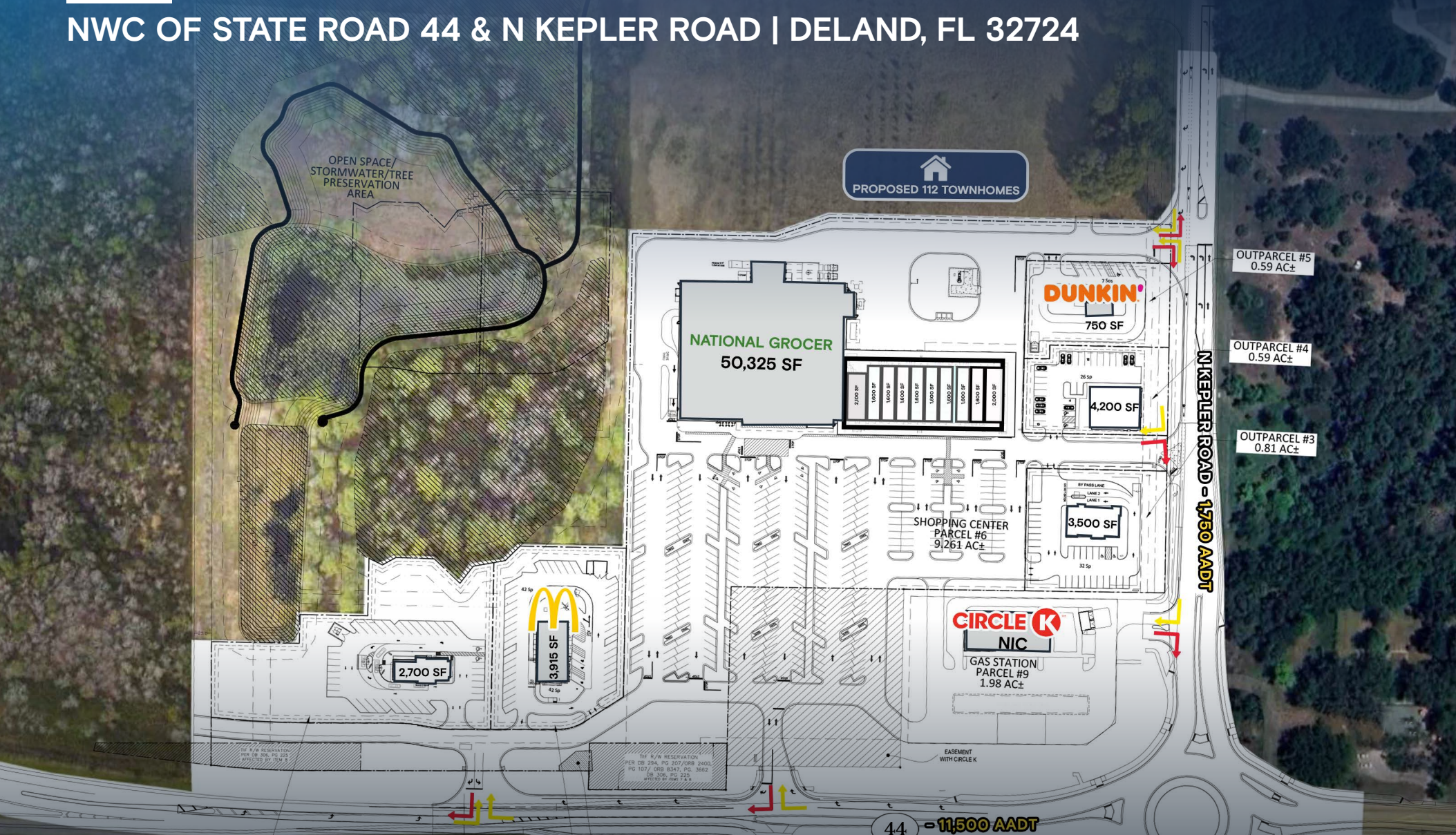


FOR
LEASE

EAST DELAND MARKETPLACE

NWC OF STATE ROAD 44 & N KEPLER ROAD | DELAND, FL 32724



EXCLUSIVE RETAIL LISTING

OUTPARCELS #1
1.632 AC±

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS



PROPERTY DEVELOPER

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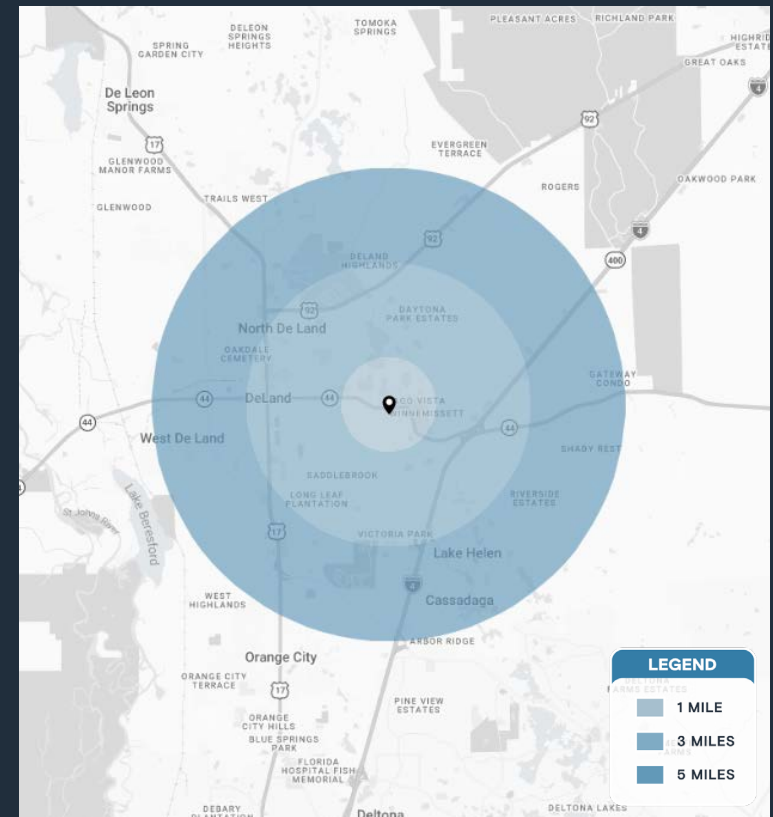
Property Overview

HIGHLIGHTS

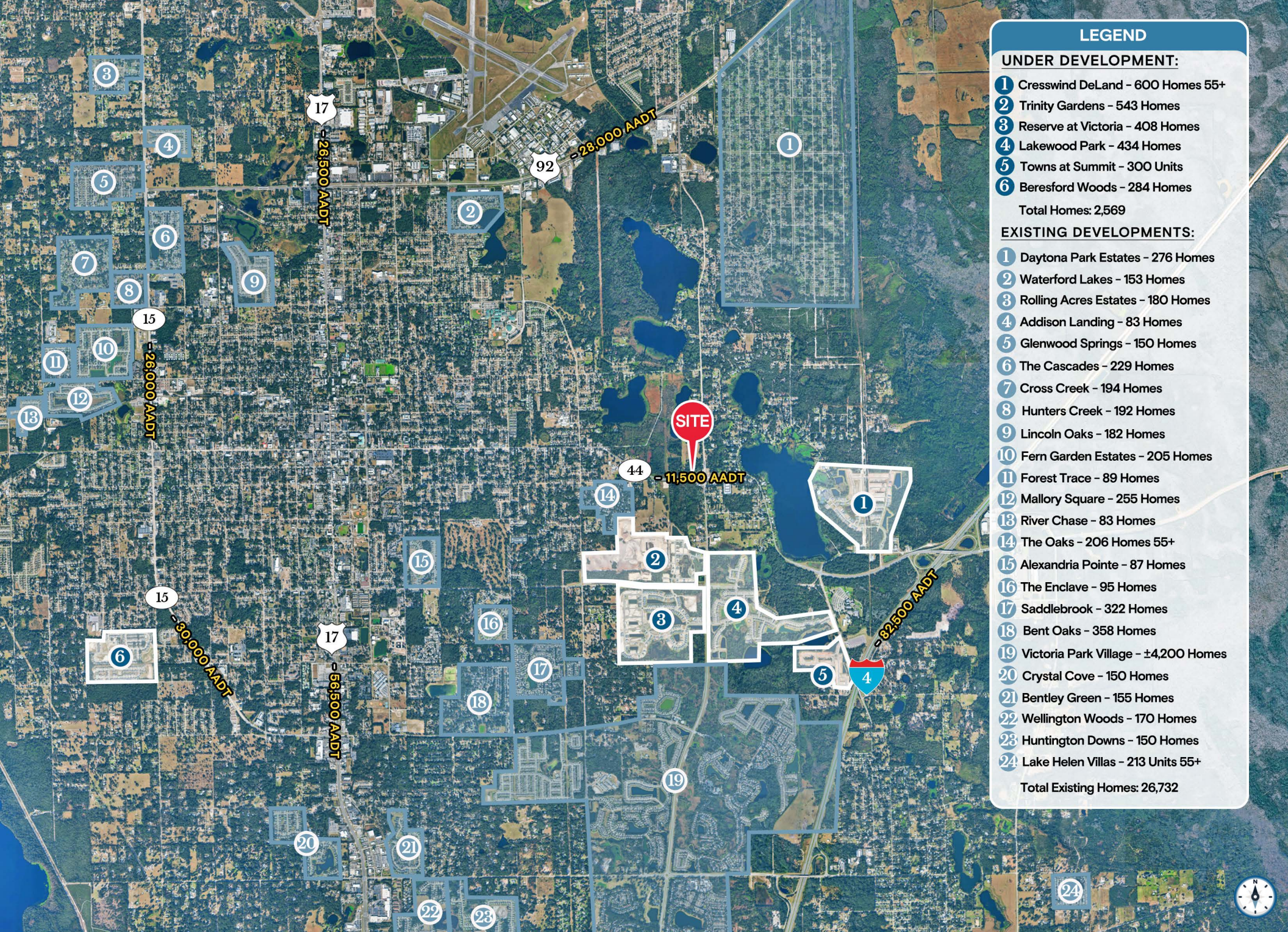
- **LEASING OPPORTUNITY:**
 - * Inline shop space available from ±1,600 SF to ±4,200 SF
 - * Three outparcels (0.59 to 0.81 acres) available for ground lease or build-to-suit
 - * No direct competing grocery-anchored centers within the immediate trade area (nearest grocery-anchored center sit several miles out)
- **LOCATION & ACCESS:**
 - * Signalized hard corner at SR-44 & N Kepler Road, ±11,500 AADT on SR-44
 - * Under 2 miles from I-4 (±82,500 AADT), extending draw beyond the immediate trade area
- **DEMAND DRIVERS:**
 - * Stetson University (2,561 students) and Daytona State College's DeLand campus (2,100 students) both minutes away
 - * DeLand High School (2,936 students) plus three elementary schools in the primary trade area
 - * Advent Health DeLand (170-bed hospital) nearby
- **DEMOGRAPHIC & GROWTH:**
 - * Average household income of \$104,762 within 1 mile, \$98,656 within 5 miles
 - * 82,121 residents and 32,377 households within a 15-minute drive
 - * 112 townhomes proposed directly adjacent, adding rooftops at the center's front door
- **ANCHOR & CO-TENANCY:**
 - * National grocer (50,325 SF) along with Dunkin Donuts and McDonald's
 - * Circle K re-opening

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	2,080	37,893	75,061
HOUSEHOLDS	834	14,967	29,507
EMPLOYEES	240	11,842	24,204
AVERAGE HH INCOME	\$104,762	\$94,902	\$98,656

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	6,766	39,727	82,121
HOUSEHOLDS	2,714	15,709	32,377
EMPLOYEES	935	12,848	24,431
AVERAGE HH INCOME	\$94,800	\$96,029	\$98,692







LEGEND

UNDER DEVELOPMENT:

- 1 Cresswind DeLand - 600 Homes 55+
- 2 Trinity Gardens - 543 Homes
- 3 Reserve at Victoria - 408 Homes
- 4 Lakewood Park - 434 Homes
- 5 Towns at Summit - 300 Units
- 6 Beresford Woods - 284 Homes

Total Homes: 2,569

EXISTING DEVELOPMENTS:

- 1 Daytona Park Estates - 276 Homes
- 2 Waterford Lakes - 153 Homes
- 3 Rolling Acres Estates - 180 Homes
- 4 Addison Landing - 83 Homes
- 5 Glenwood Springs - 150 Homes
- 6 The Cascades - 229 Homes
- 7 Cross Creek - 194 Homes
- 8 Hunters Creek - 192 Homes
- 9 Lincoln Oaks - 182 Homes
- 10 Fern Garden Estates - 205 Homes
- 11 Forest Trace - 89 Homes
- 12 Mallory Square - 255 Homes
- 13 River Chase - 83 Homes
- 14 The Oaks - 206 Homes 55+
- 15 Alexandria Pointe - 87 Homes
- 16 The Enclave - 95 Homes
- 17 Saddlebrook - 322 Homes
- 18 Bent Oaks - 358 Homes
- 19 Victoria Park Village - ±4,200 Homes
- 20 Crystal Cove - 150 Homes
- 21 Bentley Green - 155 Homes
- 22 Wellington Woods - 170 Homes
- 23 Huntington Downs - 150 Homes
- 24 Lake Helen Villas - 213 Units 55+

Total Existing Homes: 26,732



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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 10.01.26