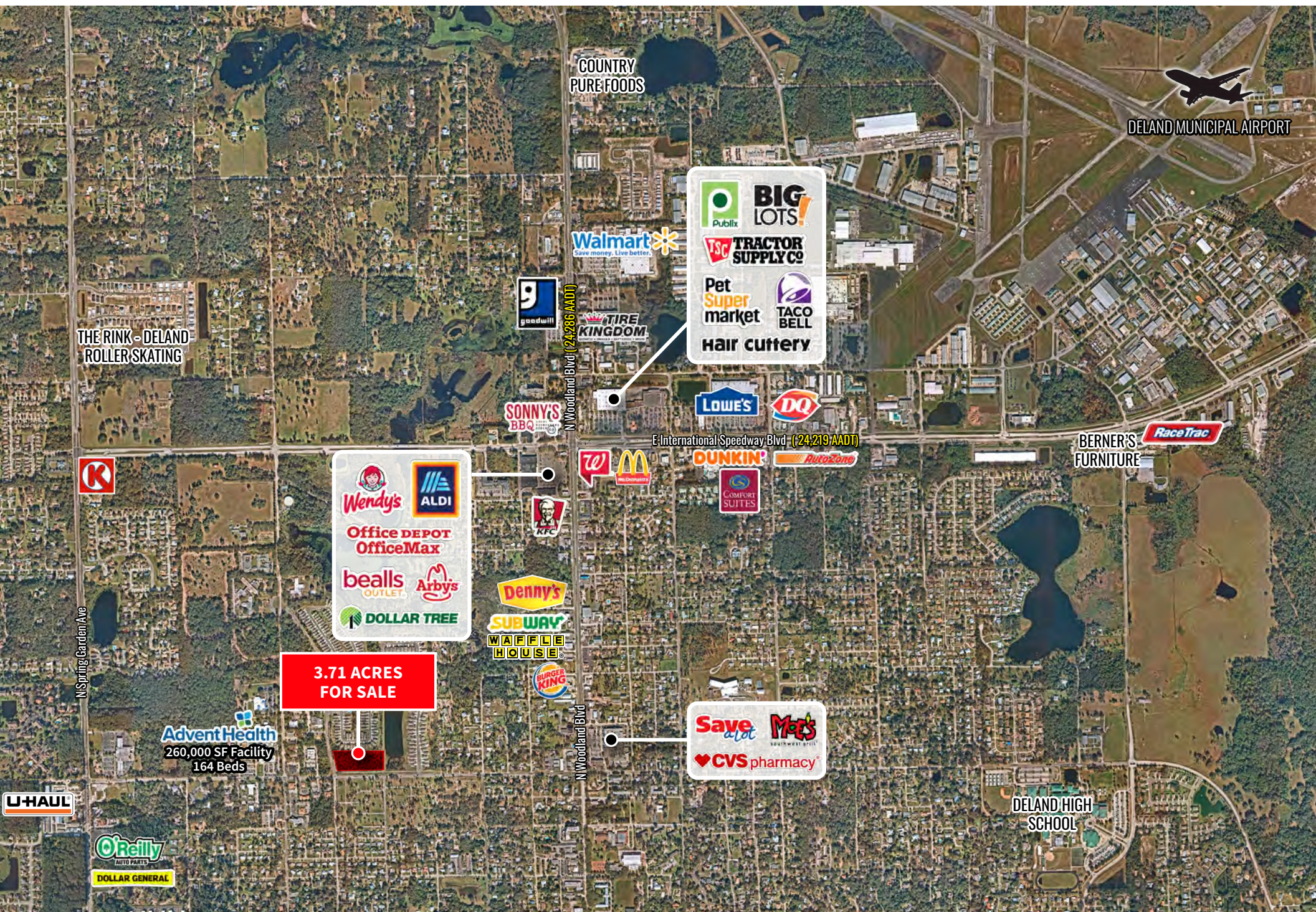




For Sale/Lease/BTS

3.71 Acres

W Plymouth Ave & N Orange Ave
DeLand, FL 32720



COUNTRY
PURE FOODS

DELAND MUNICIPAL AIRPORT

BIG LOTS!
Publix

TRACTOR SUPPLY CO.

Pet Supermarket

TACO BELL

Hair cuttery

Walmart
Save money. Live better.

9
goodwill

TIRE KINGDOM

THE RINK - DELAND
ROLLER SKATING

SONNY'S
BBQ

E International Speedway Blvd (24,219 AADT)

LOWE'S

DQ

BERNER'S FURNITURE

RaceTrac

Wendy's

ALDI

Office DEPOT
OfficeMax

bealls
OUTLET

Arby's

DOLLAR TREE

W

McDonald's

DUNKIN'

AutoZone

Comfort SUITES

KFC

Denny's

SUBWAY
WAFFLE HOUSE

BURGER KING

Save A Lot
SOUTHWEST FL

CVS pharmacy

**3.71 ACRES
FOR SALE**

Advent Health
260,000 SF Facility
164 Beds

N Spring Garden Ave

N Woodland Blvd

DELAND HIGH SCHOOL

U-HAUL

O'Reilly
AUTO PARTS

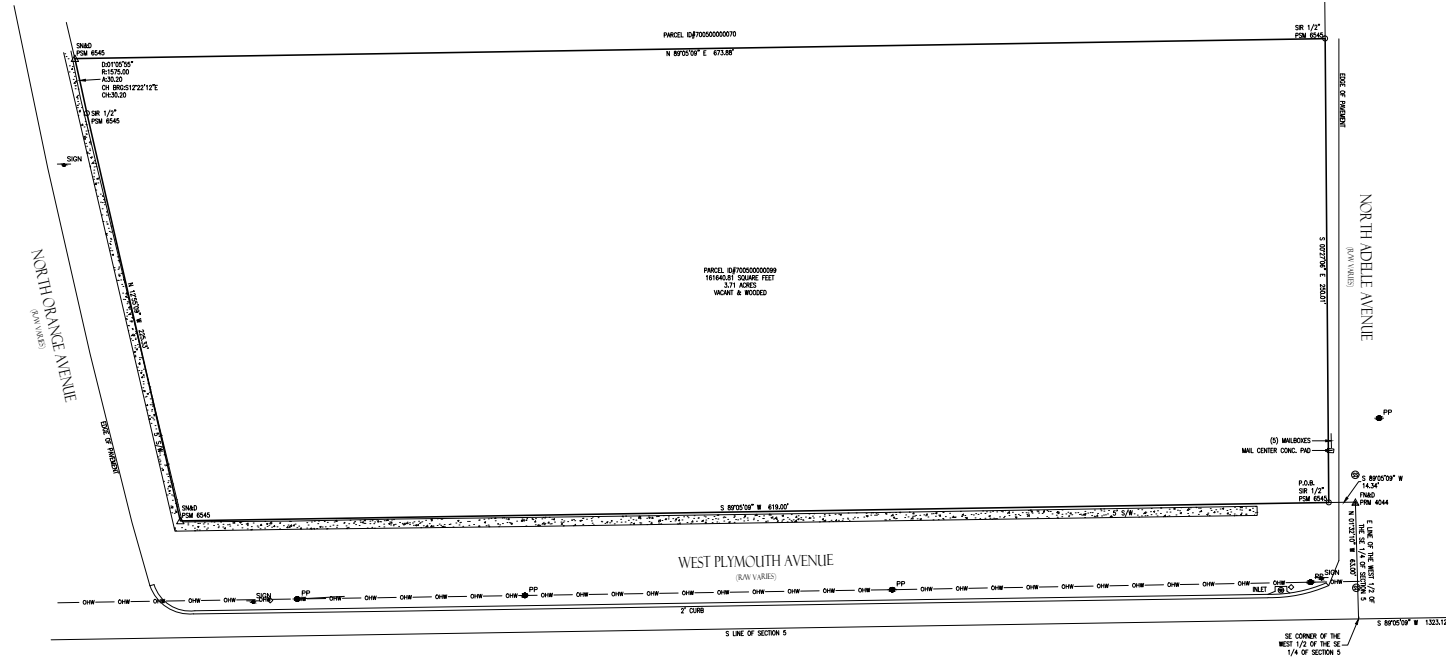
DOLLAR GENERAL

Property Survey



Uses allowable within the PD:

Primary medical uses including hospitals, outpatient clinics, continuing/long-term care services, hospice services, laboratories, medical research facilities, urgent or emergency medical services, offices of doctors, physical therapists, dentists and other health care providers, short-term residential uses dependent upon or directly related to medical care, convalescent care facilities, assisted living facilities, skilled nursing facilities, group homes for the disabled and overnight accommodations, child and adult care services, including respite care, educational and meeting facilities and staff sleeping quarters, massage therapy and other health and personal service uses. With respect to any matter not covered by this Development Agreement, the C-1 zoning provisions shall apply.



Property Highlights

- 3.71 acres located at the full intersection of W Plymouth Ave and N Orange Avenue
- Zoning: City of Deland
- Lincoln Oaks PD
- Area is home to AdventHealth Hospital - 260,000 s.f. facility 164 beds
- Market is surrounded by medical office users
- Great opportunity for a medical, office, and/or retail development

Demographics 3 Miles (2024)



45,457
POPULATION



\$88,115
AVG HH INCOME



17,638
HOUSEHOLDS



41.8
MEDIAN AGE

Click to See Site
on Google Maps



N Orange Ave

Lincoln Oaks

3.71 ACRES

W Plymouth Ave (8,300 AADT)



Demographics

(ESRI 2024)

POPULATION



1 MI.	8,319
3 MI.	45,457
5 MI.	72,059

HOUSEHOLDS



1 MI.	3,135
3 MI.	17,638
5 MI.	28,723

AVERAGE HH INCOME



1 MI.	\$95,558
3 MI.	\$88,115
5 MI.	\$97,596

MEDIAN AGE



1 MI.	38.6
3 MI.	41.8
5 MI.	44.9

jll.com/orlando

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