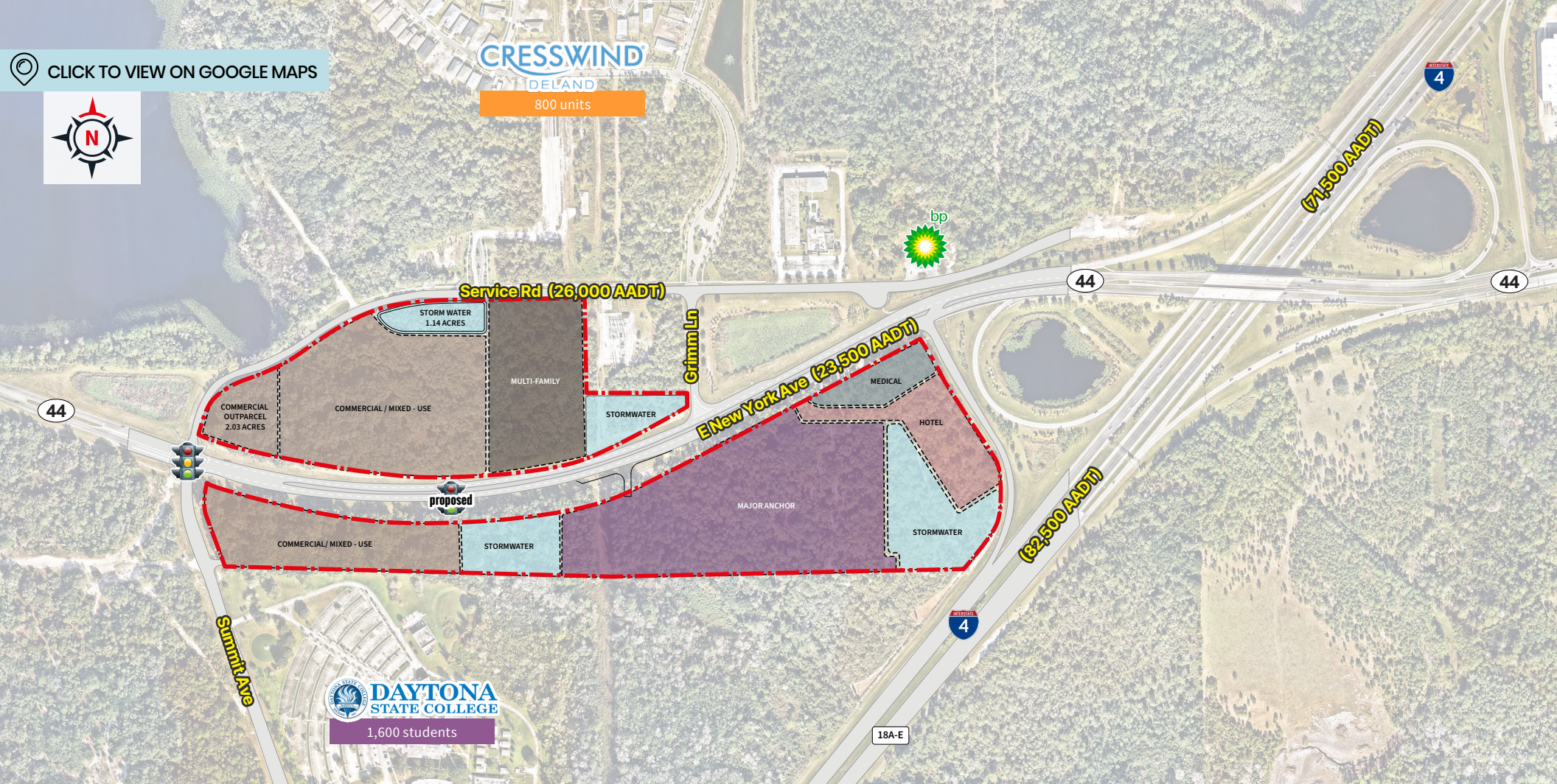


 [CLICK TO VIEW ON GOOGLE MAPS](#)



CRESSWIND
DELAND
800 units



±65 Acres Available For Lease

East New York Avenue (SR-44)

Deland, Florida 32724

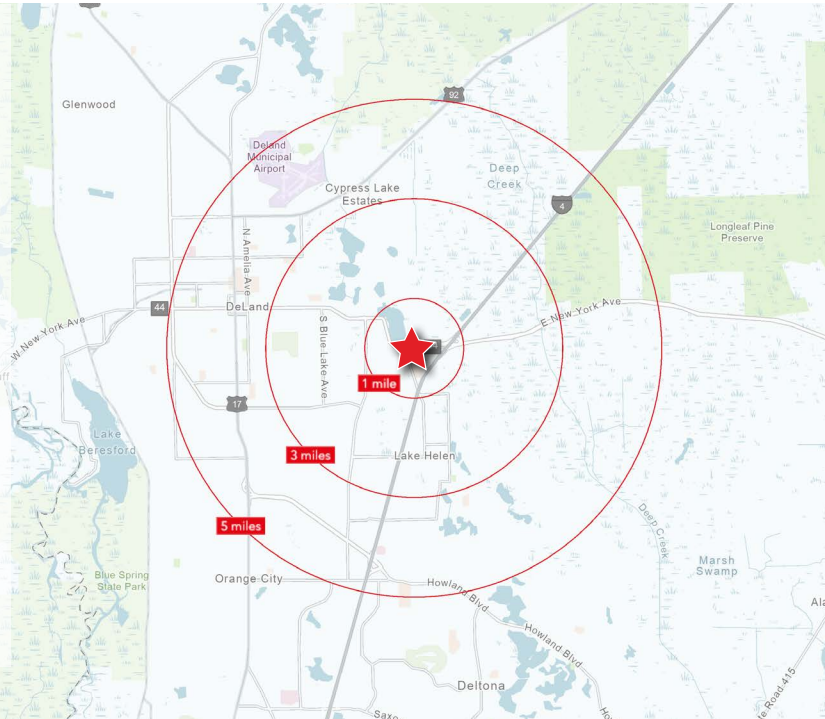
 **JLL** SEE A BRIGHTER WAY

PROPERTY *Highlights*

- Come be part of one of Deland's largest new mixed-use development!
- 65 total acres which includes commercial anchor(s), retail, outparcel, multi-family, medical, and hotel
- Adjacent to I-4 (82,500 AADT) and on SR-44 (23,500 AADT)
- New residential growing market with Cresswind development (800 units), Victoria Gardens (1,500 units), Lakewood Park (411), and more coming soon
- The surrounding area is in need of large anchor(s), QSR's, medical, retail, restaurant, and more!
- High Avg HH Income of \$121,047 in a 1 mile radius, and \$105,803 in a 3 mile radius.

DEMOGRAPHICS

Population Summary		
1 Mile	3 Miles	5 Miles
1,462	22,216	64,519
Estimated growth in 5 years		
1,760	24,525	69,363
Average HH Income		
1 Mile	3 Miles	5 Miles
\$121,047	\$105,803	\$97,875
Estimated growth in 5 years		
\$132,775	\$119,739	\$110,504
Total Daytime Population		
1 Mile	3 Miles	5 Miles
1,273	67,786	233,678
Median Age		
1 Mile	3 Miles	5 Miles
61.1	48.7	44.6



OLD FLORIDA CHARM

Welcome to the Athens of Florida. Recently recognized as one of the ‘coolest destinations in the state’ by The Travel in 2025, DeLand has captured the attention of future residents and tourists for its wellpreserved historical and charming downtown, colorful murals, nature trails and independent shops.

Who Lives Within 3 Miles:



Silver and Gold

Affluent educated retirees living their golden years with financial security

Median Age: 64.4

Median HH Income: \$102.652

LifeMode Group: Mature Reflections

Socioeconomic Traits: Silver and Gold represents retirement done right. Highly educated empty nesters with substantial wealth who've transitioned from professional careers to active retirement. They're cultured book readers who golf, birdwatch and dine out while driving luxury vehicles, using reward programs strategically and giving back through voting and volunteering.s.



Moderate Metros

Young families and singles in growing suburban metro peripheries

Median Age: 38.1

Median HH Income: \$70,055

LifeMode Group: Metro Vibes

Socioeconomic Traits: Moderate Metros represent young families with preschoolers and single-person households in growing suburban areas. They are bargain-conscious online shoppers working in healthcare and retail, with short commutes and civic engagement through voting and recycling practices.



Rural Versatility

Faith-centered multigenerational households building strong community roots

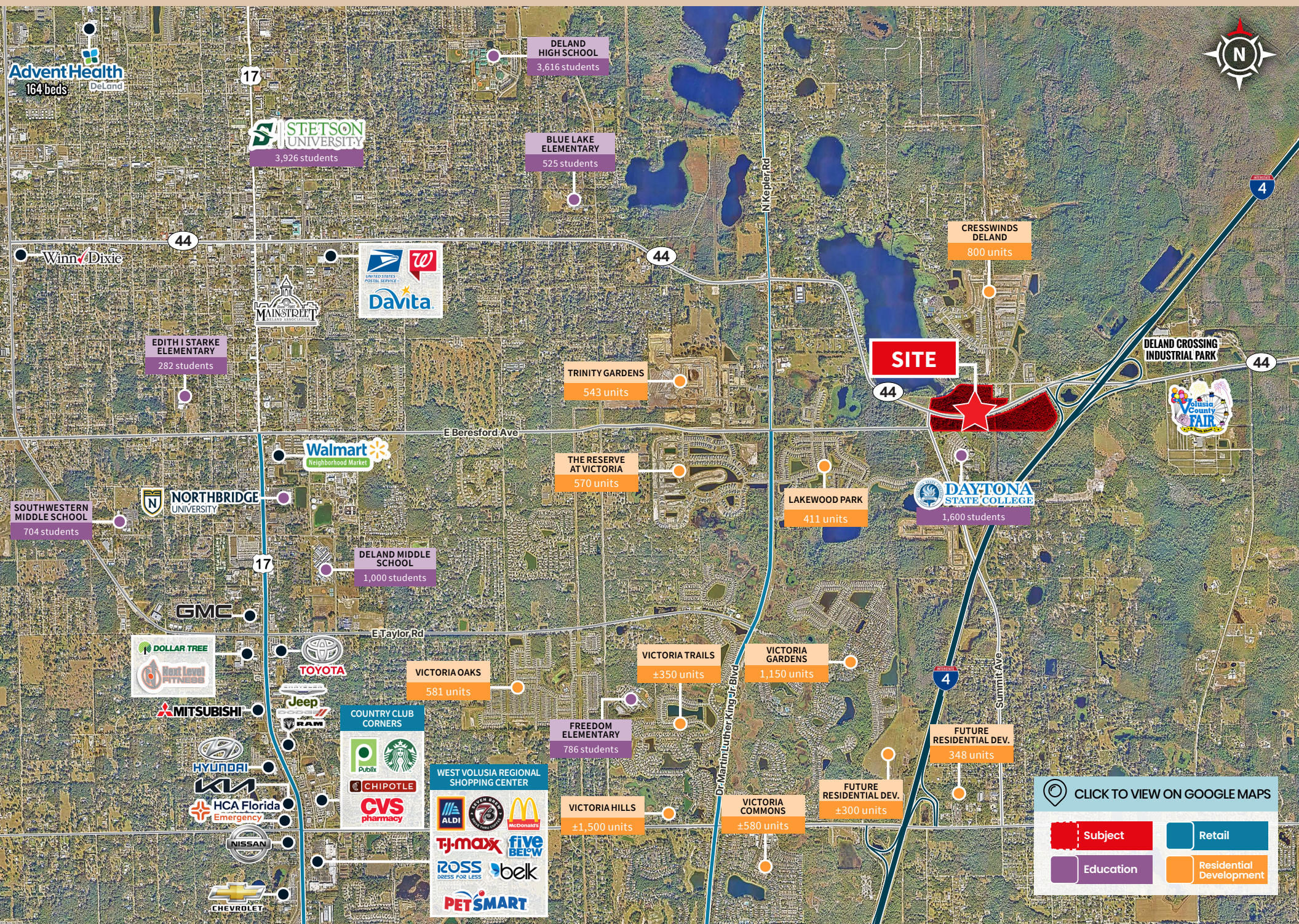
Median Age: 38.9

Median HH Income: \$58,911

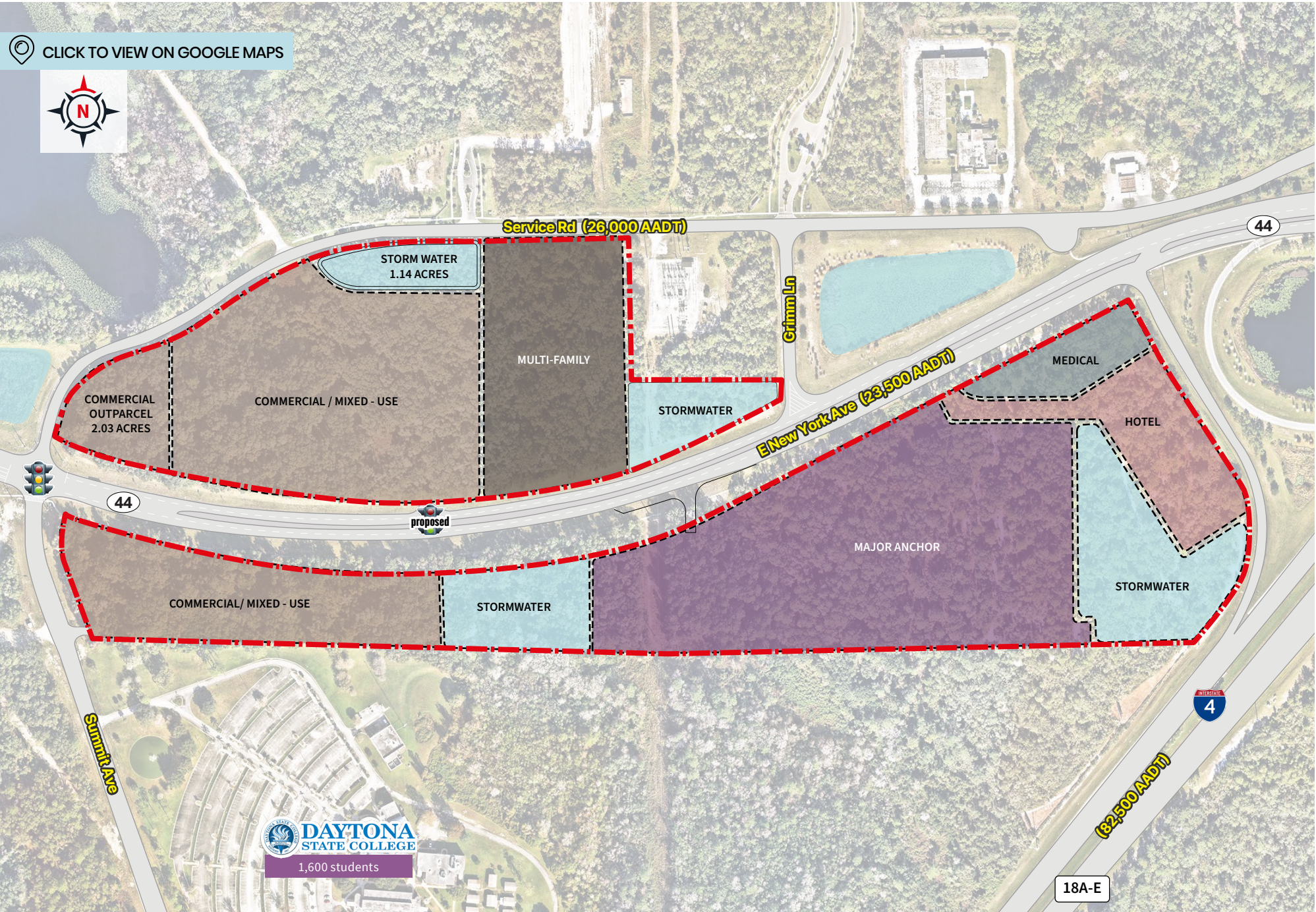
LifeMode Group: Community Connections

Socioeconomic Traits: Rural Versatility represents the spirit of rural America - from young families with children to seniors on fixed incomes, united by self-reliance and hands-on lifestyles. They're skilled in manufacturing, construction and agriculture, spending weekends at hardware stores, working on vehicles and caring for pets while music plays in the background.

MARKET Area Overview



PROPERTY Site Plan





Listing Agent:



Antonino Poma
Vice President



+1 407 488 4794



antonino.poma@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle Brokerage, Inc. All rights reserved.