

PARADISE SHOPPES OF DELAND

305 E International Speedway Blvd | Deland | FL



HIGHLIGHTS

- **Prime 1,400 SF Opportunity:** Ideal for retail, office, or medical space positioned next to high-traffic national brands.
- **Shadow-Anchored by Lowe's:** Benefits from continuous, built-in daily foot traffic generated by an adjacent home improvement giant.
- **High-Volume National Co-Tenancy:** Anchored by top-tier traffic drivers including Tijuana Flats, Jeremiah's Italian Ice, Wingstop, Great Clips and T-Mobile.
- **Ample & Convenient Parking:** Spacious, multi-row surface parking offering seamless access for customers and staff.
- **High-Visibility Corridor:** Positioned on International Speedway Blvd, exposing your storefront to over 29,000 Vehicles Per Day (VPD).
- **Affluent Local Demographics:** Draws from a dense customer base with an impressive average household income of \$87,097 within a 5-mile radius.
- **Massive Daytime Consumer Base:** Strategically located near 34,427 daytime employees inside a 5-mile trade zone, boosting lunch and weekday traffic.
- **Thriving Retail Hub Location:** Situated directly across or adjacent to massive national brands including Walmart Super Center, Publix, Aldi, and Office Depot.



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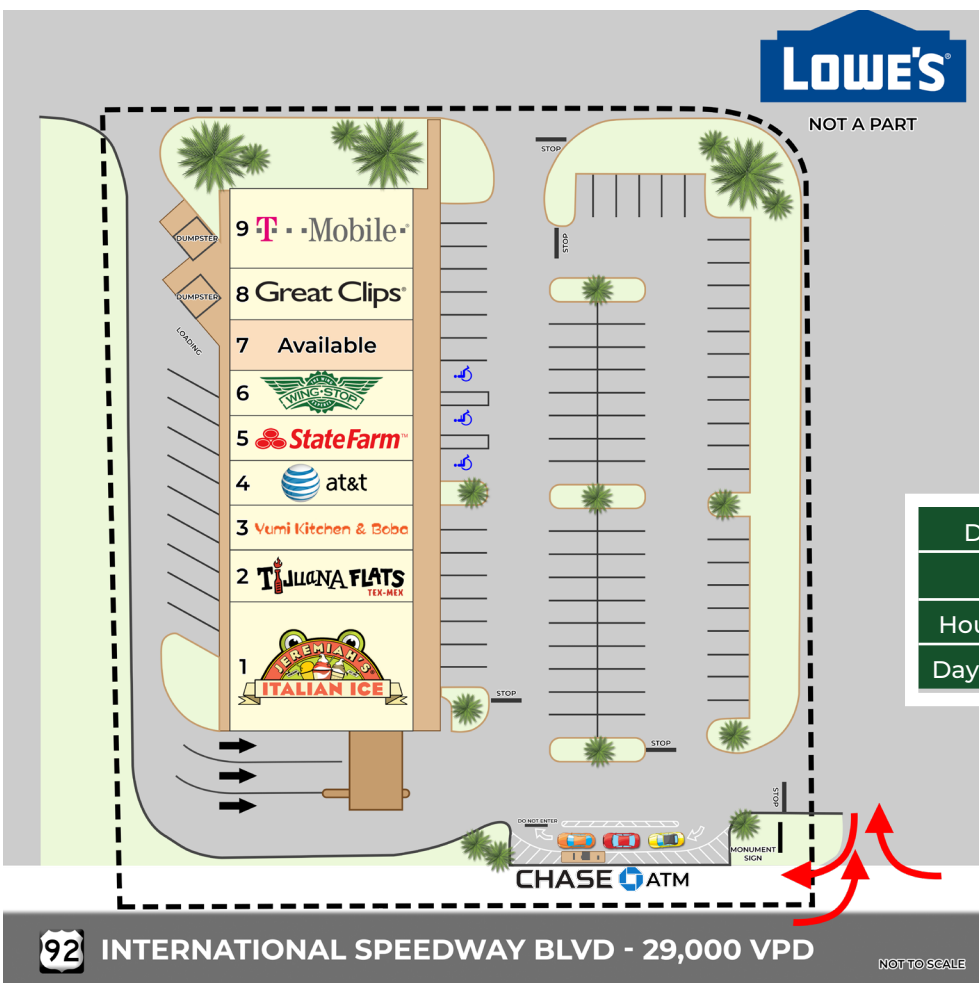


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No	Tenant	SF
1	Jeremiah's Ice	1,400
2	Tijuana Flat's	3,500
3	Yumi Kitchen & Boba	1,225
4	AT&T	1,225
5	State Farm	1,225
6	Wingstop	1,225
7	Available	1,400
8	Great Clips	1,400
9	T-Mobile	2,062

Demographics	1 Mile	3 Miles	5 Miles
Population	4,330	41,583	69,042
Household Income	\$76,716	\$82,850	\$87,097
Daytime Employees	2,436	29,183	34,427