



# Ground Lease

High-Exposure Corner Site at 33,000+ AADT | Prime Drive-Thru, QSR, Bank, or C-Store Location  
1689 N. Normandy Boulevard, Deltona, FL 32725



## OFFERING SUMMARY

<b>GROUND LEASE:</b>	Call for Pricing
<b>AVAILABLE:</b>	1.25 - 2.51+/- Acres
<b>LOT SIZE:</b>	2.51+/- Acres
<b>PARCEL NO:</b>	8130-03-25-0230
<b>TRAFFIC COUNT:</b>	33,000 AADT 14,200 AADT
<b>ZONING:</b>	C-1, Commercial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,193	24,200	47,485
<b>TOTAL POPULATION</b>	10,975	61,034	121,592
<b>AVERAGE HH INCOME</b>	\$56,878	\$60,732	\$63,922

## PROPERTY DESCRIPTION

2.51+/- Acre High-Exposure Corner Site for Ground Lease. This proposed retail site is located at a busy, signalized intersection directly across from Walgreens and offers approximately 480+/- feet of frontage.

The property is surrounded by dense, established residential neighborhoods and benefits from excellent exposure and visibility.

The site presents an outstanding opportunity for freestanding fast food, retail, convenience store, or bank development and may be subdivided.

Conceptual Parcels:

Drive-Thru QSR Pad: 1.26+/- acres (2,500 SF prototype)

Bank or Retail Pad: 1.25+/- acres (4,000 SF prototype)

## LOCATION DESCRIPTION

Located at the southeast corner of Normandy Boulevard and Saxon Boulevard.

Approximately 0.7 miles to Interstate 4 and 2 blocks to Publix Shopping Center.

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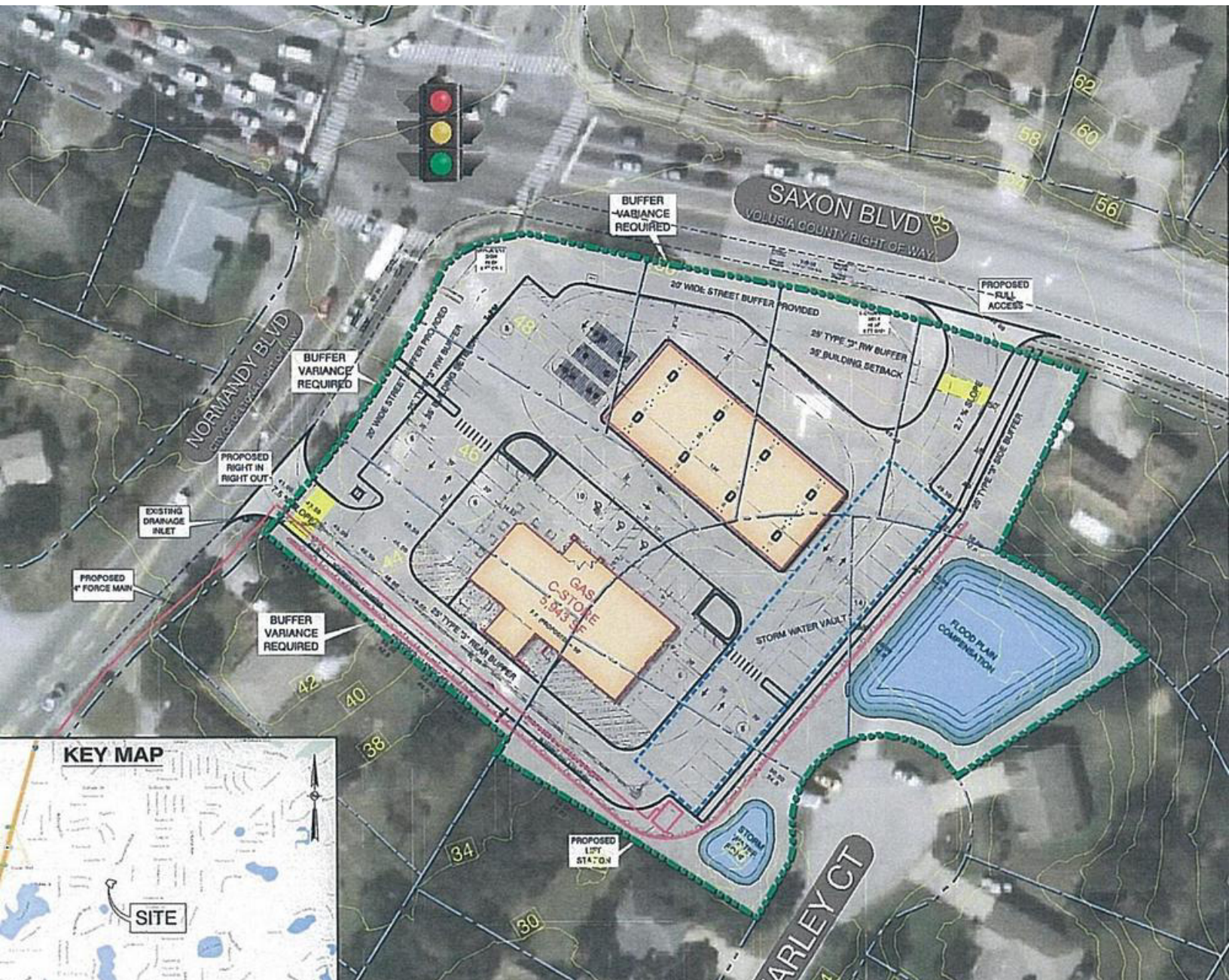






# C-Store Concept Plan

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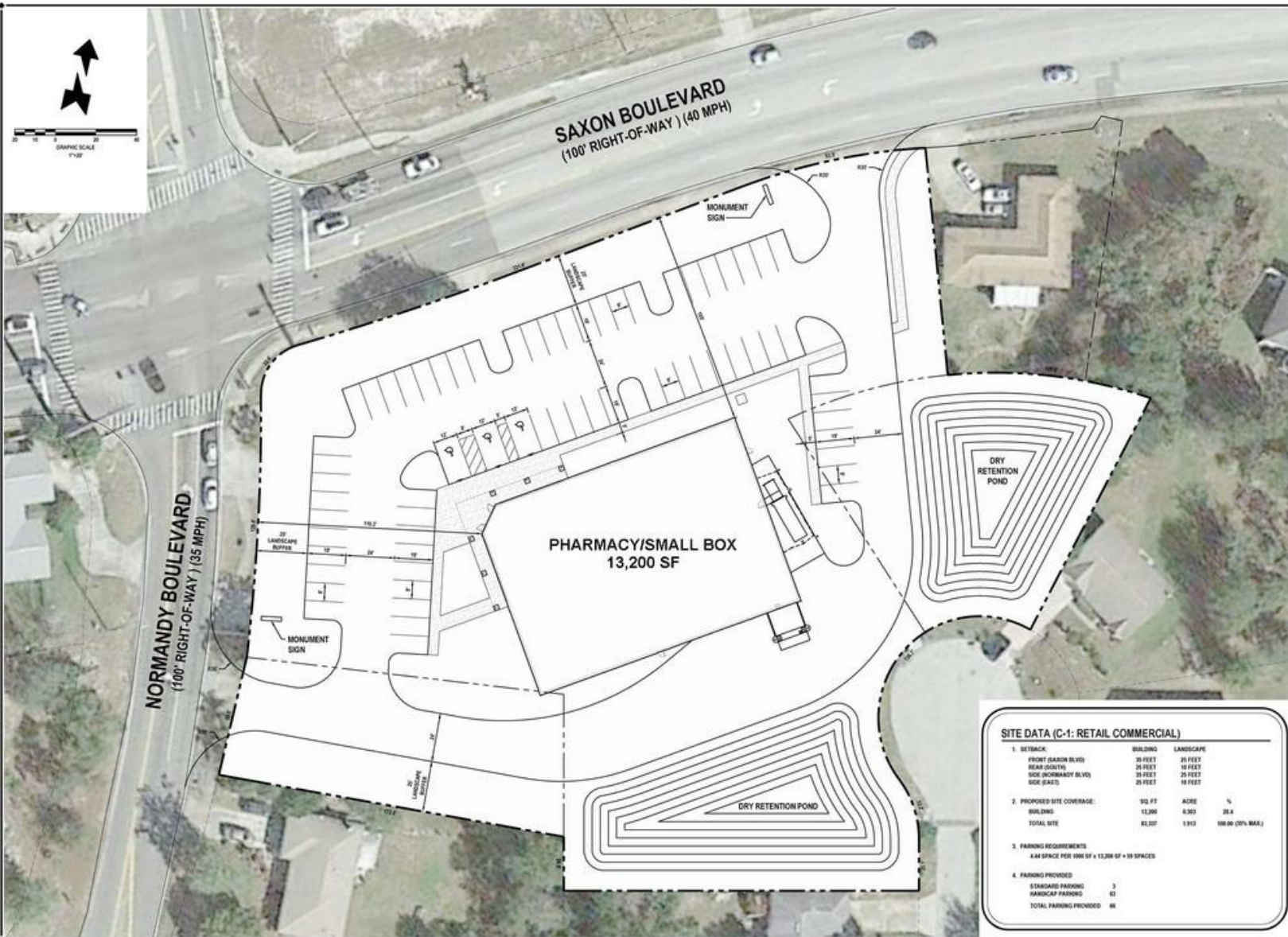
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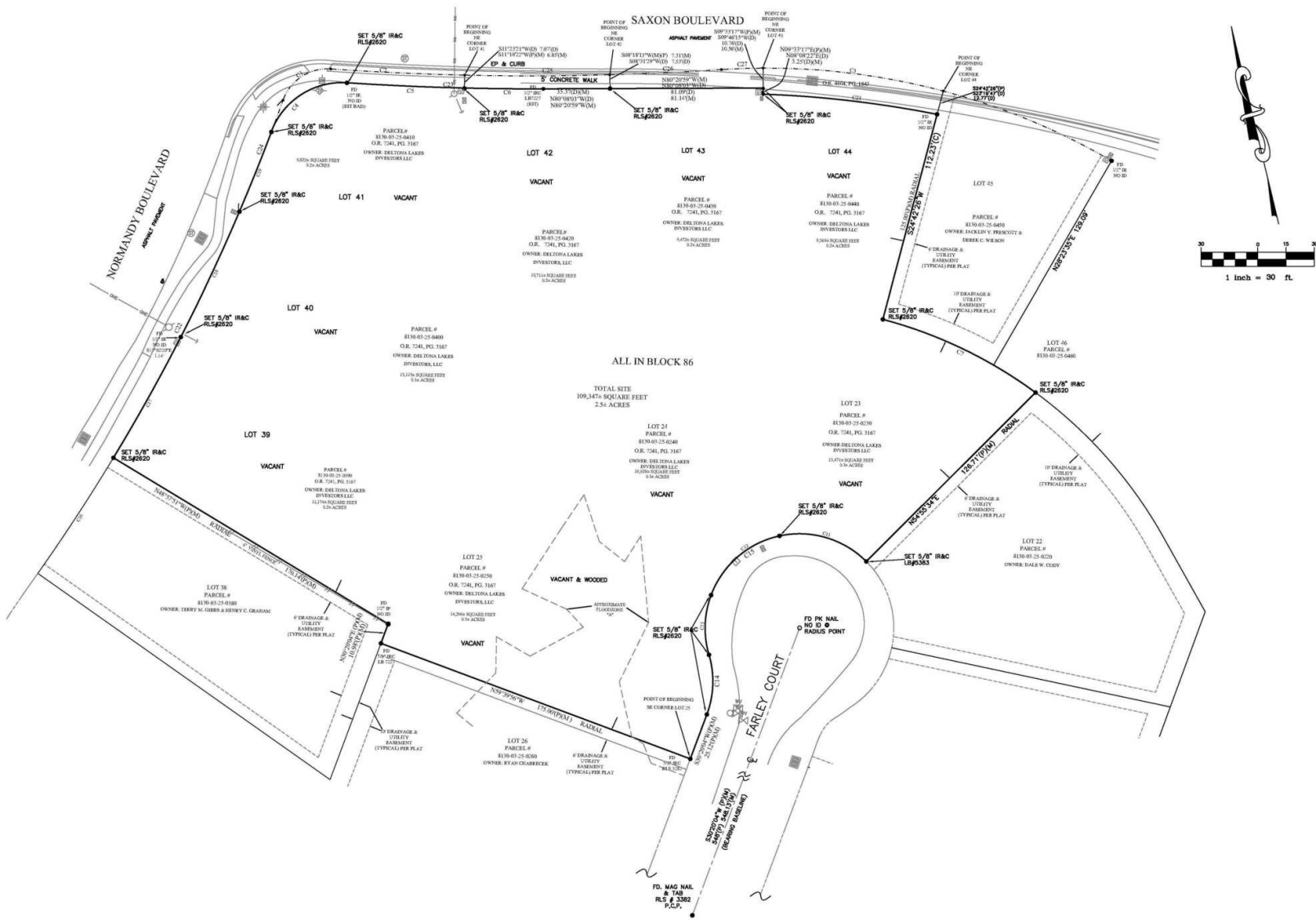
# Pharmacy Concept Plan

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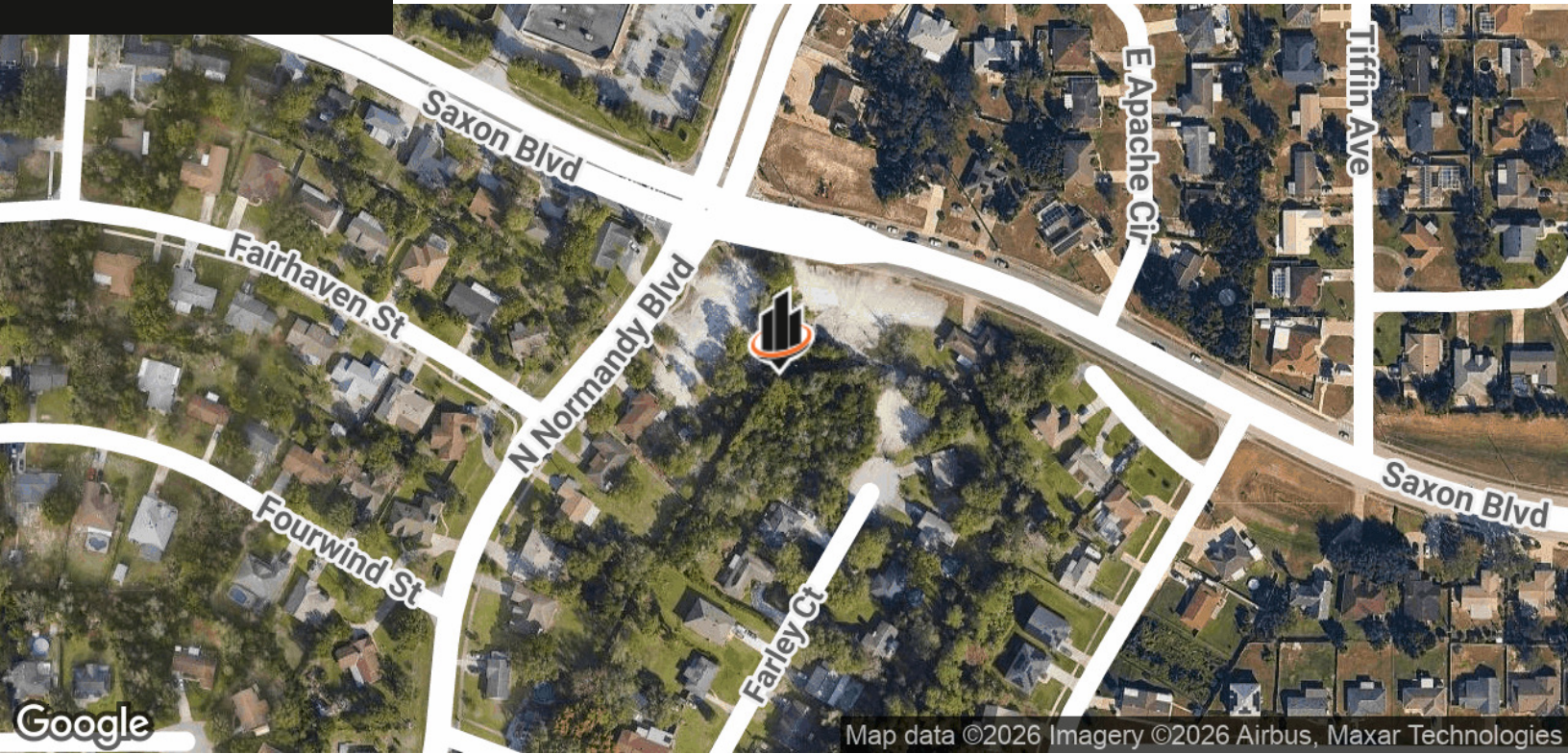
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