

The Deland Collection is a 200,000 square foot retail development at SR 472 and MLK Boulevard. The gateway to DeLand and West Volusia County. Adjacent to Interstate 4, Advent Health and the 1,500,000 foot DeLand Tech Park. The development will consist of a Membership Warehouse, Specialty Grocer, Soft goods and other quality national retailers and restaurants. Infrastructure work starts in February 2026 with store openings in Q4 of 2027.

- Prime Development Opportunity: 46-acre commercial site at the NWQ of SR 472 & I-4 in DeLand
- High Visibility & Access: Located on Howland Blvd, a major connector between DeLand and Orange City with direct I-4 access
- Strong Demographics: Adjacent to expanding residential areas, universities, and business hubs driving demand
- Growth Corridor Location: Positioned in the path of development with strong long-term investment
- Commercial Zoning: Suitable for retail, mixed-use, medical, or hospitality in a high-growth market

## Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	2,646	41,236	114,552
2025 Avg HH inc.	\$108,436	\$103,064	\$94,991
2025 Med HH inc.	\$86,373	\$81,559	\$75,034

## Traffic Counts

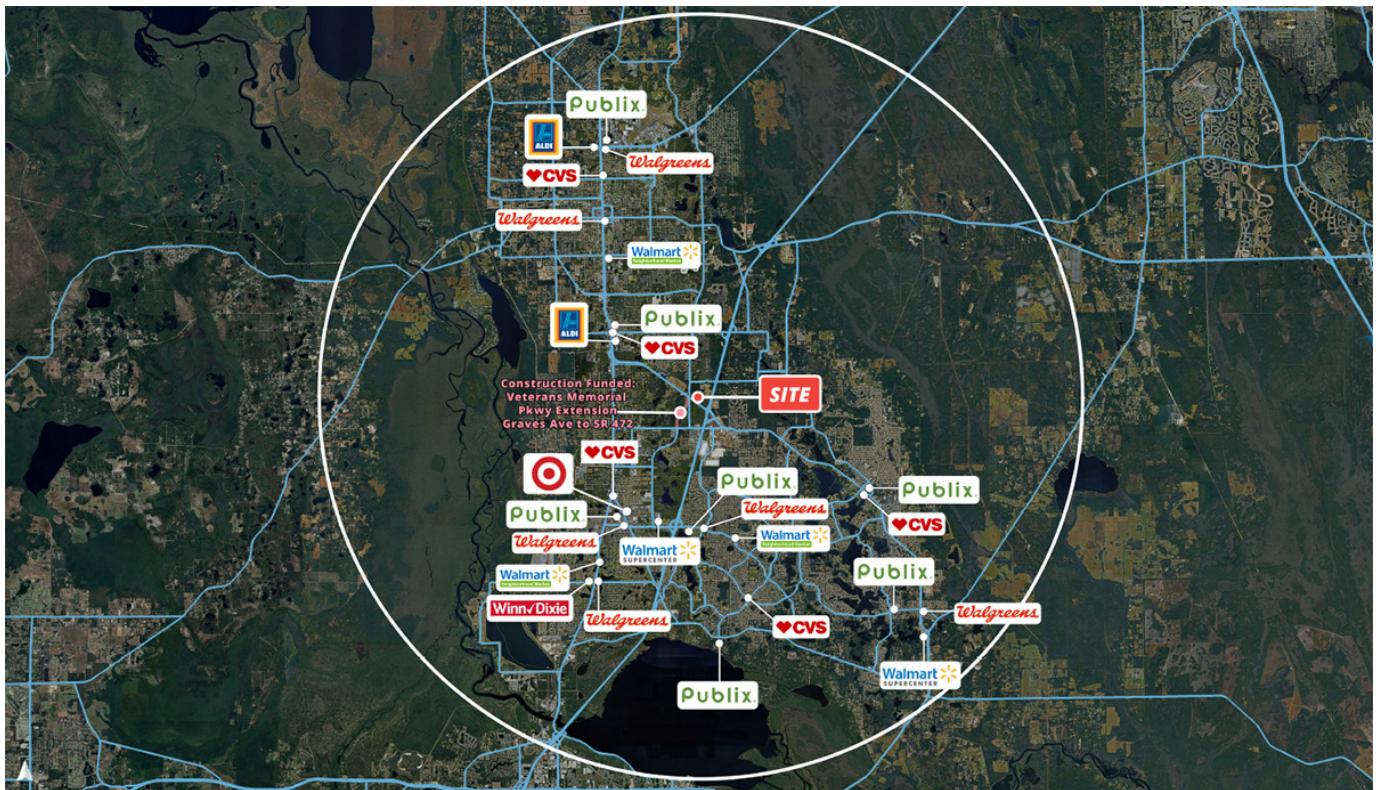
Howland Blvd (SR 472)	24,000 VPD
I-4	109,500 VPD

Year: 2025 | Source: FDOT



### OUTPARCEL KEY - OPTION 3

PARCEL NUMBER	PARCEL AREA (AC)	DESCRIPTION	BUILDING AREA (SF)
1	1.49	GAS STATION WITH 2 ROWS OF 4 FUELING PUMPS	3,110
2	1.79	FAST FOOD RESTAURANT	5,000
3	1.49	BANK WITH 2 DRIVE THROUGH ATMS	4,077
4	0.20	ACCESS ROAD	0
5	1.44	AUTOMOTIVE SERVICES	2,500
6	1.34	FAST FOOD RESTAURANT WITH DRIVE THROUGH	3,418
7	1.05	DENTAL OFFICE	4,354
8	2.56	FAST CASUAL DINING RESTAURANT	8,012
9	1.67	MULTI-TENANT RETAIL (4 BAYS)	12,000
10	1.03	AUTO TIRE SERVICE	6,618
11	0.43	ACCESS ROAD	0
12	7.40	WHOLESALE CLUB	106,362
13	8.41	GROCERY AND RETAIL	72,932
14	2.42	CAR WASH	3,566
<b>TOTAL</b>	<b>32.71</b>	<b>TOTAL</b>	<b>231,949</b>



I-4 and Howland Blvd. | 10-Mile Radius

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**“ATTENTION TO RETAIL”**

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