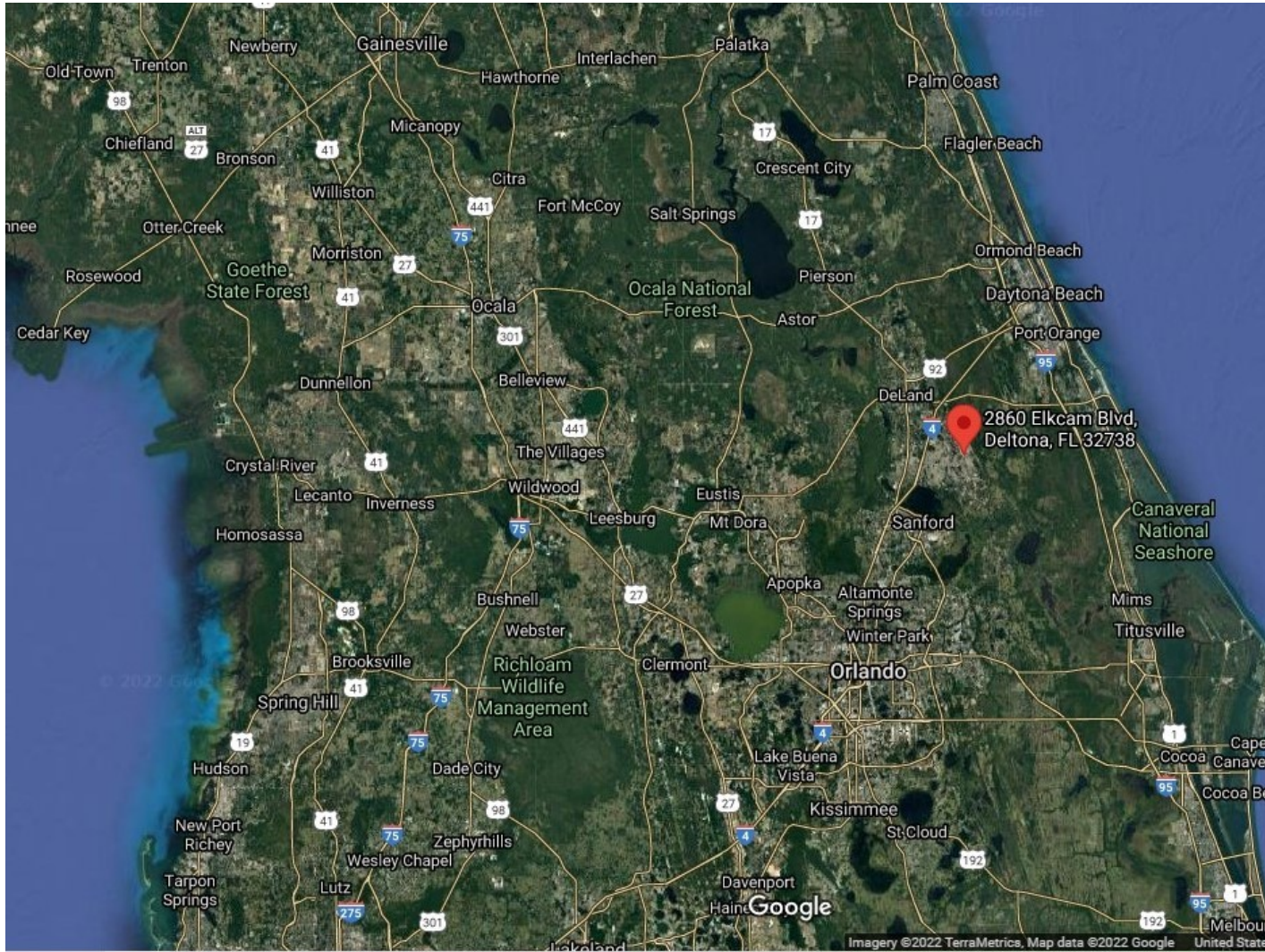


2860 Elcam Blvd, Deltona FL 32738 .99 ac Available Site for QSR, Retail, Medical

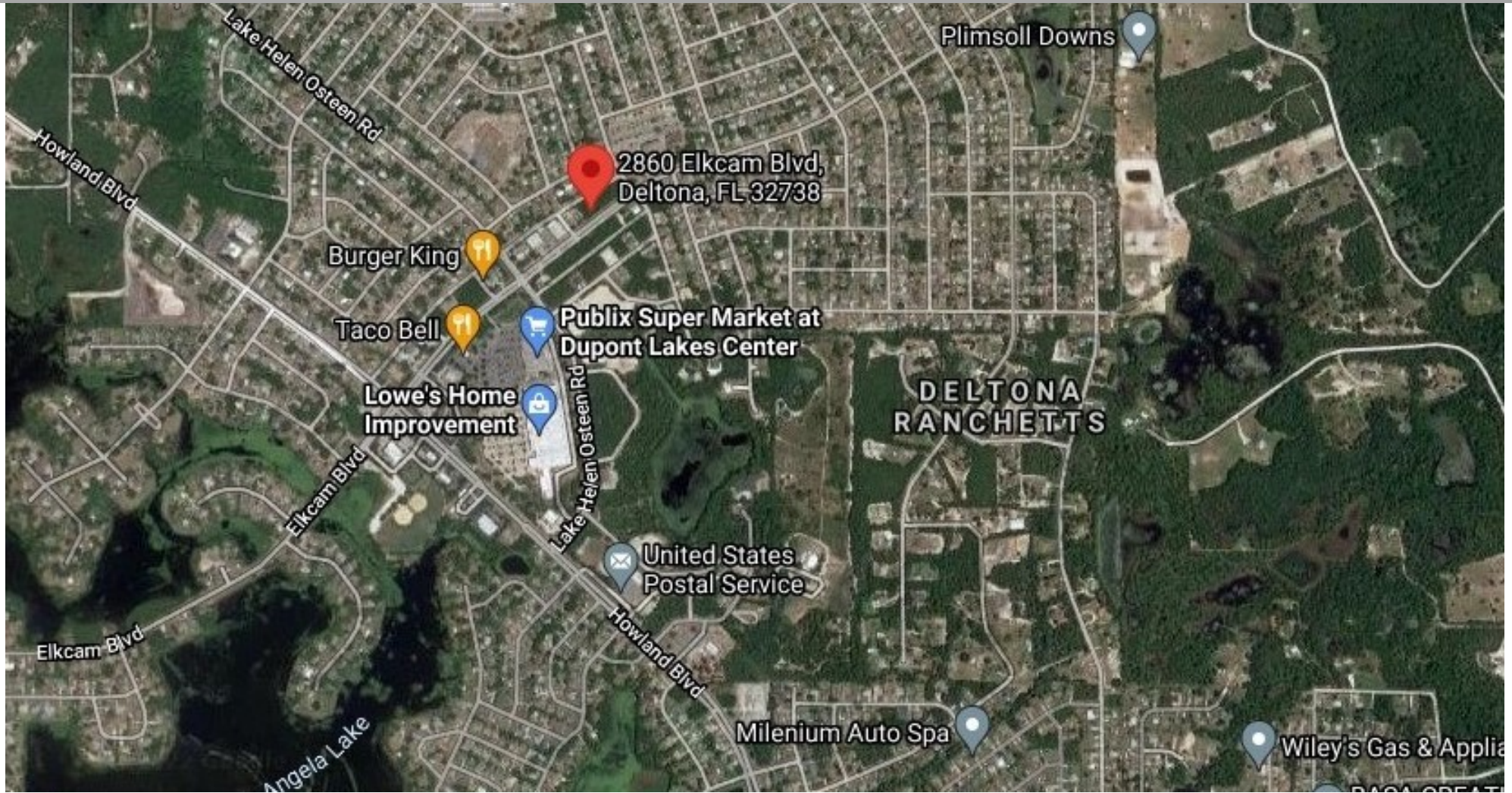


SOUTHEAST
COMMERCIAL

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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:
 47 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 DERIVED FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT. COMPLIANCE WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REGULATIONS AND CODES.
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASCERTAINED AFTER FURTHER EXAMINATION AND VERIFICATION OF BASIC REQUIREMENTS AND PRELIMINARY 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 DELINEATION OR AIRBORNE REPORT. LOCATION OF UTILITIES OR PROPOSED "GRAND TREAD" HAS NOT BEEN TAKEN INTO ACCOUNT.



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Area Information 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, McDonald's, 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 Zoned C-1
- Site can accommodate up to a 10,000 SF building or QSR
- Rough grade, Utilities to the site
- \$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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