

**FOR SALE
OR LEASE**

1.65 ACRE RETAIL DEVELOPMENT SITE

576 E International Speedway Blvd, DeLand, FL 32724



AVERAGE DAILY TRAFFIC COUNTS (2022)

- 1 26,500 E Int'l Speedway Blvd
- 2 33,500 N Woodland Blvd

ABOUT THE PROPERTY

- SIZE** 1.65± acres (adjacent 5 acres could be assembled to total 6.65 acres)
- PRICE** For Sale - \$1,650,000 or Lease
- ZONING** C-2 General Commercial
- FLU** Highway Commercial
- UTILITIES** Water and sewer available
- ROAD FRONTAGE** 250'± on Int'l Speedway Blvd
- PARCEL IDs** 700400000180, 700400000200, 700400000190

DESCRIPTION

Last available retail location on International Speedway Blvd - Prime for Development!

1.65-acre commercial site located along International Speedway Boulevard. Current access is right in, right out. Traffic counts along International Speedway are 26,500 in front of the subject property. This property is directly across the street from the DeLand Municipal Airport. Other retailers in the area include Lowe's, Publix, Aldi, Walmart, and more!

Call for more information today, this opportunity will not last long!

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

Offering subject to errors, omission, prior sale or withdrawal without notice.

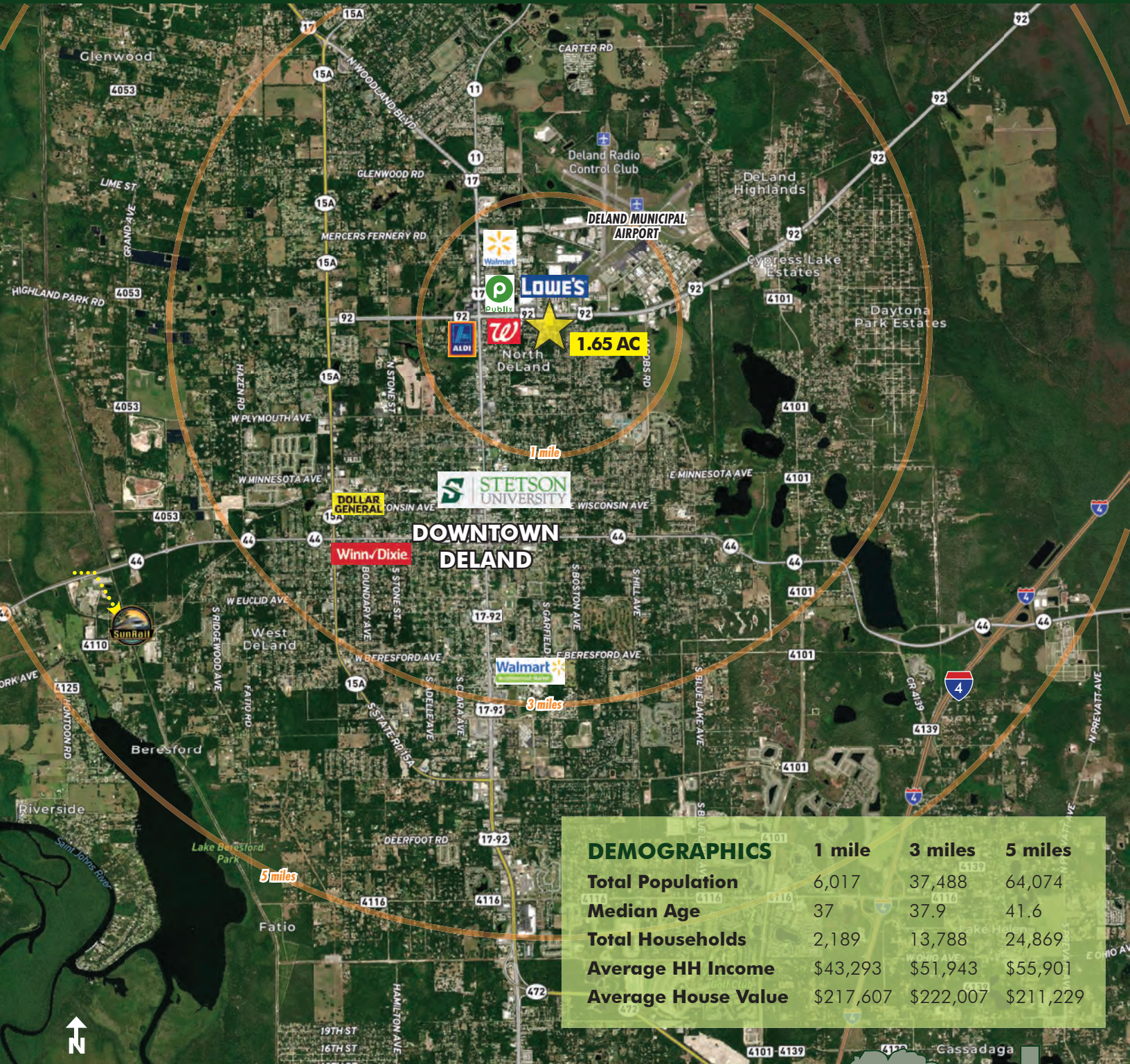


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DEMOGRAPHICS	1 mile	3 miles	5 miles
Total Population	6,017	37,488	64,074
Median Age	37	37.9	41.6
Total Households	2,189	13,788	24,869
Average HH Income	\$43,293	\$51,943	\$55,901
Average House Value	\$217,607	\$222,007	\$211,229



REGIONAL MAP

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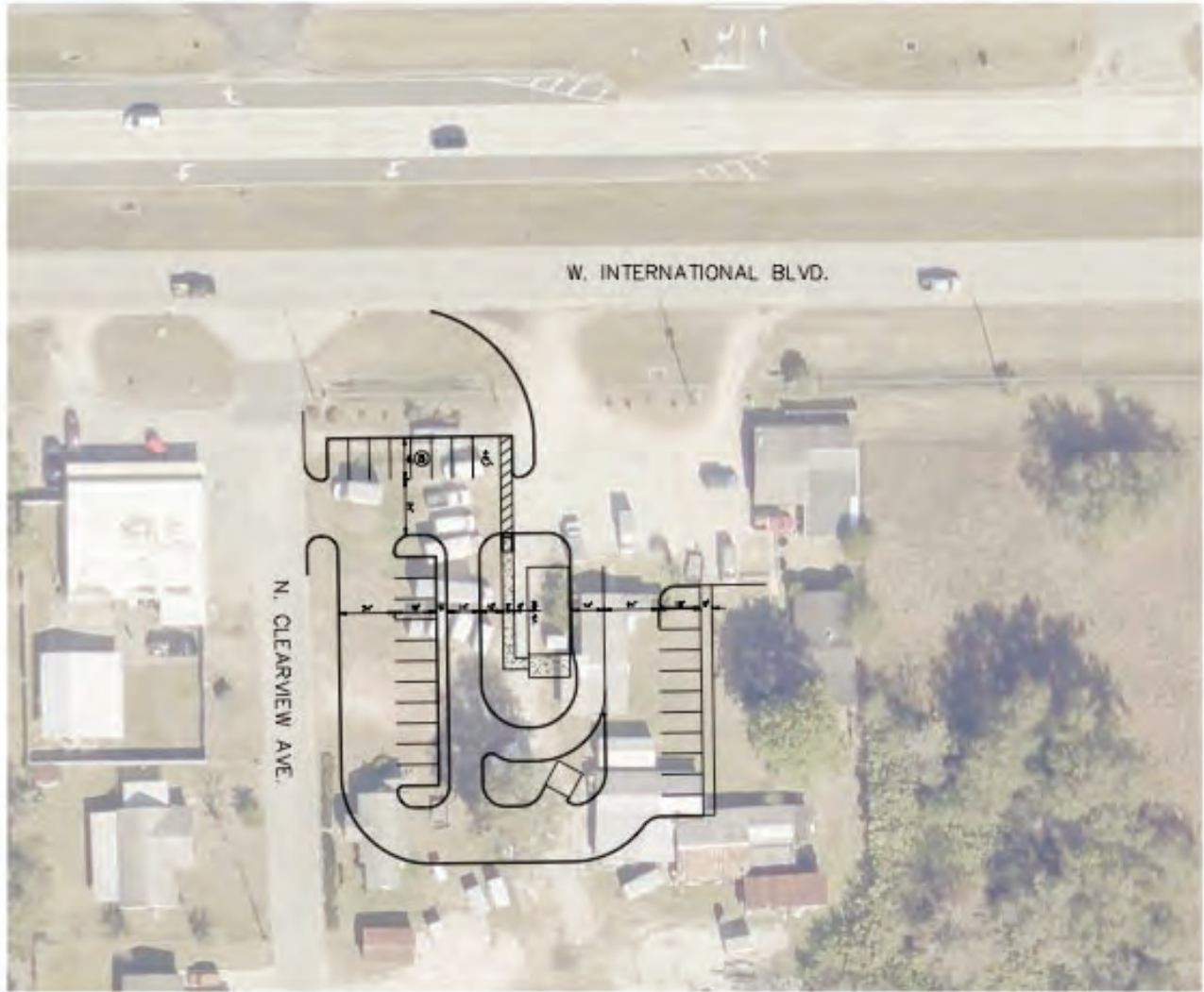
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CONCEPTUAL SITE PLAN

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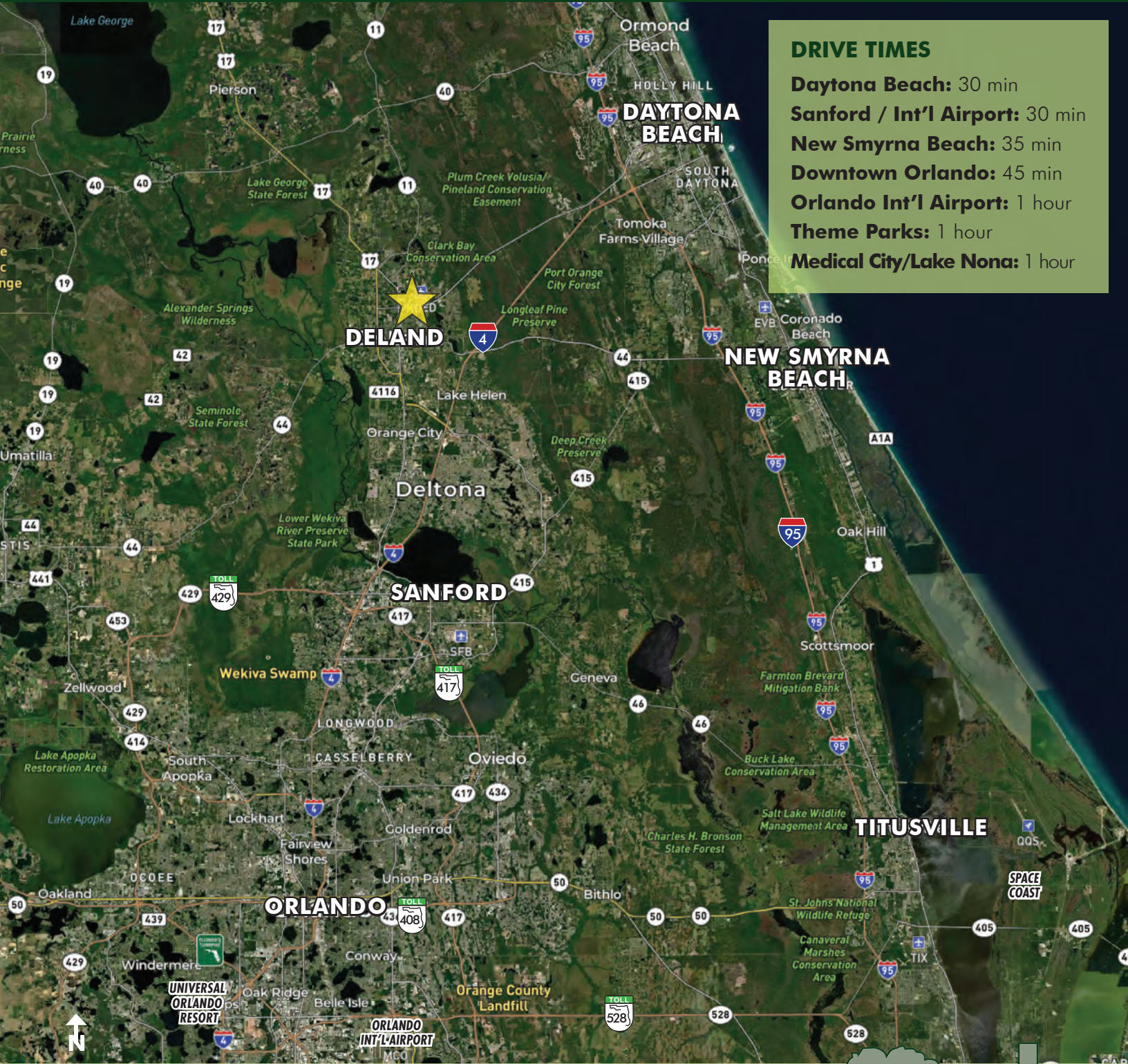
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DRIVE TIMES

- Daytona Beach: 30 min
- Sanford / Int'l Airport: 30 min
- New Smyrna Beach: 35 min
- Downtown Orlando: 45 min
- Orlando Int'l Airport: 1 hour
- Theme Parks: 1 hour
- Medical City/Lake Nona: 1 hour

LOCATION MAP

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