



**SITE**

Planned:  
203 SF Homes

Blue Lake Ave  
Extension

Cassadaga Rd  
Extension

28.3 AC  
Residential  
233 Units

73 AC  
1.6M SF  
Industrial

**Bj's**

AdventHealth

COMING  
SOON

HALIFAX  
HEALTH  
30+ AC

300 Employees  
90-100 Beds

Halifax Crossing  
Mixed Use

I-4 Roadway  
Developments

Construction Funded:  
Veterans Memorial  
Pky Extension  
Graves Ave to SR 472

E GRAVES AVE 16,200 VPD

Central Florida  
REGIONAL HOSPITAL  
Proposed

DUTCH BROS

Howland Marketplace  
Proposed Financial  
Institute & QSR

Proposed:  
Eloah Estates  
536 MF Units

VETERANS MEMORIAL HWY

195,000 VPD

amazon  
Phase II  
25 AC

amazon  
1.4M SF  
500-1,500 Employees

Proposed:  
RaceTrac

Wawa

Deltona High School  
1,749 Students

DUNKIN'

AdventHealth

33,500 VPD

O'Reilly

Mister  
CAR WASH

Catalina Pointe  
277 MF Units

# The DeLand Collection

NWQ SR 472 & I-4 | DeLand, FL

Integra Myst  
301 Units

The Center at Deltona  
30K SF Office

Portland Industrial  
Park

Winn-Dixie

CIRCLE K

Available Shopping Center & Outparcels





**Available**  
NWQ SR 472 & I-4  
DeLand, FL

\* Prime retail development opportunity!

**Property Specifications**

SPACE AVAILABLE

Shopping Center & Outparcels



**About the Property**

- **Prime Development Opportunity:** 46-acre commercial site at the NWQ of SR 472 & I-4 in DeLand
- **High Visibility & Access:** Located on Howland Blvd, a major connector between DeLand and Orange City with direct I-4 access
- **Strong Demographics:** Adjacent to expanding residential areas, universities, and business hubs driving demand
- **Growth Corridor Location:** Positioned in the path of development with strong long-term investment
- **Commercial Zoning:** Suitable for retail, mixed-use, medical, or hospitality in a high-growth market

**Traffic Counts**

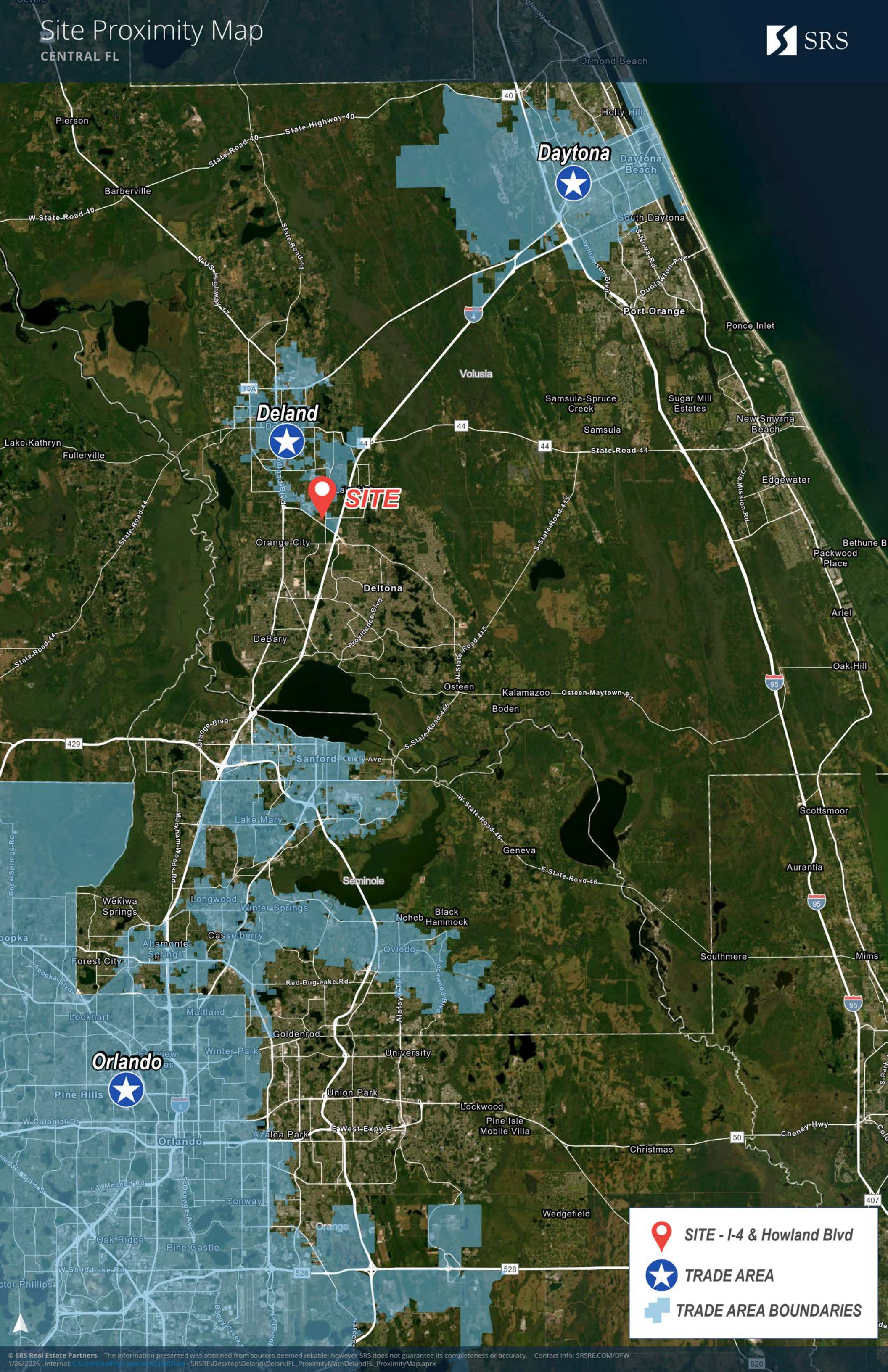
Howland Blvd (SR 472)	24,000 VPD
I-4	109,500 VPD
Year: 2025   Source: FDOT	

**Nearby Retailers**

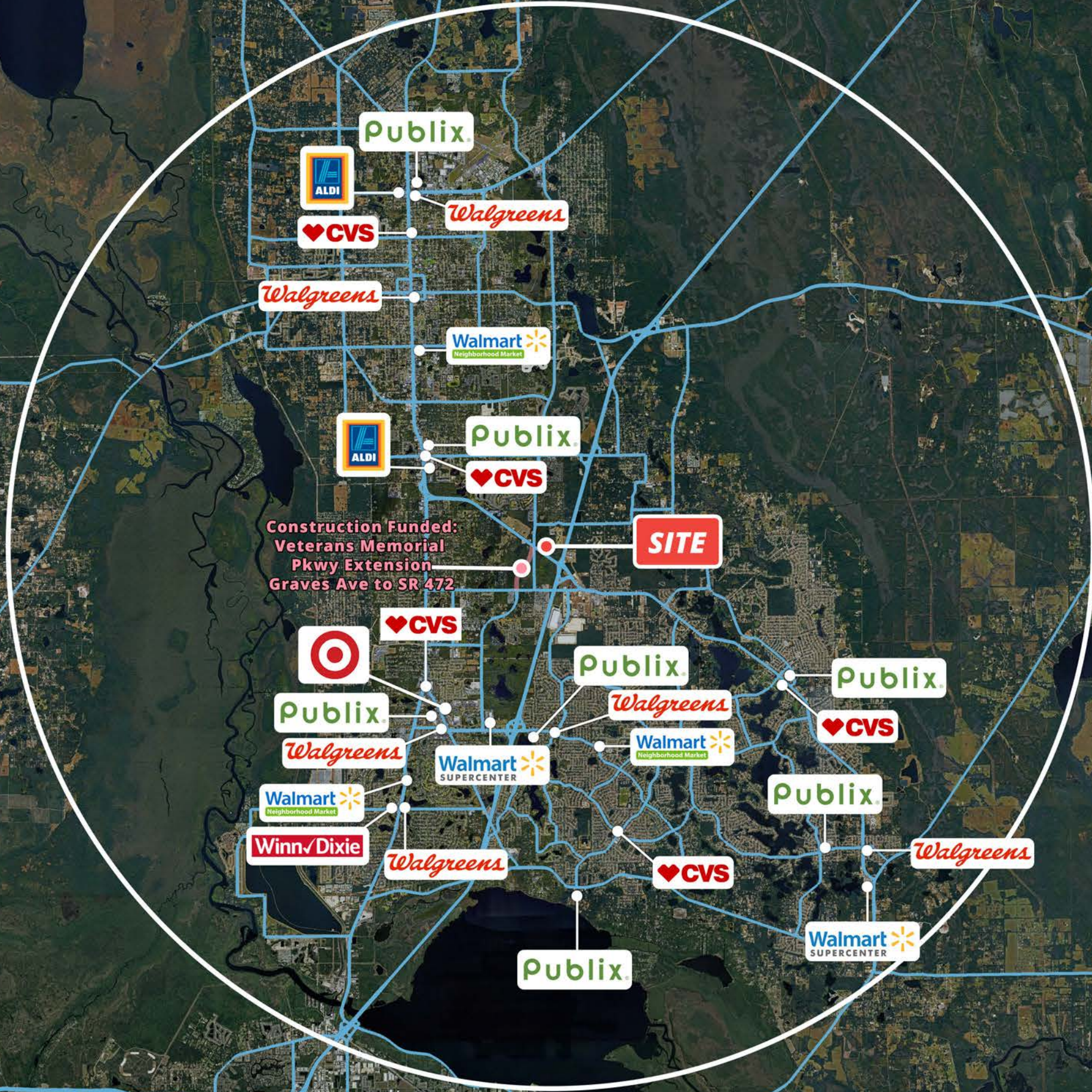


# Site Proximity Map

CENTRAL FL



-  **SITE - I-4 & Howland Blvd**
-  **TRADE AREA**
-  **TRADE AREA BOUNDARIES**



# I-4 & Howland Blvd | Zoom-Out

DeLand, FL



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73 AC  
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**B.J.'s**

32,000 VPD

Advent Health

COMING  
SOON

HALIFAX  
HEALTH

30+ AC

300 Employees  
90-100 Beds

Halifax Crossing  
Mixed Use

I-4 Roadway  
Developments

Construction Funded:  
Veterans Memorial  
Pkwy Extension  
Graves Ave to SR 472

E GRAVES AVE 16,200 VPD

Central Florida  
REGIONAL HOSPITAL  
Proposed

Dutch Bros

Wawa

Howland Marketplace  
Proposed Financial  
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Proposed:  
Eloah Estates  
536 MF Units

VETERANS MEMORIAL HWY  
195,000 VPD

amazon  
Phase II  
25 AC

amazon  
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500-1,500 Employees

Portland Industrial  
Park

Integra Myst  
301 Units

Deltona High School  
1,749 Students

The Center at Deltona  
30K SF Office

33,500 VPD

Catalina Pointe  
277 MF Units

CATALINA BLVD  
17,500 VPD

Integra Landings  
at Iveys Lake  
270 Units

Keysville  
Dog Park

Timbercrest Elementary  
738 Students



**Blue Lake Ave Extension**

**Cassadaga Rd Extension**

**HOWLAND BLVD**  
32,000 VPD

**INTERSTATE 4**  
109,500 VPD

28.3 AC  
Residential  
233 Units

73 AC  
1.6M SF Industrial

**SITE**

**Bj's**

**AdventHealth**

**COMING SOON**

**HALIFAX CROSSING**  
30+ AC  
300 Employees  
90-100 Beds

**Halifax Crossing Mixed Use**

**I-4 Roadway Developments**

**Construction Funded:  
Veterans Memorial  
Pkwy Extension  
Graves Ave to SR 472**

<b>OUTPARCEL KEY</b>		
Parcel	AC*	Sample Uses
1	1.73	Gas
2	2.04	Sit Down F&B
3	1.12	QSR
4	1.28	Retail / Beverage
5	1.32	Financial
6	1.35	QSR
7	3.03	Sit Down F&B
8	2.76	Urgent Care & Vet
9	1.75	Auto Part / EV Lot
10	2.00	Hotel
11	5.33	Retail
12	3.03	Grocery
13	9.36	BJ's Wholesale
<b>Total</b>	<b>36.10</b>	

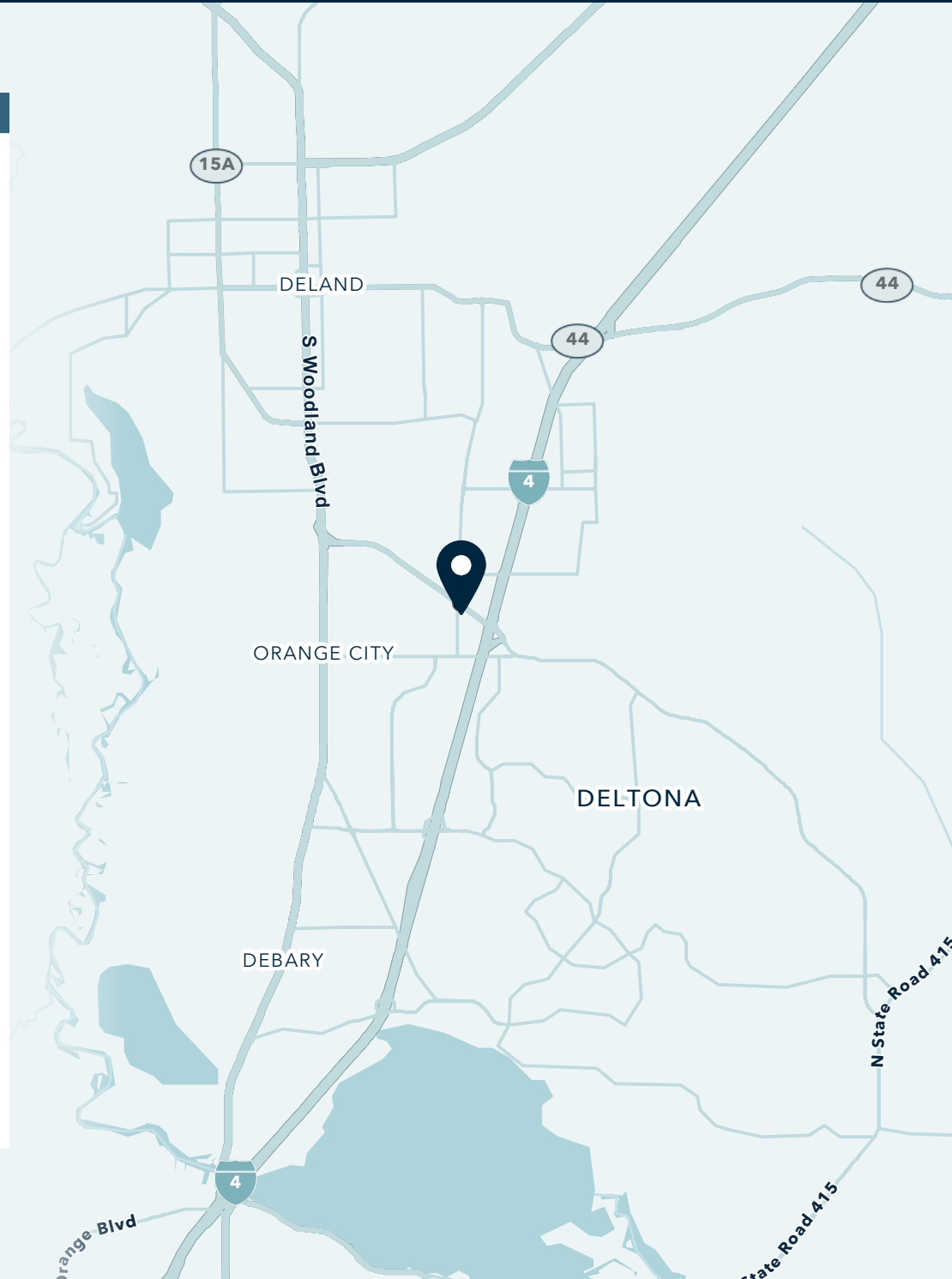
\*Acreage is not confirmed and can be modified to fit users needs





## Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	2,646	41,236	114,552
2030 Projected Population	2,983	44,665	120,825
Proj. Annual Growth 2025 to 2030	2.43%	1.61%	1.07%
<b>Daytime Population</b>			
2025 Daytime Population	2,126	34,430	93,986
Workers	723	11,881	31,273
Residents	1,403	22,549	62,713
<b>Income</b>			
2025 Est. Average Household Income	\$108,436	\$103,064	\$94,991
2025 Est. Median Household Income	\$86,373	\$81,559	\$75,034
<b>Households &amp; Growth</b>			
2025 Estimated Households	1,032	16,736	44,988
2030 Estimated Households	1,175	18,345	48,056
Proj. Annual Growth 2025 to 2030	2.63%	1.85%	1.33%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	70%	68%	60%
2025 Est. Black or African American	7%	8%	11%
2025 Est. Asian or Pacific Islander	3%	2%	2%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	19%	22%	26%
2025 Est. Hispanic (Any Race)	21%	24%	30%



**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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**SRS REAL ESTATE PARTNERS**

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