

1.67AC

## DEVELOPMENT SITE SALE

576 E INTERNATIONAL SPEEDWAY BLVD

Deland, FL 32724

### PRESENTED BY:

MARK ASCIK

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FL #SL3555494



PROPERTY SUMMARY



PROPERTY DESCRIPTION

- 1.67 acre corner lot across 3 parcels on busy International Speedway Blvd (US-92) in Deland, FL
- close proximity to many national retailers
- C-2 Zoning allows a wide variety of uses
- 28,000 VPD
- 1,200sf masonry building can be repurposed or demolished for new development

OFFERING SUMMARY

|             |             |
|-------------|-------------|
| SALE PRICE: | \$1,400,000 |
| ZONING:     | C-2         |
| LOT SIZE:   | 1.67 Acres  |

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| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| TOTAL HOUSEHOLDS  | 1,894    | 16,928   | 28,560   |
| TOTAL POPULATION  | 4,610    | 44,082   | 73,008   |
| AVERAGE HH INCOME | \$70,896 | \$79,593 | \$84,941 |



## NATIONAL RETAILERS



**MARK ASCIK**

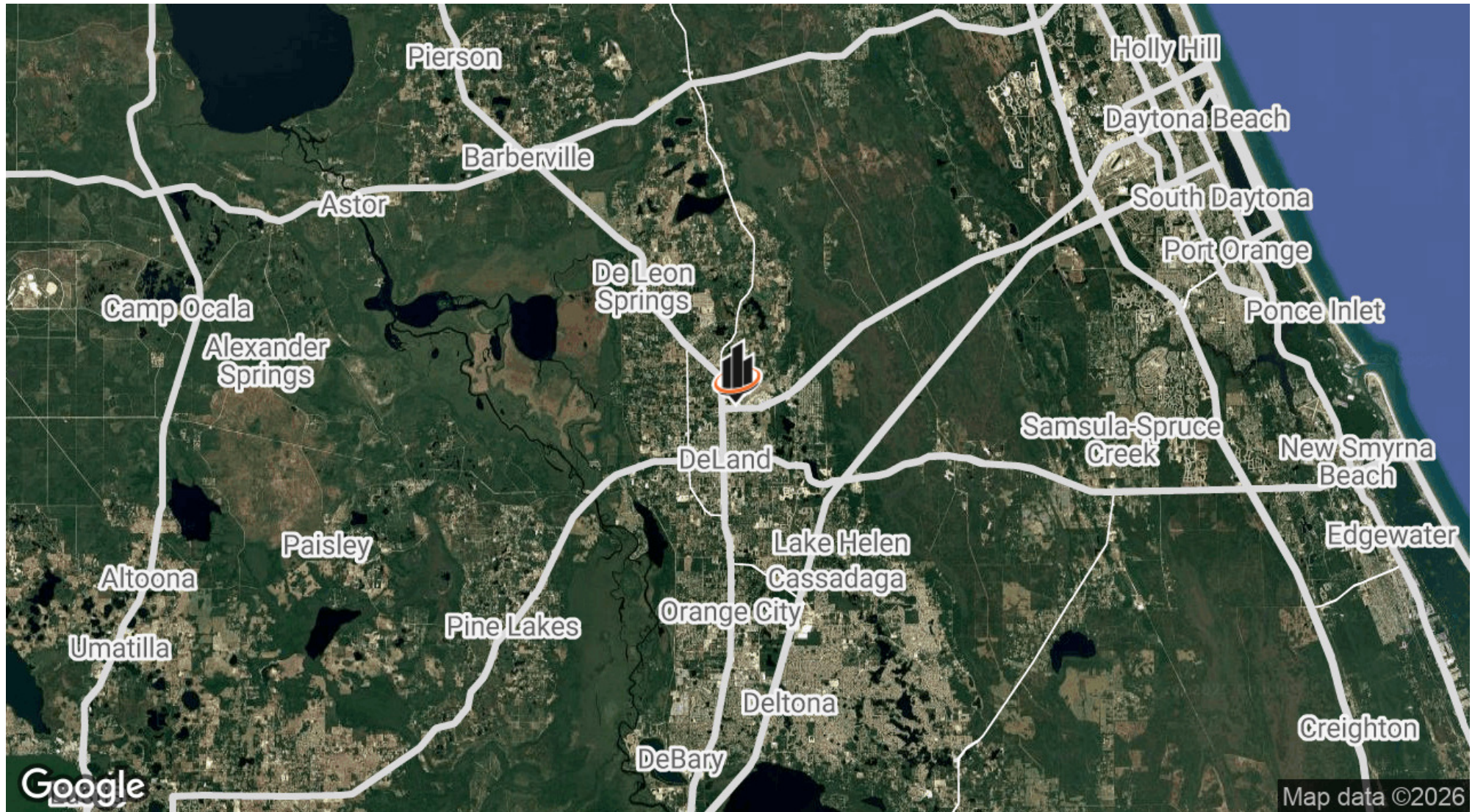
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## LOCATION MAP



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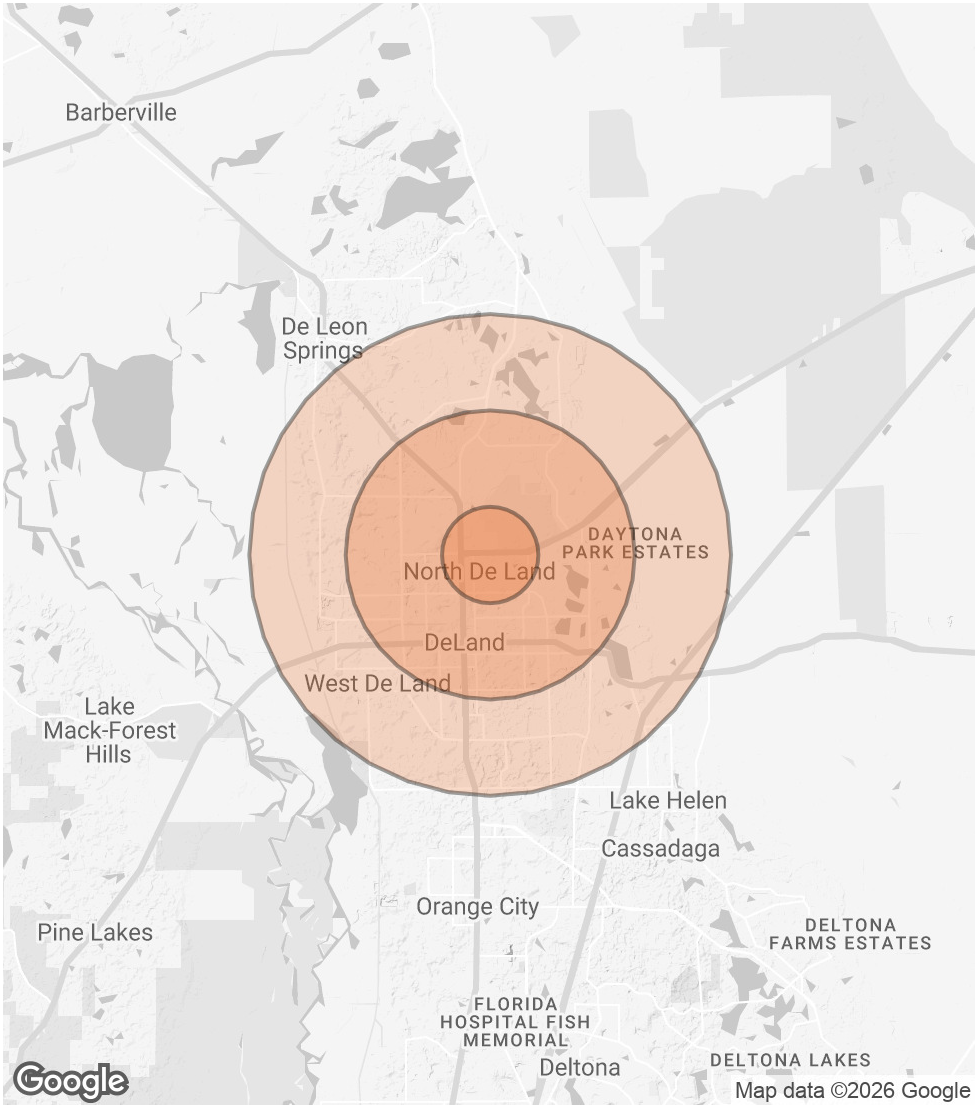


DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 4,610  | 44,082  | 73,008  |
| AVERAGE AGE          | 44     | 43      | 45      |
| AVERAGE AGE (MALE)   | 42     | 42      | 43      |
| AVERAGE AGE (FEMALE) | 47     | 45      | 46      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 1,894     | 16,928    | 28,560    |
| # OF PERSONS PER HH | 2.4       | 2.6       | 2.6       |
| AVERAGE HH INCOME   | \$70,896  | \$79,593  | \$84,941  |
| AVERAGE HOUSE VALUE | \$296,932 | \$296,782 | \$317,368 |

Demographics data derived from AlphaMap



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ADVISOR BIO 1



MARK ASCIK

Advisor

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PROFESSIONAL BACKGROUND

Mark Ascik is an award-winning real estate broker specializing in industrial and retail sales and leasing. With decades of experience spanning wholesale distribution, retail management, and commercial real estate, he brings a deeply strategic and multifaceted approach to deal-making and property optimization. He was recently awarded CoStar's 2025 PowerBroker status for his efforts in Industrial warehousing.

Distribution & Retail Foundation:

He began his career climbing through B2B wholesale and retail channels, working with Fortune 500 companies in New York. There, he developed core expertise in full product lifecycles—from production and distribution to marketing, planning, and analysis.

Cannabis & Executive Leadership:

In 2017, Mark leveraged this experience to help co-found VidaCann LLC, a vertically integrated cannabis company in Florida. He initially navigated the pre-licensing phase and later served as Executive Vice President, guiding operations from cultivation through retail and is a 2024 Marijuana Venture "40 Under 40" honoree. During his tenure, Mark led the retail expansion of the company in Florida, and served as the real estate and development lead for the company's 27 stores statewide. In 2024, VidaCann completed its sale to publicly-traded Planet 13 Holdings, Inc.

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