SR 472 & I-4 | DeLand, FL 32724

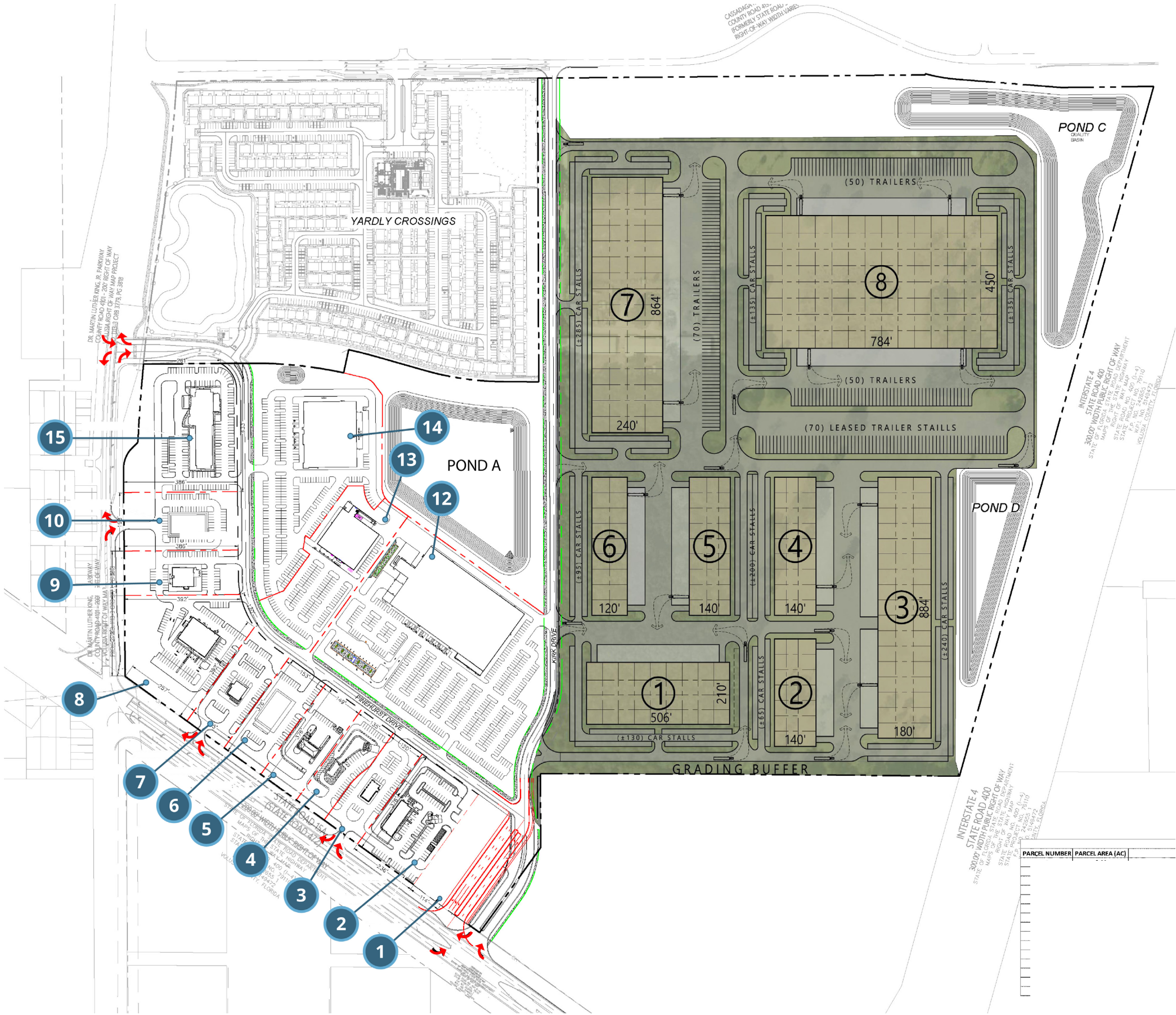


OUTPARCEL KEY

Parcel	AC*	Sample Uses
1	0.98	Parcel
2	2.04	Fast Food Restaurant
3	1.12	Fast Food Restaurant
4	1.08	Coffee w/Double Drive Through Lanes
5	1.28	Automotive Services
6	1.32	Tire Change Store
7	1.35	Fast-Casual Restaurant
8	3.03	Pharmacy
9	1.34	Casual Dining Restaurant
10	1.75	Medical Office
11	9.46	Retail
12	2.73	Grocery
13	5.68	Fitness
14	3.42	Hotel

Total 37.34

*Acreage is not confirmed and can be modified to fit users needs



DeLand Outparcels and Retail Development

NWQ SR 472 & I-4 | DeLand, FL 32724



DEMOGRAPHIC HIGHLIGHTS

1 MILE

4,171	2,927	\$128,010	1,720
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

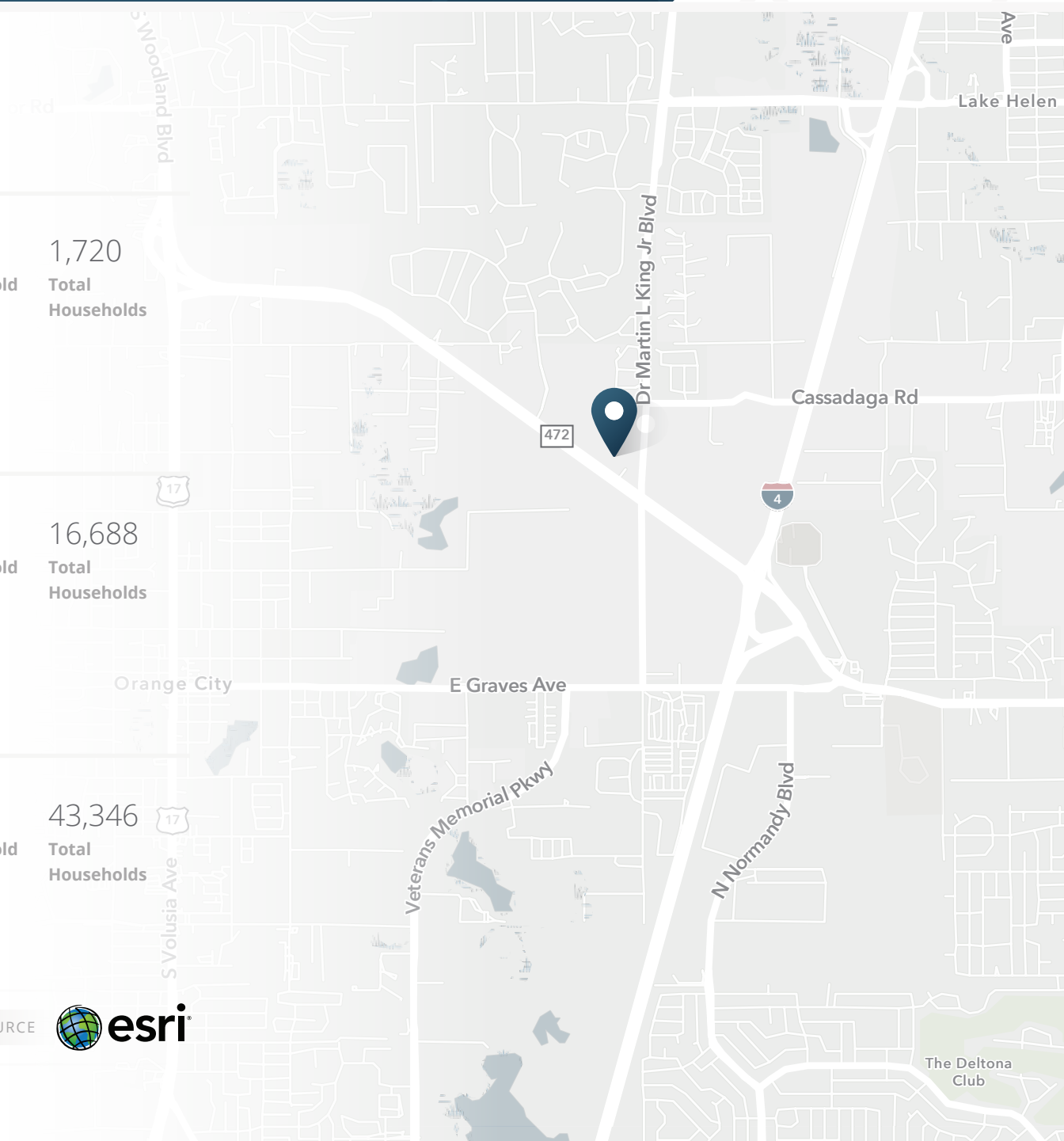
40,756	33,066	\$103,495	16,688
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

109,219	97,954	\$94,564	43,346
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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