

# OUTPARCELS AVAILABLE

SEC Orange Camp Rd & Stewart Rd  
DeLand, FL 32724

## PROPERTY HIGHLIGHTS

**7-ELEVEN**  
COMING SOON

- ±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**

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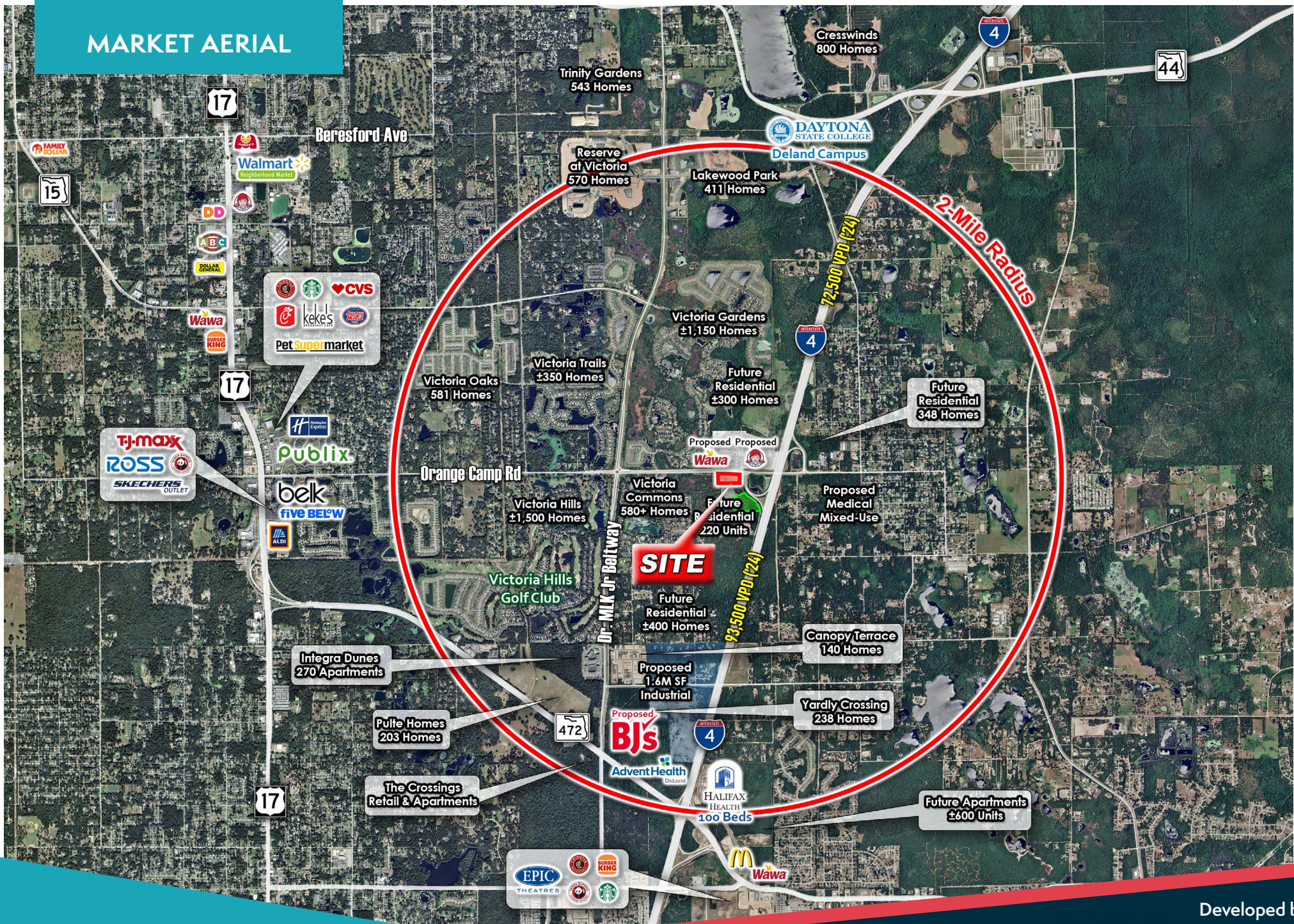
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# MARKET AERIAL



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# ZOOM AERIAL

Victoria Park  
1,150+ Homes

Recently Improved  
to 4-Lanes

Future  
Subdivision  
±300 Homes

Proposed  
Apartments  
348 Units

Wawa  
Proposed

Proposed

Future

**SITE**

14,600 VPD (24) Orange Camp Rd

Proposed  
Apartments  
220 Units

Victoria Commons  
580+ Homes

Future Subdivision  
±400 Homes

Victoria Park Village



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## SITE PHOTO

93,500 VPD ('24)

Proposed  
Apartments  
220 Units



Future Subdivision  
±400 Homes



Lot 3

Lot 2

Lot 1

Proposed



Orange Camp Rd

14,600 VPD ('24)

Proposed



Proposed



Future



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# SITE PLAN



Stewart Rd-Ext.

Proposed  
**Wawa**

Proposed  


Future



**14,600 VPD (24)**

ORANGE CAMP ROAD

Orange Camp Rd

Stewart Rd

VOLUSIA COUNTY FRONTAGE ROAD

Proposed



**AVAILABLE  
LOT 1  
±1 ACRE**

**AVAILABLE  
LOT 2  
±1 ACRE**

**AVAILABLE  
LOT 3  
±1 ACRE**

I-4 Access

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# DRIVETIME MAP

## 2025 DEMOGRAPHICS

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

