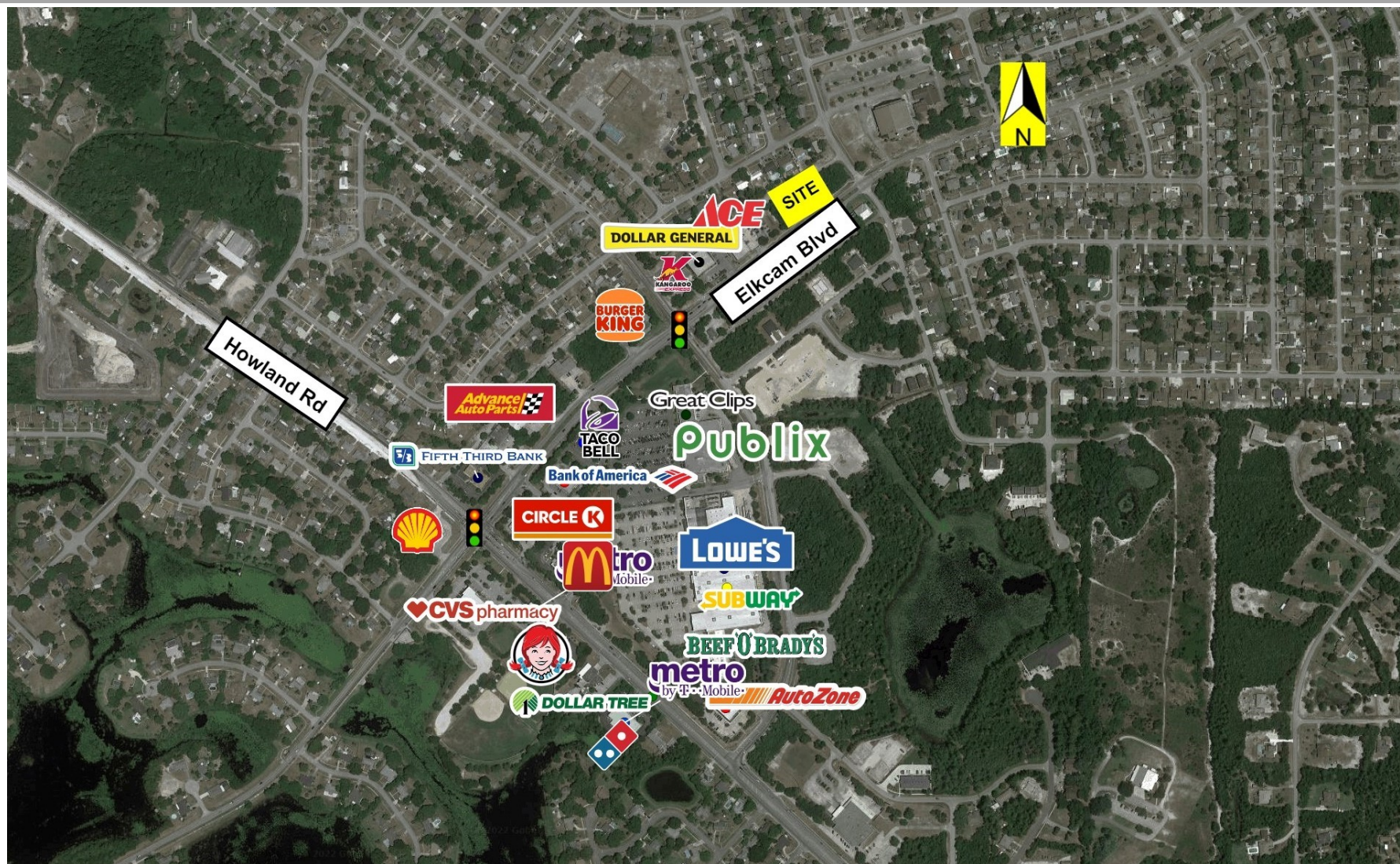


# Restaurant | Retail | Medical Pad Available

.99 ac Pad | 2860 Elcam Blvd, Deltona FL 32738



**Southeast Commercial—Tampa Bay**  
200 S Hoover Blvd #145  
Tampa FL 33609  
cbauman@southeastcommercial.net  
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**Carol Bauman**  
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## .99 ac Site Aerial View



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# Conceptual

Elkcam Boulevard & Florida Dr  
Deltona  
Volusia County, FL

## CONCEPT PLAN "B"



### PROJECT DATA

**TOTAL PROJECT AREA:**  
0.99 ± Acres  
**JURISDICTION:**  
CITY OF DELTONA, FL  
**PROPERTY FUTURE LAND USE:**  
"C" (COMMERCIAL)  
**PROPERTY ZONING:**  
"C-1"  
**PROPOSED DENSITY:**  
10,000 SF  
**PROPOSED PARKING:**  
41 SPACES (4 SP / 1000 SF)

**NOTES:**  
DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

**DISCLAIMER:**  
1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.  
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT GUARANTEED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCEEDMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.  
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.  
4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY, JURISDICTIONAL DILIGENCE OR ANNOTATED REPORT. LOCATION OF UTILITIES OR PROTECTED / GRAVE TREES HAS NOT BEEN TAKEN INTO ACCOUNT.



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# Area and Site Information

## Deltona FL

- Suburban trade area of The Deltona–Daytona Beach–Ormond Beach, Florida MSA
- Deltona is the largest city in Volusia County and saw a net migration of 10,657 residents in 2020 which ranked 6th highest in the U.S. for cities with less than 1 million residents
- Site adjacent to ACE HARDWARE and near PUBLIX, LOWES. BURGER KING, TACO BELL, MCDONALDS. WENDY'S, CVS, WALGREENS . Close to the New Advent Health Deltona ER and the New Halifax Health Medical Center.
- Site is centered near high density of single family homes as well as multi-family apartments and duplexes.

## Site Details:

- .99 +/- ac site, zoned C-1 commercial
- 10,000 SF building or QSR
- Rough grade, utilities to the site, off site retention
- \$70,000/yr Ground Lease

## Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$54,681	\$58,700	\$59,152
Median Age	34.5	36.5	38.4
Population	8,361	39,994	84,997



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