



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

VICTORIA PARK

1431 Orange Camp Road
DeLand, FL 32724

RETAIL SUITES AVAILABLE IN DELAND



FOR LEASE

- + **Price:** Call For Pricing
- + **Avail. SF:** 1,200 SF & 1,500 SF
- + **Primary:** Retail
- + **Secondary:** Office/Medical

Highlights

- Neighborhood Center serving the Victoria Park community in DeLand
- Located on Orange Camp Road in close proximity to Interstate 4
- Average median income of \$80,333 within a mile of the site
- Co-Tenants Include:


Advent Health

KOLTER
HOMES


**WAG GANG BAKERY
& GROOMING**

 **PNC**



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Phase 1 & 2 Vacancies



Site Plan - Phase 1

101	102	103	104	105	106
ANIMAL CLINIC	ANIMAL CLINIC	WOOF GANG BAKERY	NAIL SALON	1,200 SF	VILLAGE CAFÉ


= Available

107	MURPH'S PATIO BAR & GRILL
108	MURPH'S PATIO BAR & GRILL
109	NAT'L DIABETES SIMPLY SWEET
110	Leased
111	STYLEWORKS HAIR SALON

112/113	ATLANTIC EAR NOSE & THROAT
114	KOLTER HOMES
115	A YOUNGER YOU MED SPA
116/117	KOLTER HOMES
118/119	ADVENT HOSPITAL



Site Plan - Phase 2

106	105	104	103	102	101
CHIRO-PRACTIC		HAMMER & STAIN	EDWARD JONES	PHARMACY	
	1,200 SF				1,500 SF

107	CHARLES RUTENBERG REALTY
108	INSURANCE AGENCY
109	LOCAL STYLE HOUSE
110	HOT YOGA STUDIO
111	FLORIST
112	BRONX PIZZA
113	WINE BAR

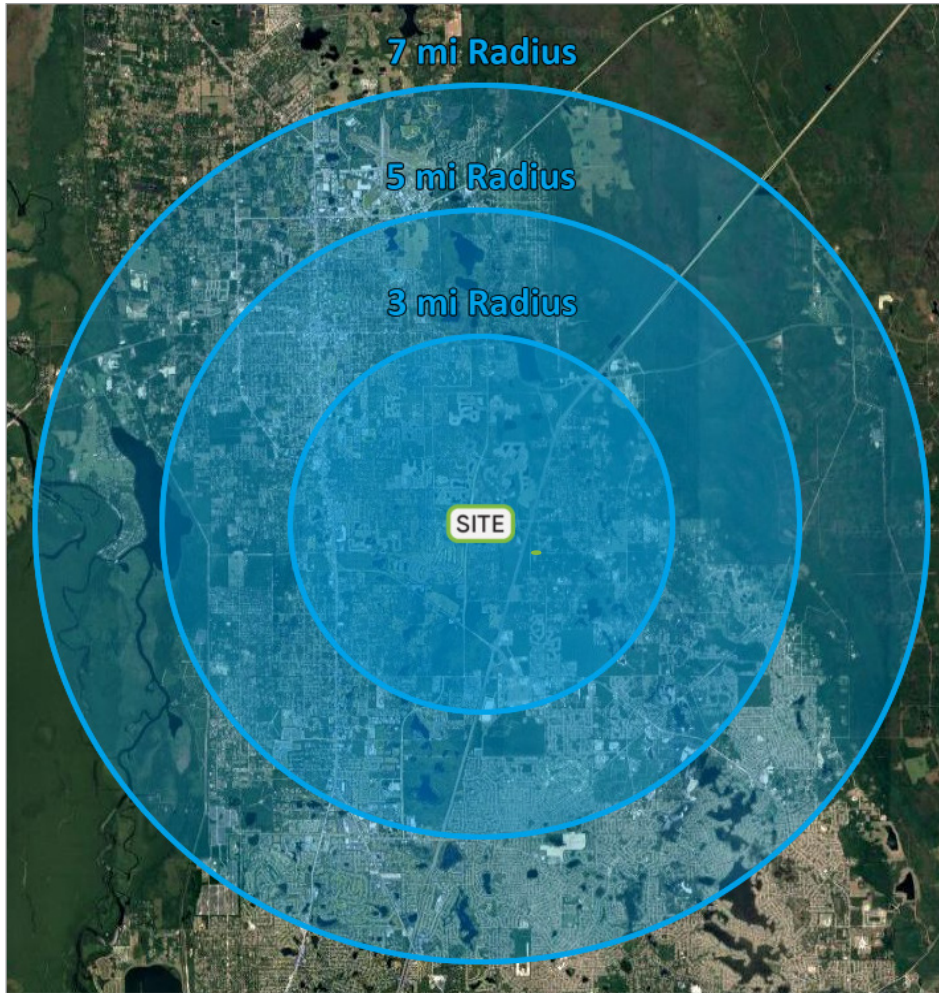

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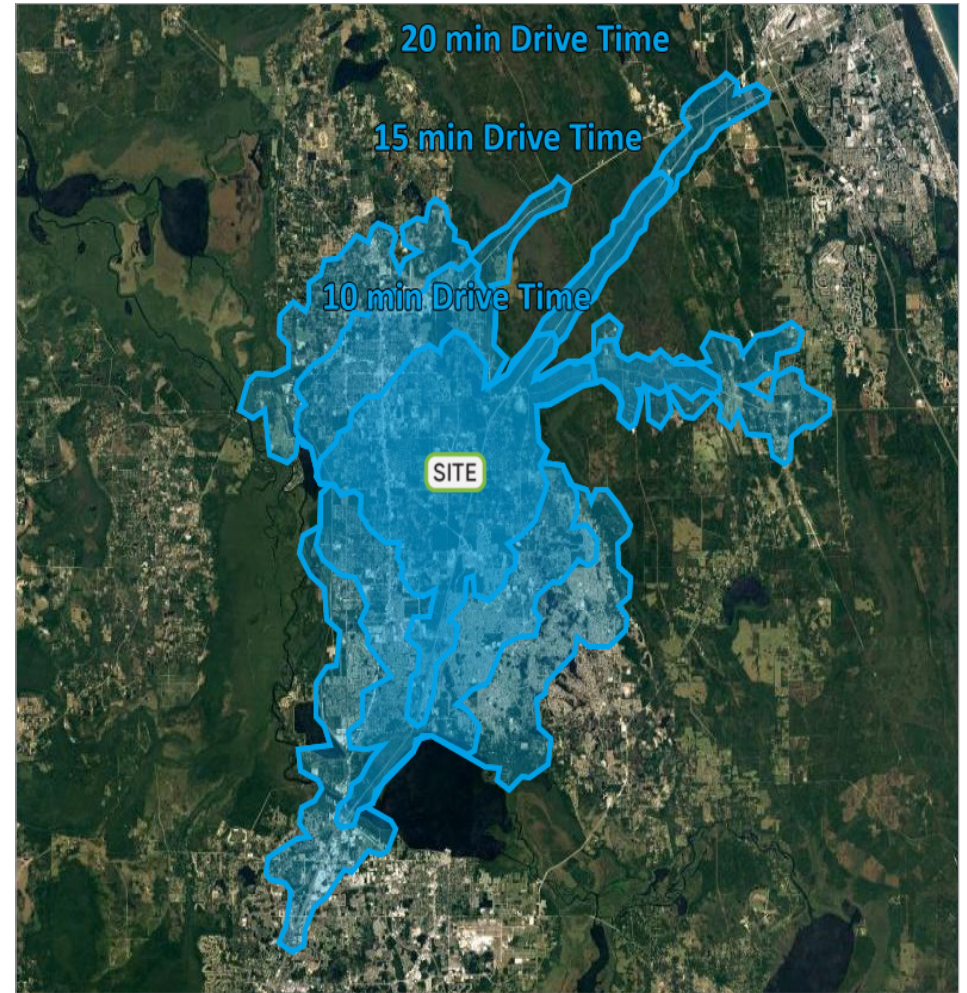
Retail Map



Demographics



Radius	Population	HH Income	Businesses	Employees
3-Mile	27,870	\$70,704	1,170	6,374
5-Mile	94,281	\$65,841	4,201	29,447
7-Mile	167,034	\$66,153	7,420	51,005



Drive Times	Population	HH Income	Businesses	Employees
10-Minutes	53,744	\$69,382	2,295	15,021
15-Minutes	138,934	\$65,777	6,697	46,952
20-Minutes	212,882	\$67,975	10,541	78,521