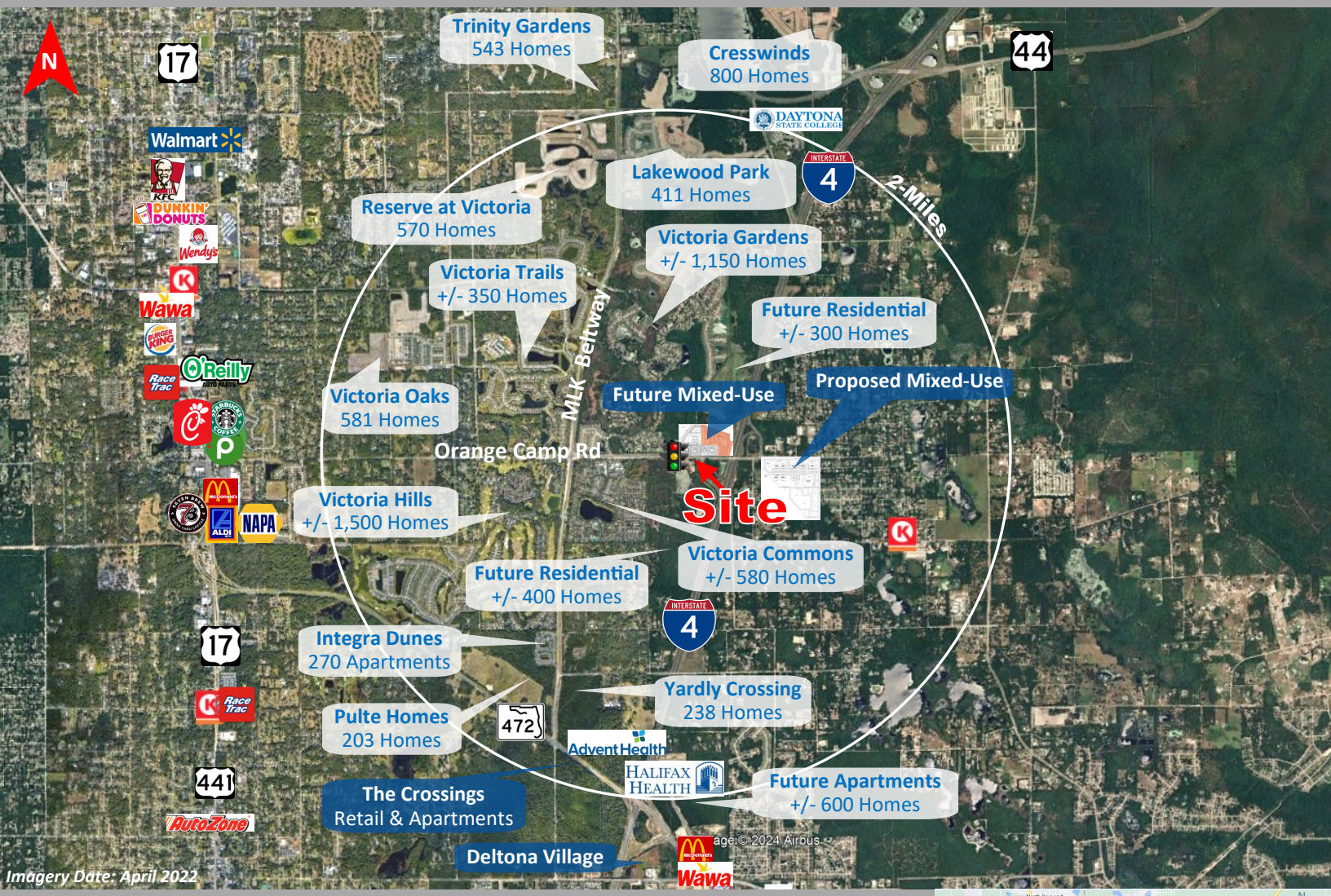
OUTPARCELS AVAILABLE

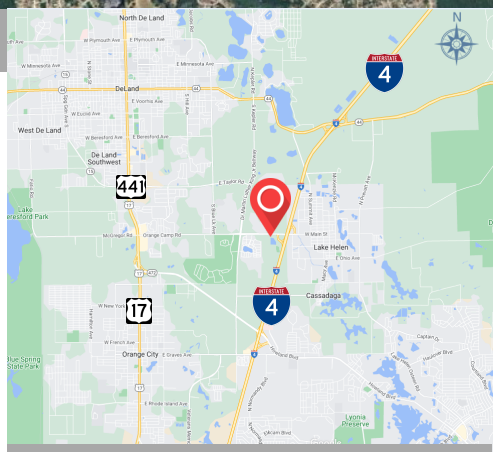
Signalized Intersection - Adjacent Interstate 4

SEC Orange Camp Rd & Stewart Rd, Deland, FL



OPPORTUNITY HIGHLIGHTS

- 5+ Acres located at a new signalized intersection directly at the entrance ramp to Interstate 4 offering a very unique opportunity be a neighborhood service as well as the 94,500 cars per day on traveling on the adjacent Interstate 4.
- Located in a dense populated area that is still seeing tremendous growth where residents are exceeding a $120,000 average household income.
- This trade area has very limited commercial services and very few potential opportunities, especially of this caliber.
- Located at this future signalized intersection on the AM side of the road right at the Interstate entrances makes this the ideal location to capture residents on their daily commute to work, especially with the major metropolitan of Orlando just to the south.
- Directly across the street is a proposed mixed-use that will include retail, office and 348 apartment units.
- The north and south road is being improved to extend to the north and south providing for access to the additional future residential that is being planned.



DEMOGRAPHICS - 2023

Radius:	1-Mile	2-Mile	3-Mile
Population:	3,620	14,218	26,054
Households:	1,568	5,845	10,879
Avg. HH Income:	$120,122	$103,616	$102,549

For more information contact: Nathan Landers (561) 601-8080 /nlanders@blackfinpartners.com

BLACKFIN PARTNERS

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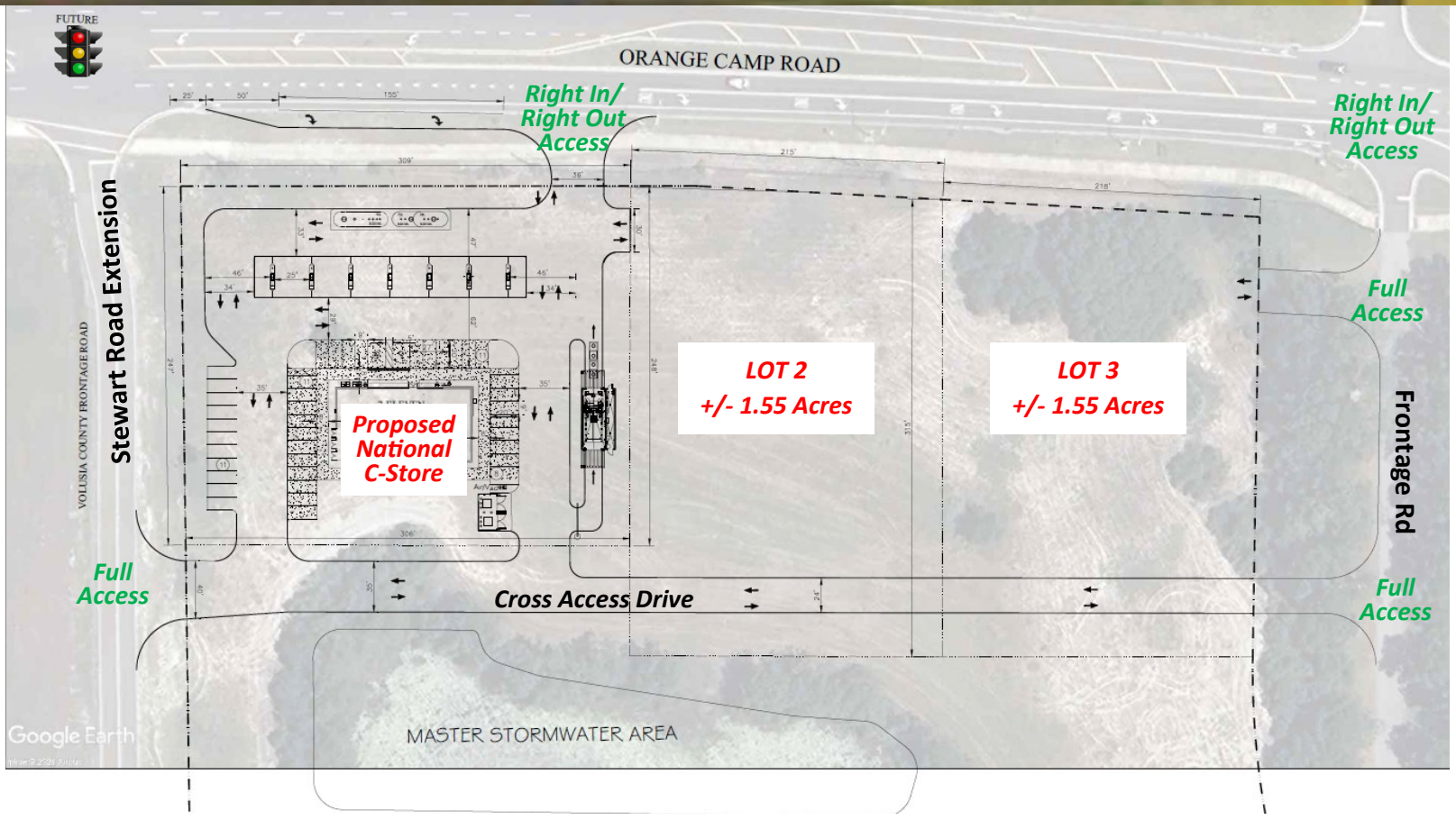

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