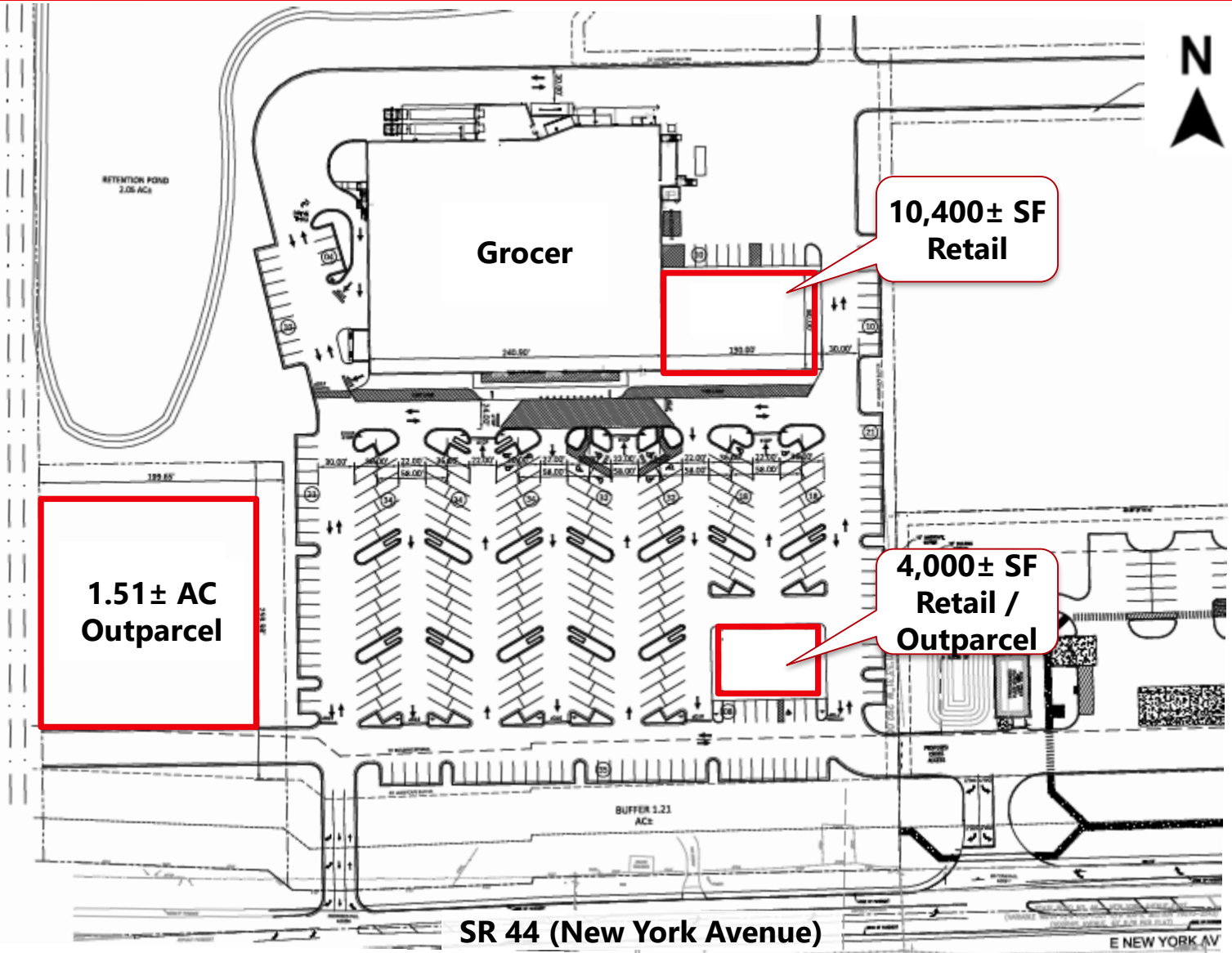


OUTPARCELS &
RETAIL AVAILABLE
FOR LEASE

PROPOSED GROCERY ANCHORED SHOPPING CENTER RETAIL & OUTPARCEL OPPORTUNITY

NWQ SR 44 (NEW YORK AVENUE) & KEPLER ROAD, DELAND, FLORIDA 32720



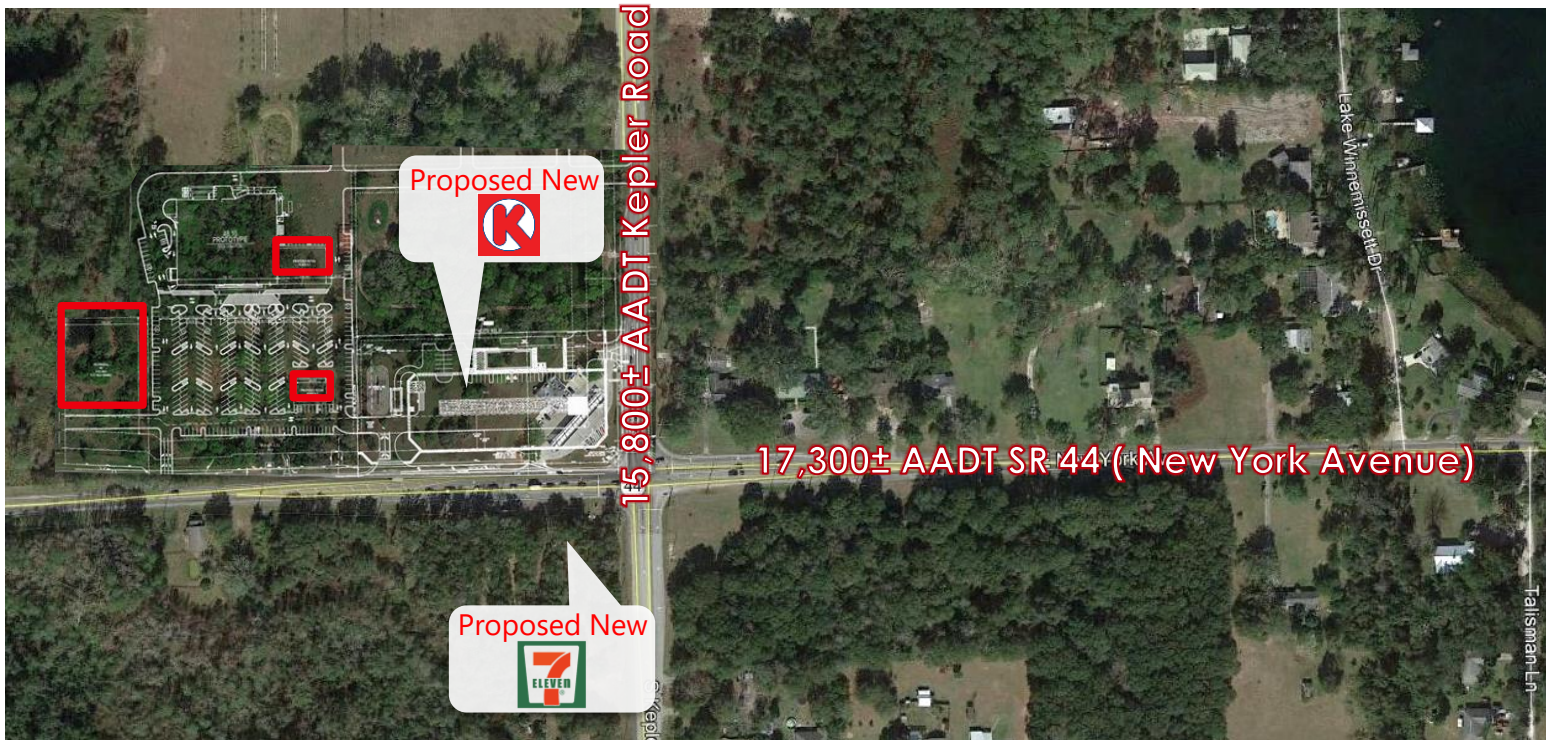
PROPERTY HIGHLIGHTS

- 10,400± SF Retail Available for Lease
- Grocery Anchored Shopping Center
- 4,000± SF Retail / Outparcel Available for Lease
- 1.51± Acre Outparcel Available for Ground Lease
- 17,300± AADT on SR 44 (New York Avenue)
- Prime Site for Restaurants & Retail
- Monument Signage

OUTPARCELS &
RETAIL AVAILABLE
FOR LEASE

PROPOSED GROCERY ANCHORED SHOPPING CENTER RETAIL & OUTPARCEL OPPORTUNITY

NWQ SR 44 (NEW YORK AVENUE) & KEPLER ROAD, DELAND, FLORIDA 32720



Notable Developments Near Property

Total Buildout Units: 5,275

- **Victoria Hills** – 480 Units
- **Victoria Commons** – 439 Units
- **Victoria Kolter Gardens** – 1090 Units
- **Victoria Trails** – 422
- **Saddle Brook** – 320 Units
- **Sawyers Landing** – 92 Units
- **Victoria Oaks** – 216 Units
- **Shady Meadows Estates** – 15 Units
- **The Oaks** – 250 Units
- **Silver Ridge** – 50 Units
- **Blue Lake Woods** – 70 Units
- **Willow Ridge** – 40 Units
- **East Brook** – 65 Units
- **Sugarberry Glen** – 81 Units
- **Reserve at Victoria** – 686 Units
- **Lake Park Estates** – 450 Units
- **12 Oaks** – 400 Units
- **Marsh Road Development** – 120 Units

	1 mile	3 miles	5 miles
Population	1731	31,711	64,899
Total Employees	203	15,280	28,236
Households	743	12,279	25,224
Avg. Income	\$65,148	\$68,284	\$69,265

All information has been obtained from reliable sources. Redstone Commercial, LLC and their representatives make no guarantees as to the accuracy of the information contained herein.



RUSSELL BLUMENTHAL

RBLUMENTHAL@REDSTONECOMMERCIAL.COM

(P) 813.254.6200

1501 WEST CLEVELAND STREET, SUITE 200

TAMPA, FLORIDA 33606

REDSTONECOMMERCIAL.COM