

SAXON/NORMANDY PROPOSED RETAIL SITE



PROPERTY DESCRIPTION

2.51+/- acre proposed retail site.
Across the intersection from Walgreens.
480+/- Front Feet.
Site surrounded by dense established residential neighborhoods.
Busy lighted intersection with great exposure.
Excellent opportunity for freestanding fast food, retail, gas/convenience, bank development.
Site may be divided.

PARCELS AVAILABLE 1.25 - 2.51+/- ACRES:

Parcel 1: Proposed Drive-Thru Restaurant 2,500 SF (1.26/- Acres)

Parcel 2: Proposed Bank 4,000 SF (1.25+/- Acres)

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.

LOCATION ADDRESS

SE Corner of Saxon Boulevard & Normandy Boulevard
Deltona, FL 32725

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

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OFFERING SUMMARY

GROUND LEASE:	Call for Pricing
AVAILABLE:	1.25 - 2.51+/- Acres
LOT SIZE:	2.51+/- Acres
PARCEL NO:	9 Parcels
TRAFFIC COUNT:	36,000 AADT 15,400 AADT
ZONING:	C-1, Commercial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,193	24,200	47,485
TOTAL POPULATION	10,975	61,034	121,592
AVERAGE HH INCOME	\$56,878	\$60,732	\$63,922

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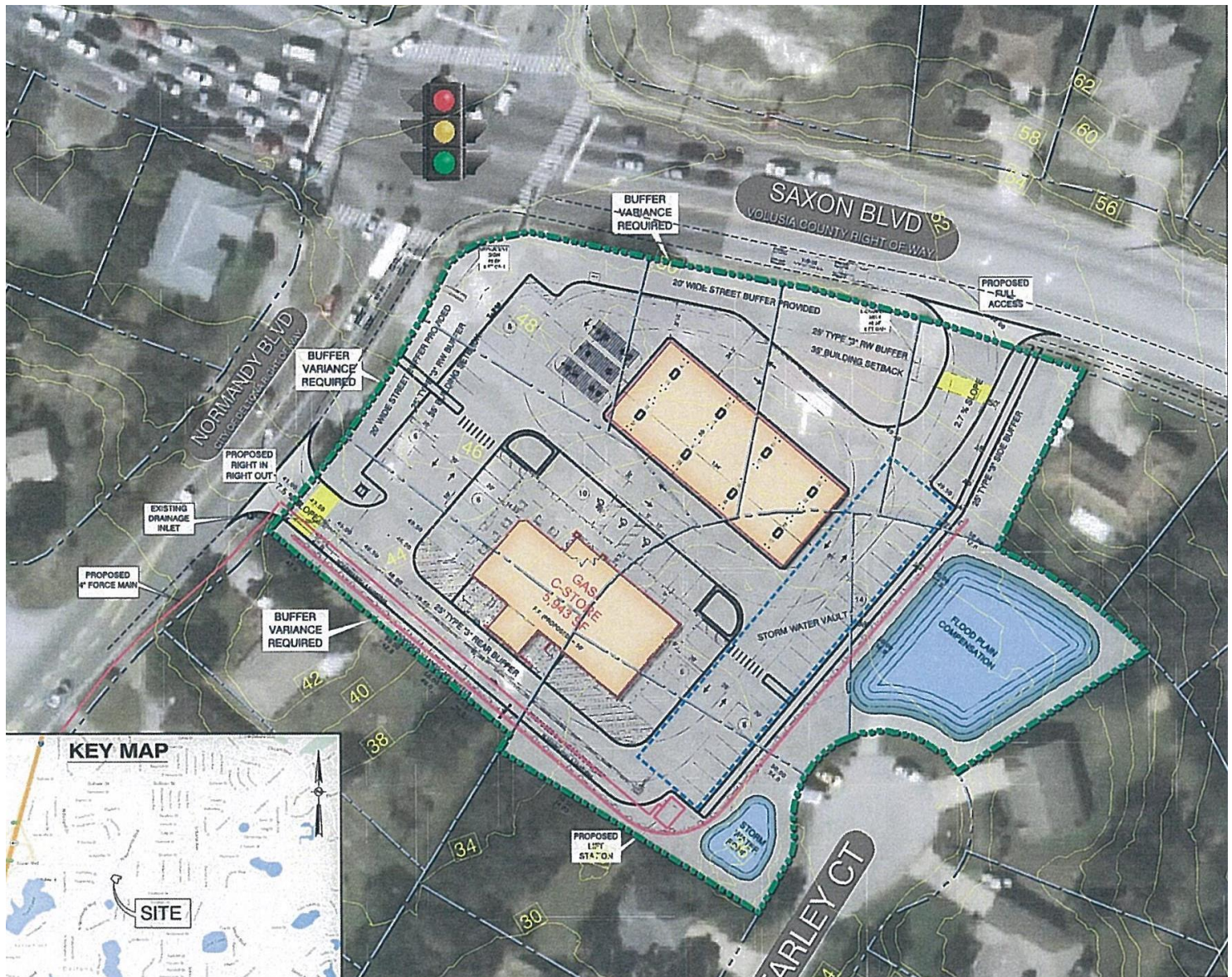


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C-STORE CONCEPT PLAN



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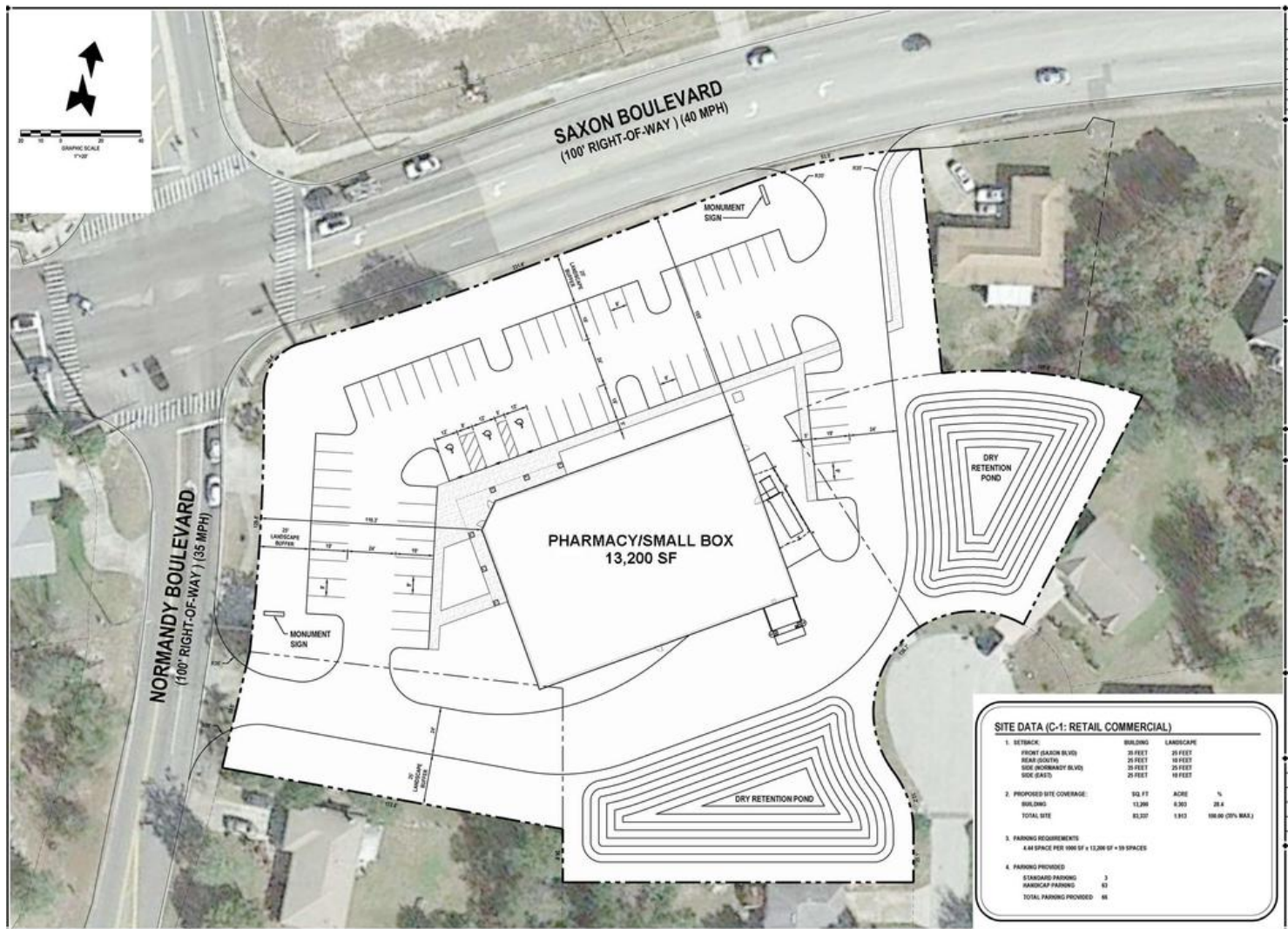
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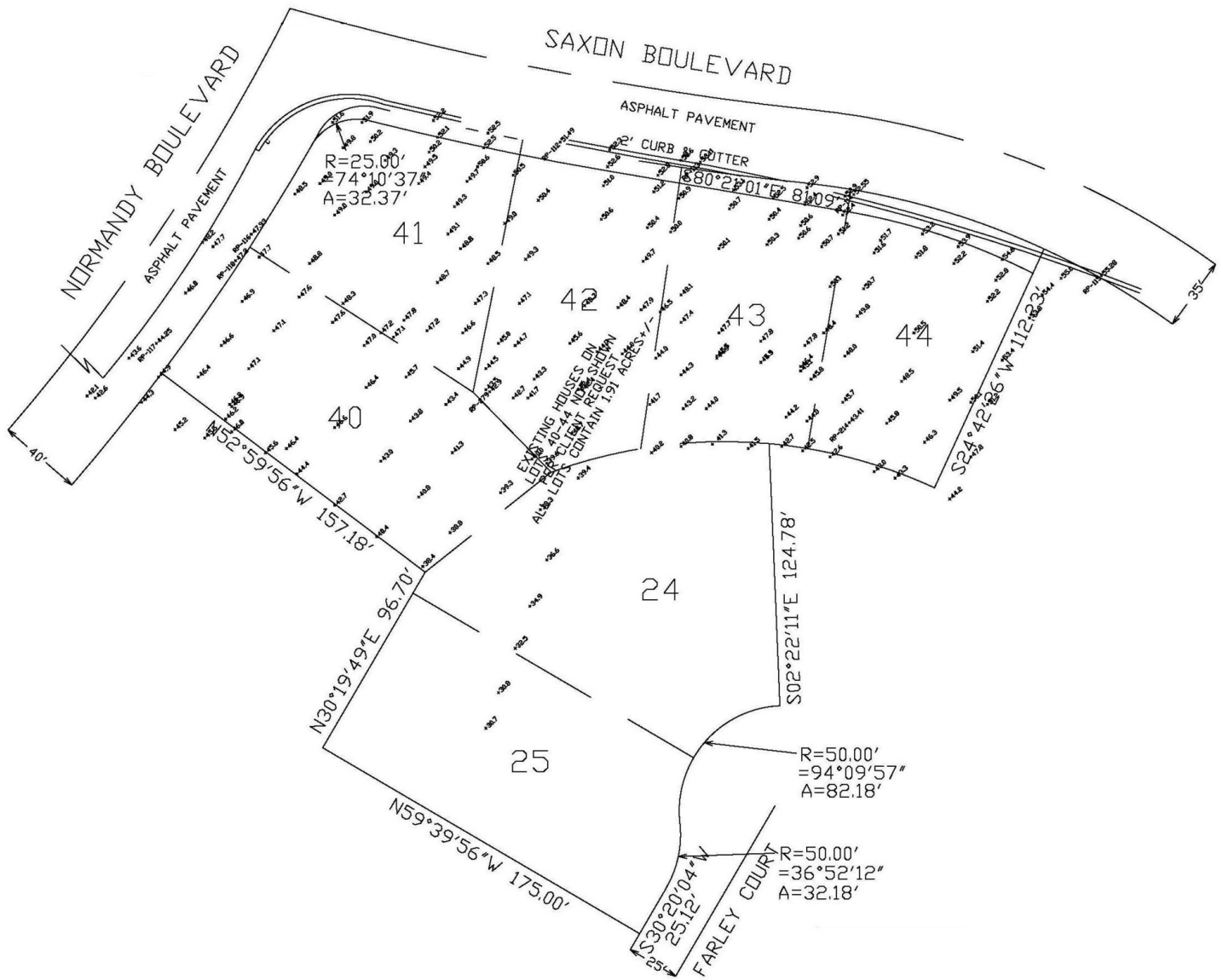


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SURVEY



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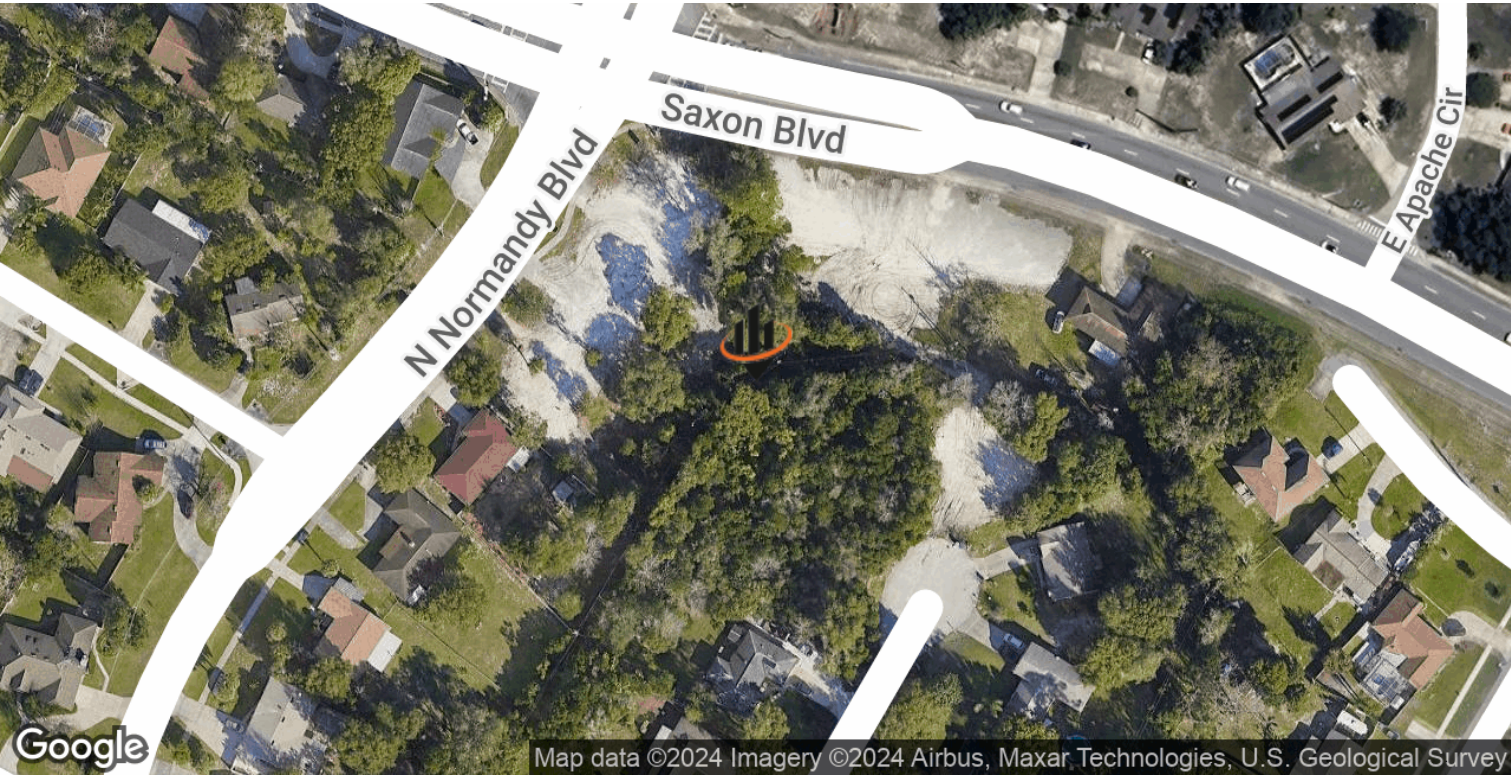
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LOCATION MAPS



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