

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

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

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

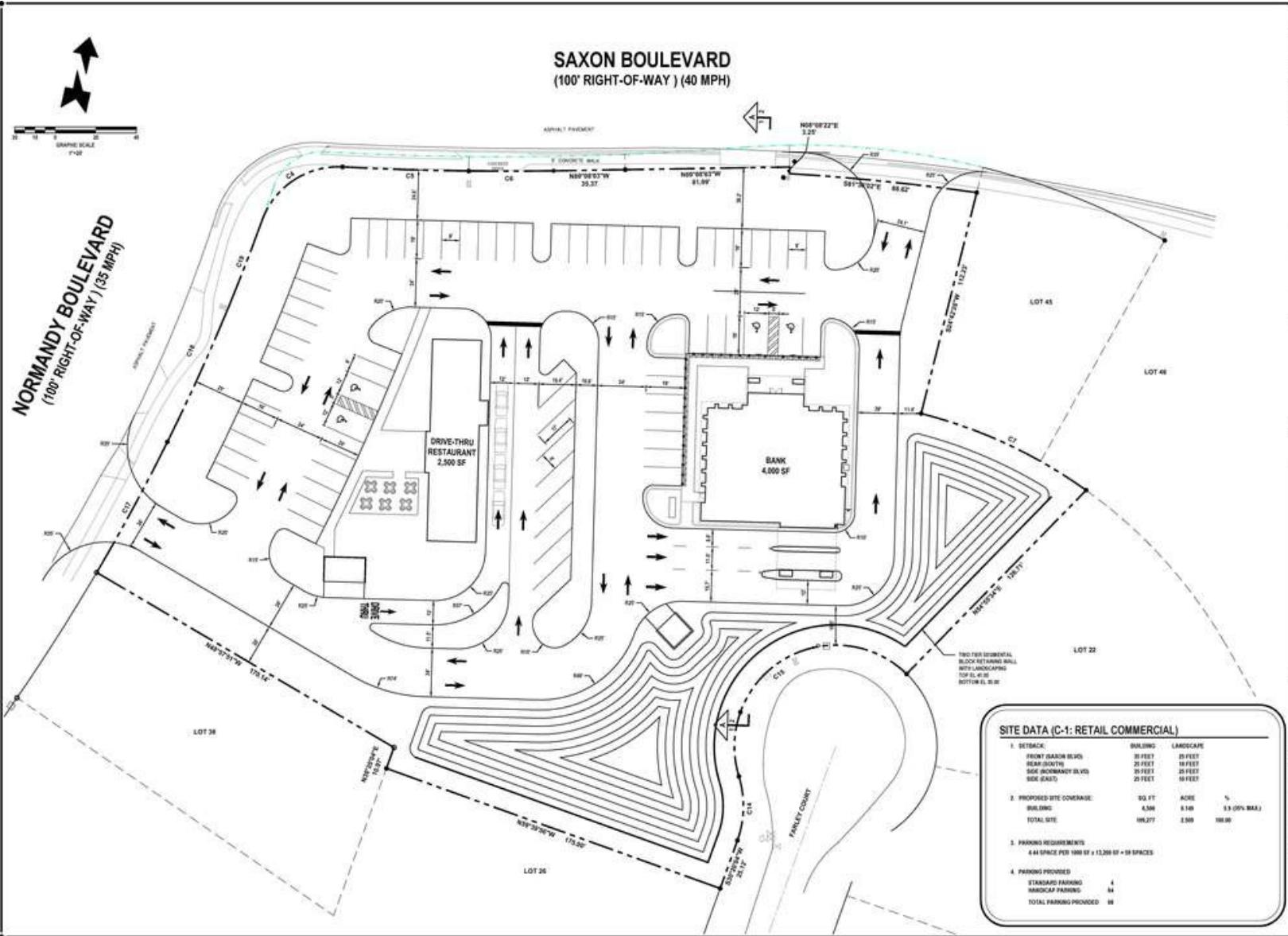
Located at the southeast corner of Normandy Boulevard and Saxon Boulevard.

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

John W. Trost, CCIM
 Principal | Senior Advisor
 O: 386.301.4581
 C: 386.295.5723
 john.trost@svn.com

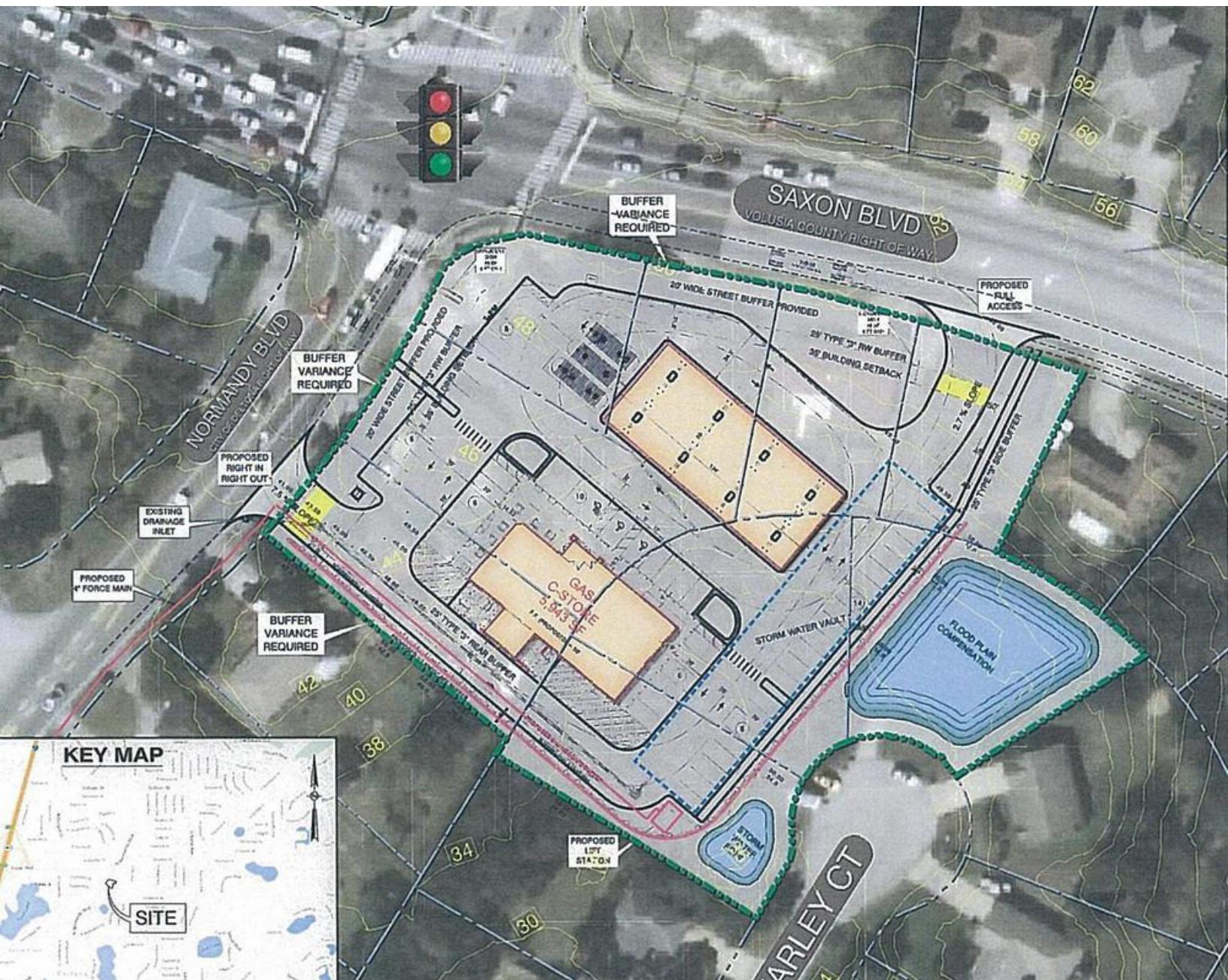
Retail/Commercial Concept Plan

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



C-Store Concept Plan

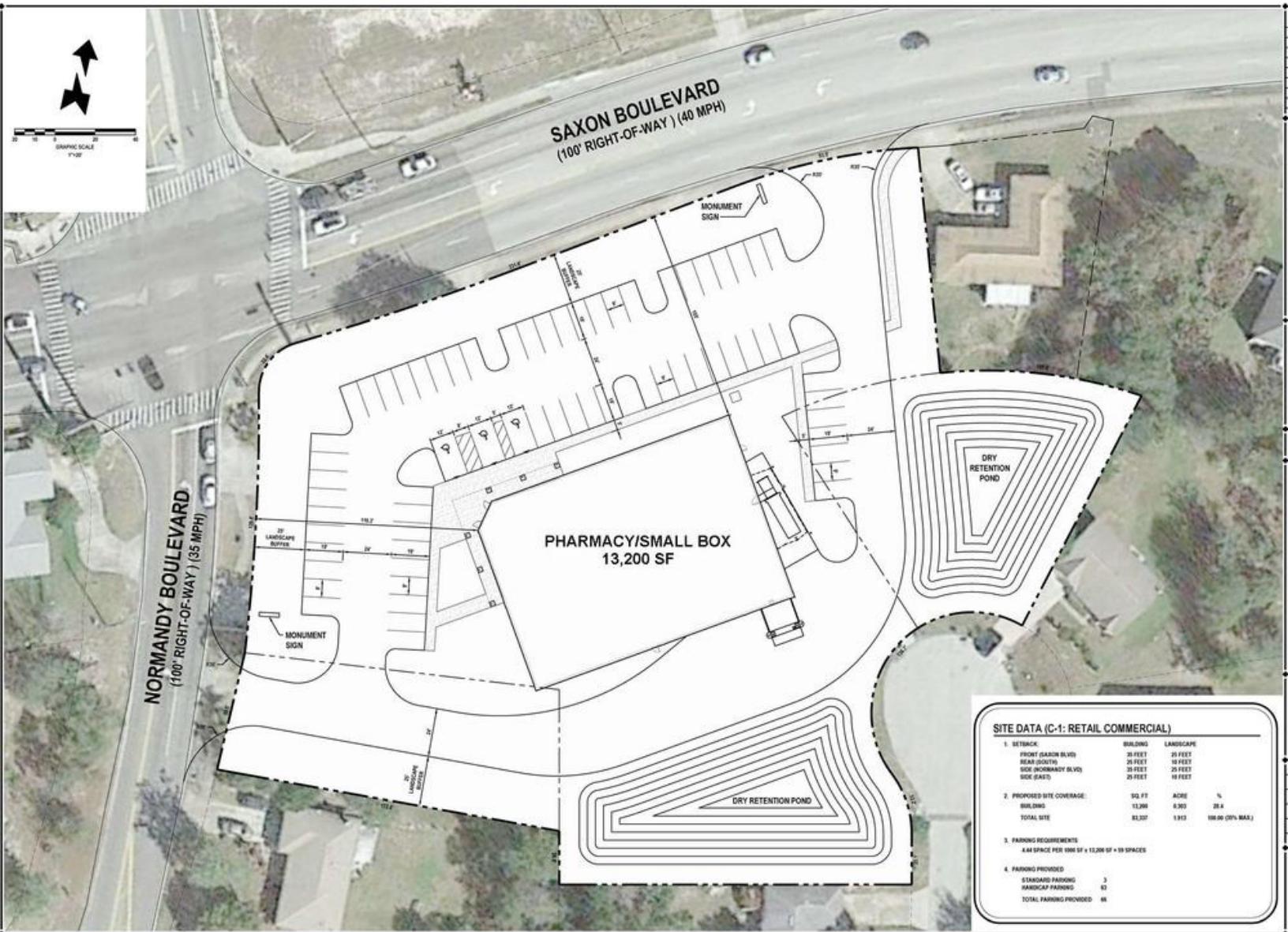
High-Exposure Corner Site at 33,000+ AADT | Prime Drive-Thru, QSR, Bank, or C-Store Location
1689 N. Normandy Boulevard, Deltona, FL 32725



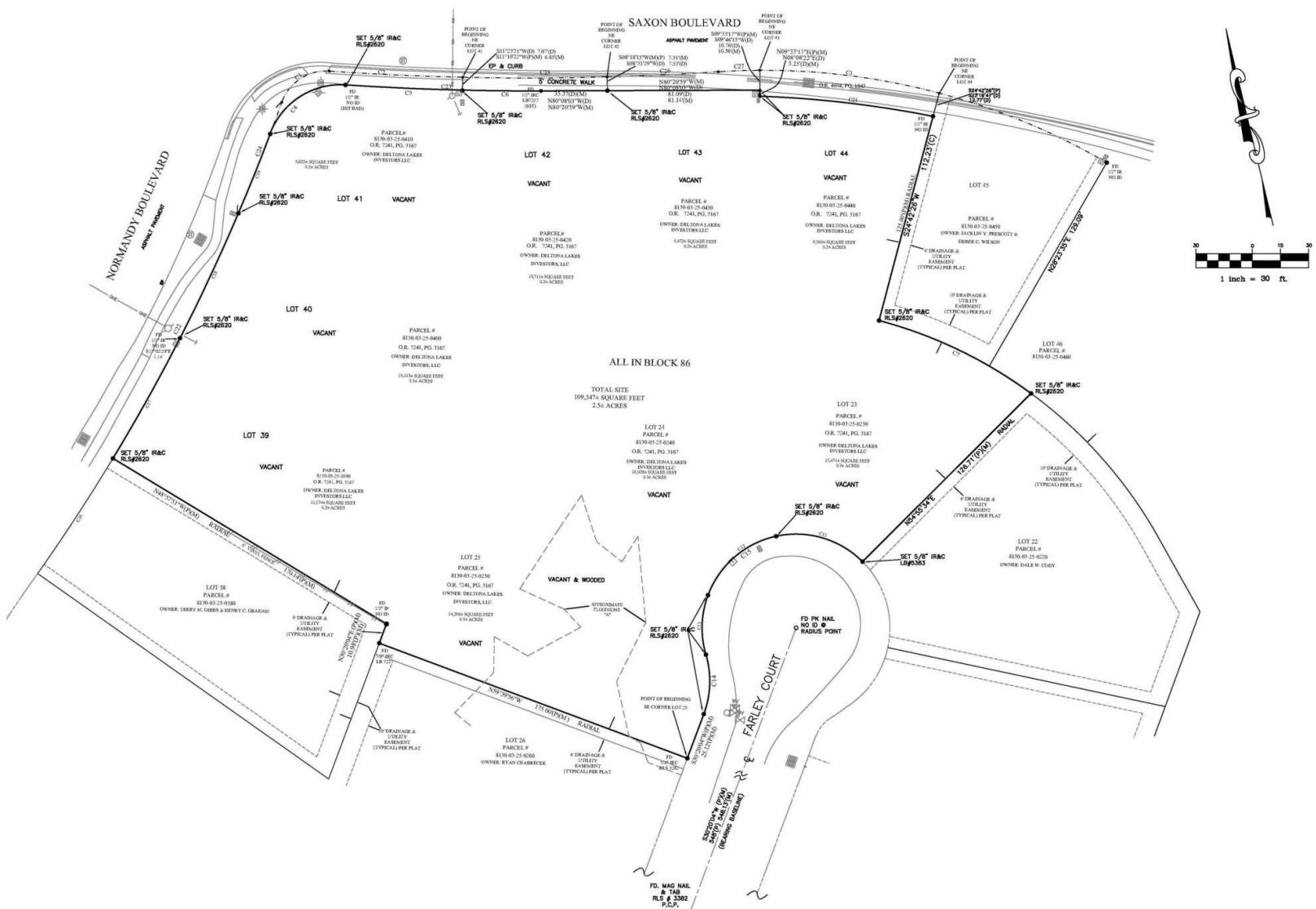
John W. Trost, CCIM
Principal | Senior Advisor
O: 386.301.4581
C: 386.295.5723
john.trost@svn.com

Pharmacy Concept Plan

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



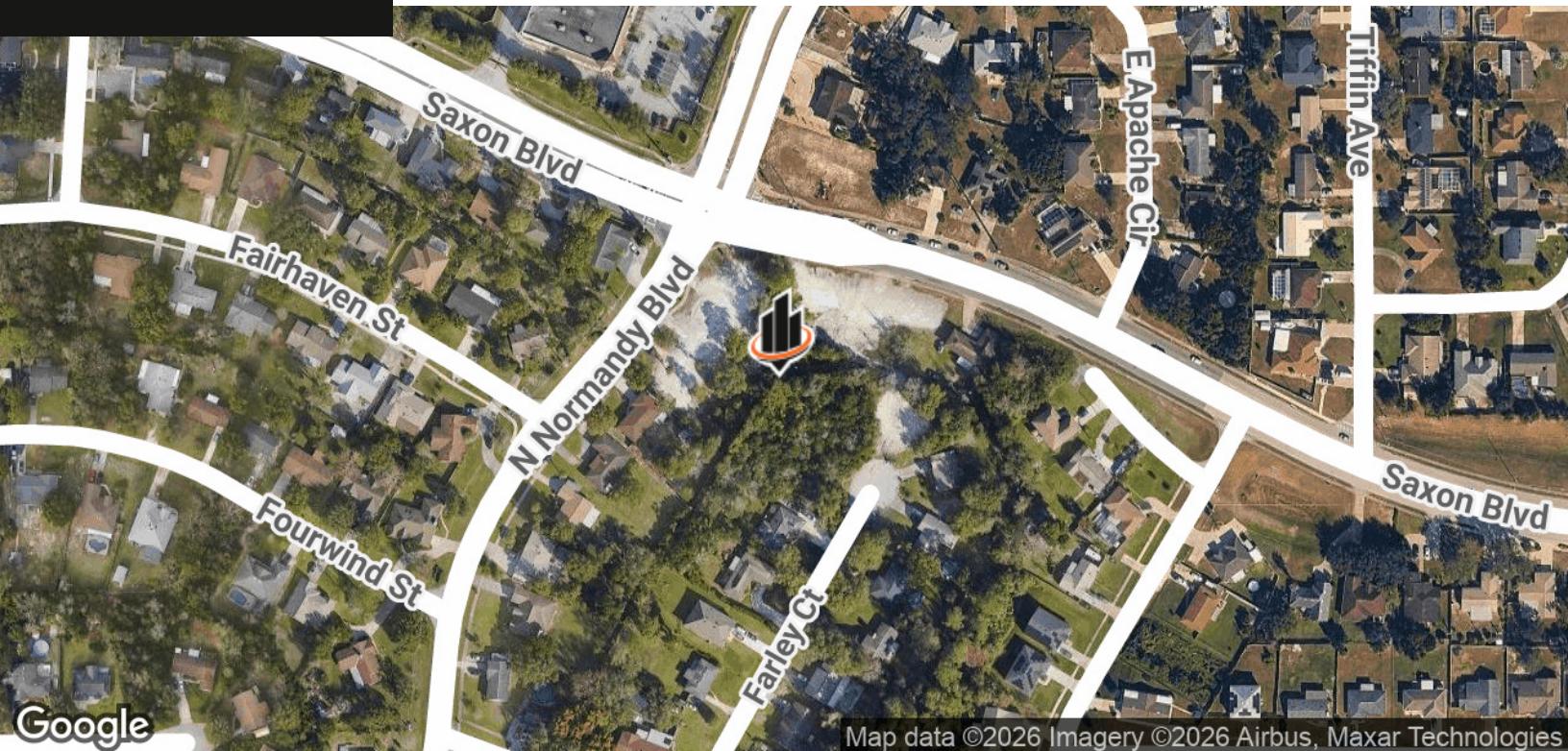
John W. Trost, CCIM
 Principal | Senior Advisor
 O: 386.301.4581
 C: 386.295.5723
 john.trost@svn.com



John W. Trost, CCIM
 Principal | Senior Advisor
 O: 386.301.4581
 C: 386.295.5723
 john.trost@svn.com

Location Maps

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



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies



John W. Trost, CCIM
Principal | Senior Advisor
O: 386.301.4581
C: 386.295.5723
john.trost@svn.com