

# OUTPARCELS AVAILABLE

SEC Orange Camp Rd & Stewart Rd  
DeLand, FL 32724

**7-ELEVEN**  
COMING SOON

## PROPERTY HIGHLIGHTS

- ±1-6 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, Automotive, & Hotel
- Est. Delivery - Q4 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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**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

72,500 VPD (24)



14,600 VPD (24) Orange Camp Rd

**SITE**



Victoria Park Village

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

Victoria Commons 580+ Homes

Future Subdivision ±400 Homes

93,500 VPD (24)

Stewart Rd Ext.

Frontage Rd

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SITE PHOTO



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# SITE PLAN

Stewart Rd Ext



14,600 VPD (24)



Orange Camp Rd



AVAILABLE LOT 4: ±5.81 AC (Subdivisible)

Frontage Rd

TREE PRESERVATION ARE ±2.32 AC

93,500 VPD (24)



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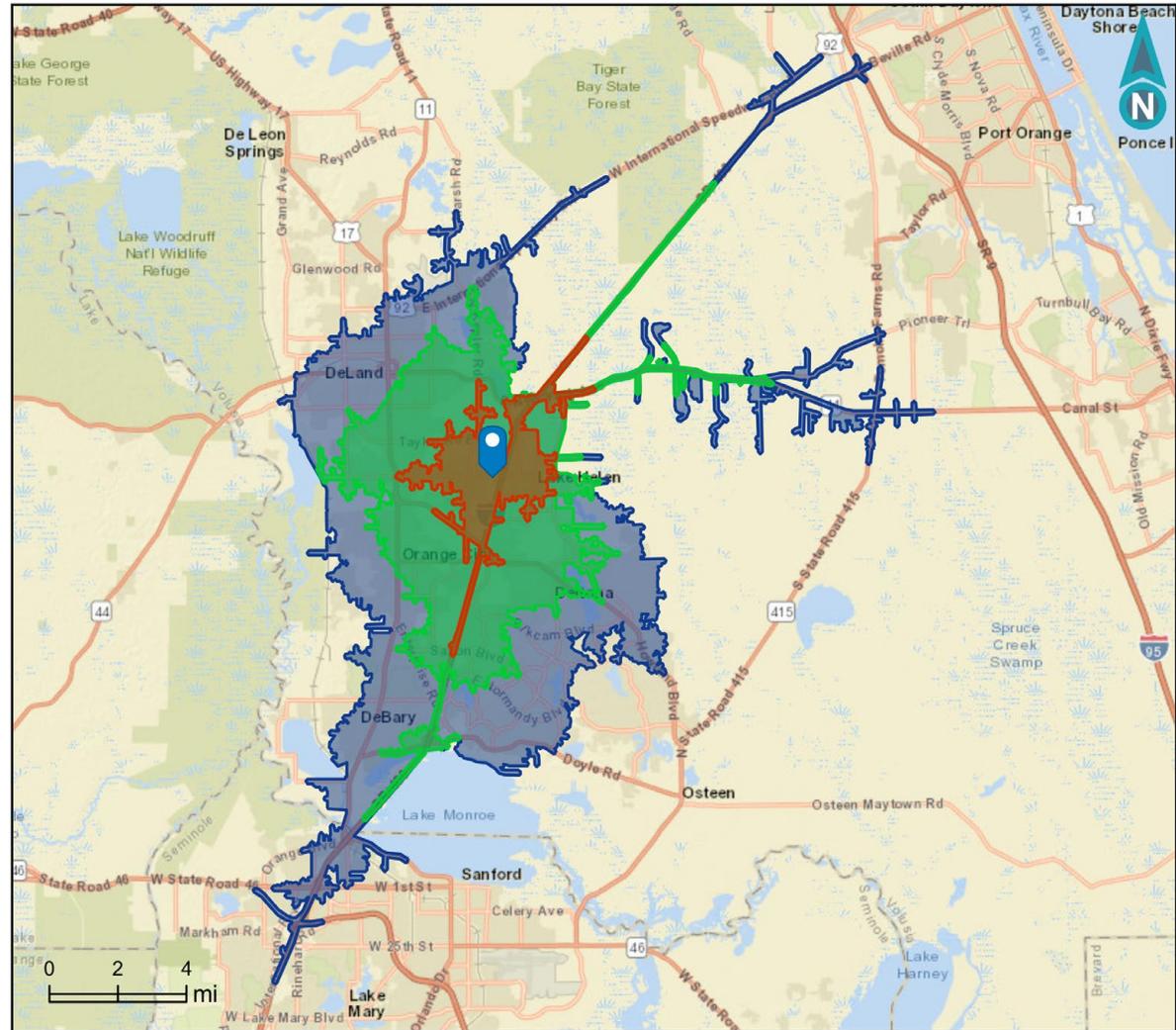
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# DRIVETIME MAP

## 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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