

# OUTPARCELS AVAILABLE

SEC Orange Camp Rd & Stewart Rd  
DeLand, FL 32724

**7-ELEVEN**  
COMING SOON

## PROPERTY HIGHLIGHTS

- ±1-3 Acres available
- Adjacent to proposed 7-Eleven
- Direct access to I-4 Interchange (93,500+ VPD)
- Located at soon to be fully signalized intersection
- Ideal for Retail, Fast Food, Medical, or Automotive
- Est. Delivery - Q2 2026

## 2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	3,563	27,672	94,524
Households	1,469	11,384	36,963
Median HH Income	\$97,677	\$86,303	\$76,123
Median Age	53.2	49.8	44.2

## AREA TENANTS

**Publix**

**Walmart**  
Neighborhood Market

**DAYTONA**  
STATE COLLEGE



**five BELOW**

**Advent Health**  
Central Texas

**ALDI**

**MARKETLINK**  
COMMERCIAL



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Developed by



**BLACKFIN**  
PARTNERS



# ZOOM AERIAL



Future Subdivision  
±300 Homes

Victoria Park  
1,150+ Homes

Recently Improved  
to 4-Lanes

Proposed  
Apartments  
348 Units

Wawa  
Proposed

Proposed

Future

72,500 VPD (24)



**SITE**

14,600 VPD (24) Orange Camp Rd

Victoria Park Village

- AdventHealth DeLand
- CITY Wine & Cigar
- W.F. GANG BAKERY & GROOMING
- PNC
- MURPH'S PATIO BAR & GRILL
- BRONX PIZZA

Proposed  
Apartments  
220 Units



93,500 VPD (24)

Victoria Commons  
580+ Homes

Future Subdivision  
±400 Homes

Stewart Rd Ext.

Frontage Rd

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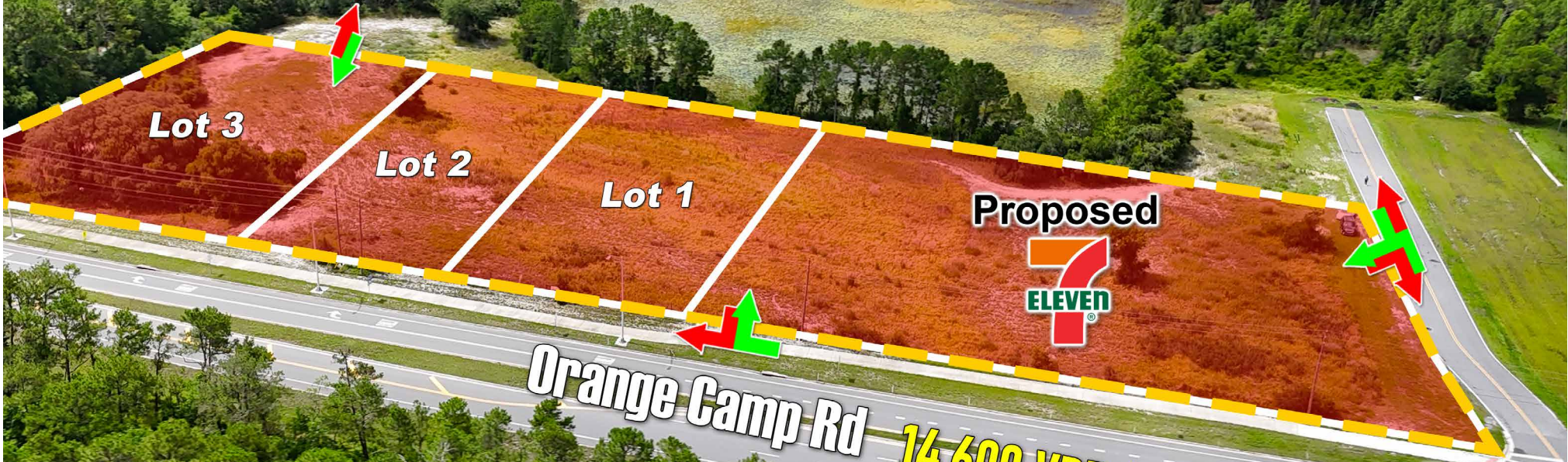
SITE PHOTO



93,500 VPD ('24)

Future Subdivision  
±400 Homes

Proposed  
Apartments  
220 Units



Lot 3

Lot 2

Lot 1

Proposed



Orange Camp Rd

14,600 VPD ('24)

Future



Proposed



Proposed



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SITE PLAN



Stewart Rd-Ext



14,600 VPD (24)

ORANGE CAMP ROAD

Orange Camp Rd

Stewart Rd

VOLUSIA COUNTY FRONTAGE ROAD



I-4 Access

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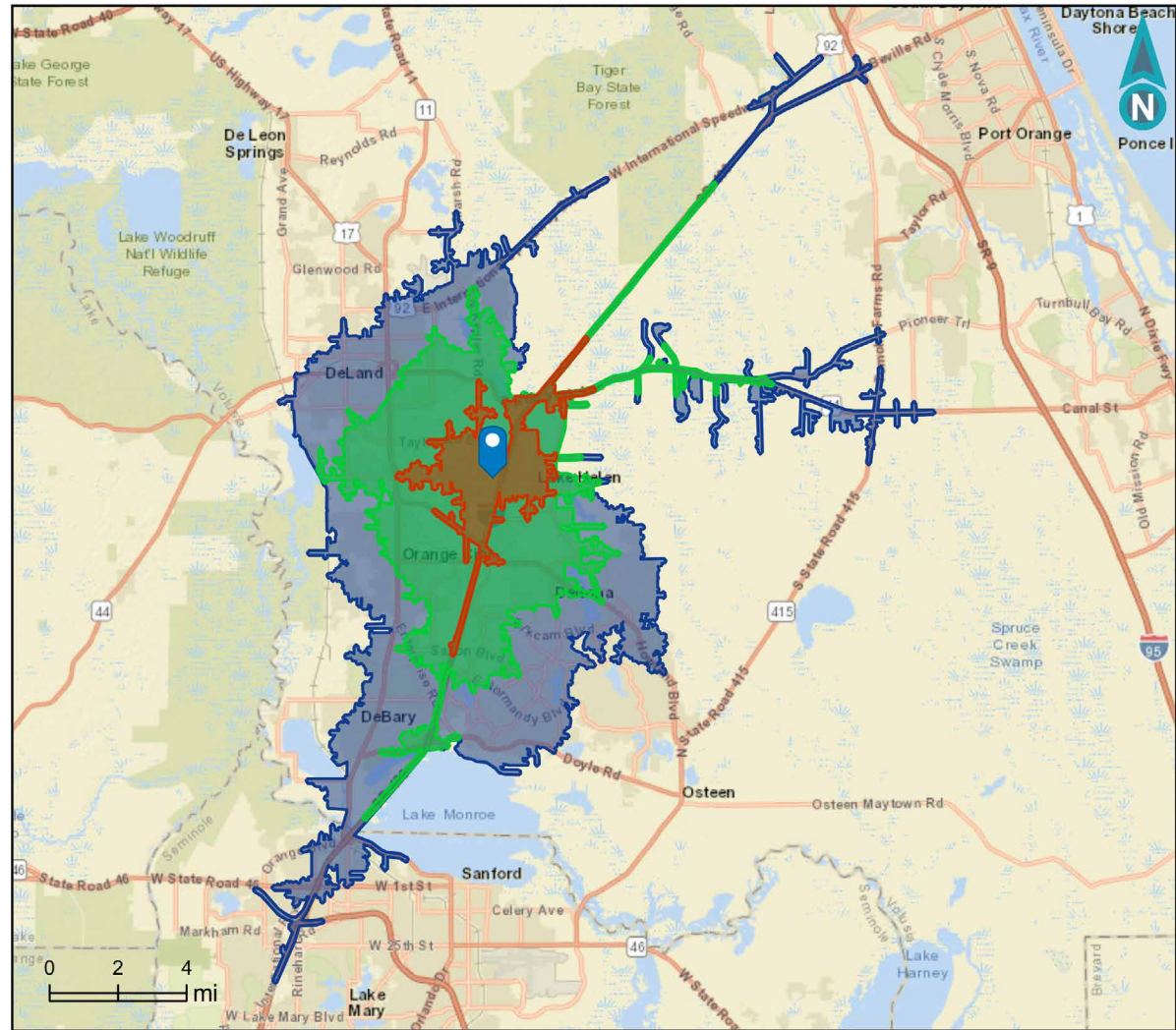


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# DRIVETIME MAP

## 2025 DEMOGRAPHICS

	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
 POPULATION	<b>7,568</b>	<b>66,404</b>	<b>185,421</b>
 HOUSEHOLDS	<b>2,938</b>	<b>26,399</b>	<b>72,120</b>
 DAYTIME POPULATION	<b>5,990</b>	<b>57,119</b>	<b>164,050</b>
 AVERAGE HH INCOME	<b>\$119,433</b>	<b>\$98,277</b>	<b>\$94,559</b>
 MEDIAN AGE	<b>53.2</b>	<b>46.6</b>	<b>43.2</b>



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