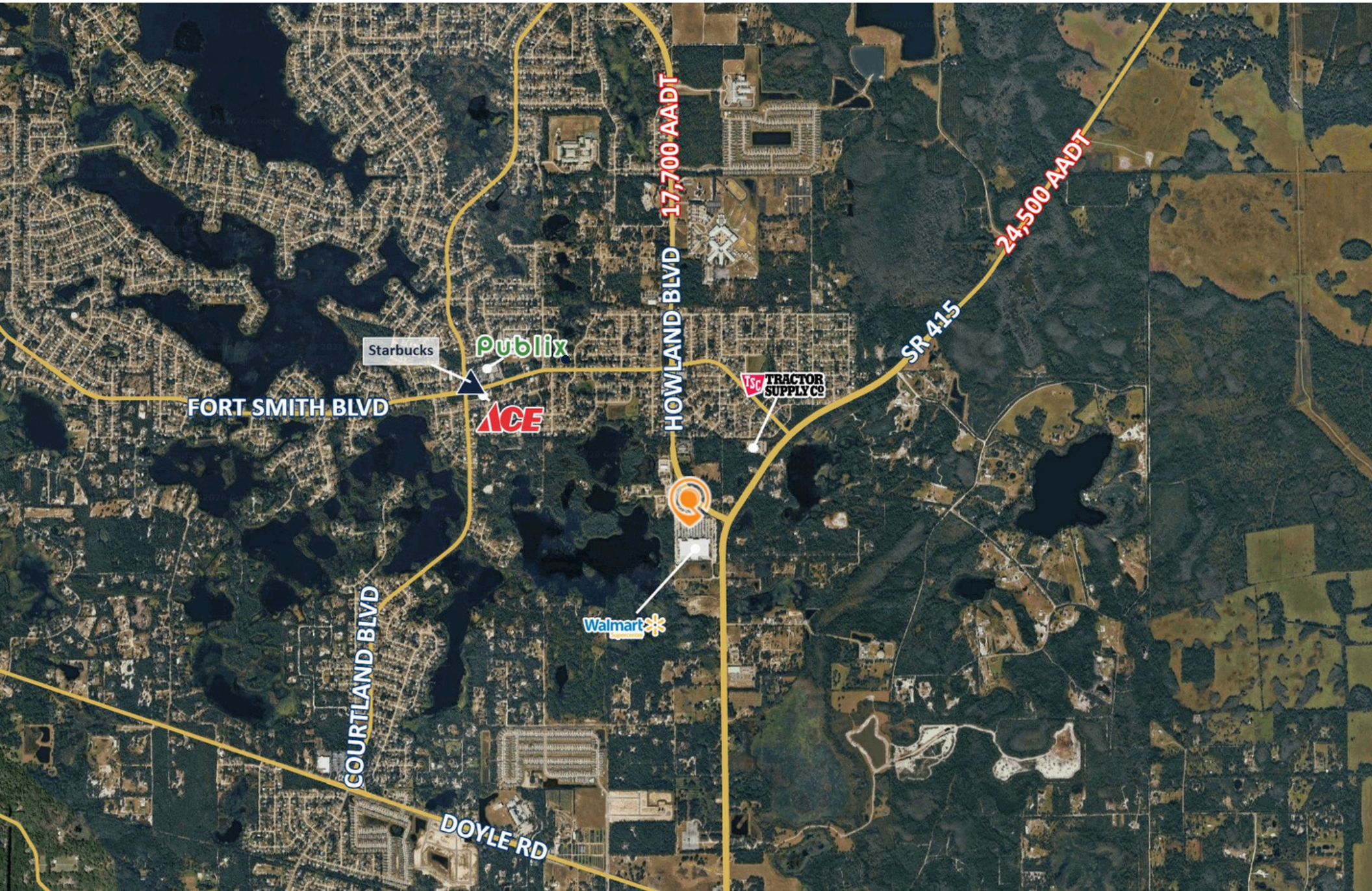


# Walmart Shadowed Retail Investment Center

Deltona, Florida



- 8,450 SF fully leased Walmart shadowed retail investment center for sale
- Firehouse Subs signed a brand new 10-year lease with terms through July 2036
- Negotiating with Hungry Howies to exercise 5-year option to extend through July 2032



# Walmart Shadowed Retail Investment Center

## Overview

### Property Address

121 Howland Blvd  
Deltona, FL 32738

### Building

**GLA:** 8,450 SF  
**Zoning:** Commercial  
**Year Built:** 2009  
**Occupancy:** 100%

### Land Size

0.98 acres

### Parking

5:1 ratio

### 5 Mile Population

57,458

### 5 Mile Avg HH Income

\$93,759



LQ Commercial Orlando is pleased to exclusively offer for sale the 8,450 square foot, fully leased retail investment center strategically located in Deltona, Florida. This stabilized asset offers investors an exceptional opportunity to acquire a Walmart-shadowed retail center anchored by strong, established tenants in a high-traffic corridor.

The property sits directly adjacent to a 220,000 square foot Walmart Supercenter — the dominant traffic driver in the immediate trade area. This shadow-anchor positioning provides the retail center with a consistent and substantial flow of shoppers, ensuring sustained visibility and foot traffic for all tenants. The center also benefits from a shared driveway easement with McDonald's, further enhancing accessibility and drawing from the surrounding area's robust customer base.

The center is home to a quality mix of nationally recognized tenants, including Firehouse Subs, Hungry Howie's, and Metro PCS, among others. Firehouse Subs has demonstrated its commitment to the location by executing a brand new 10-year lease with a term running through July 2036, providing investors with long-term, reliable income. Additionally, ownership is currently in negotiations with Hungry Howie's to exercise a 5-year renewal option, which would extend their tenancy through July 2032 — further reinforcing the center's occupancy stability.

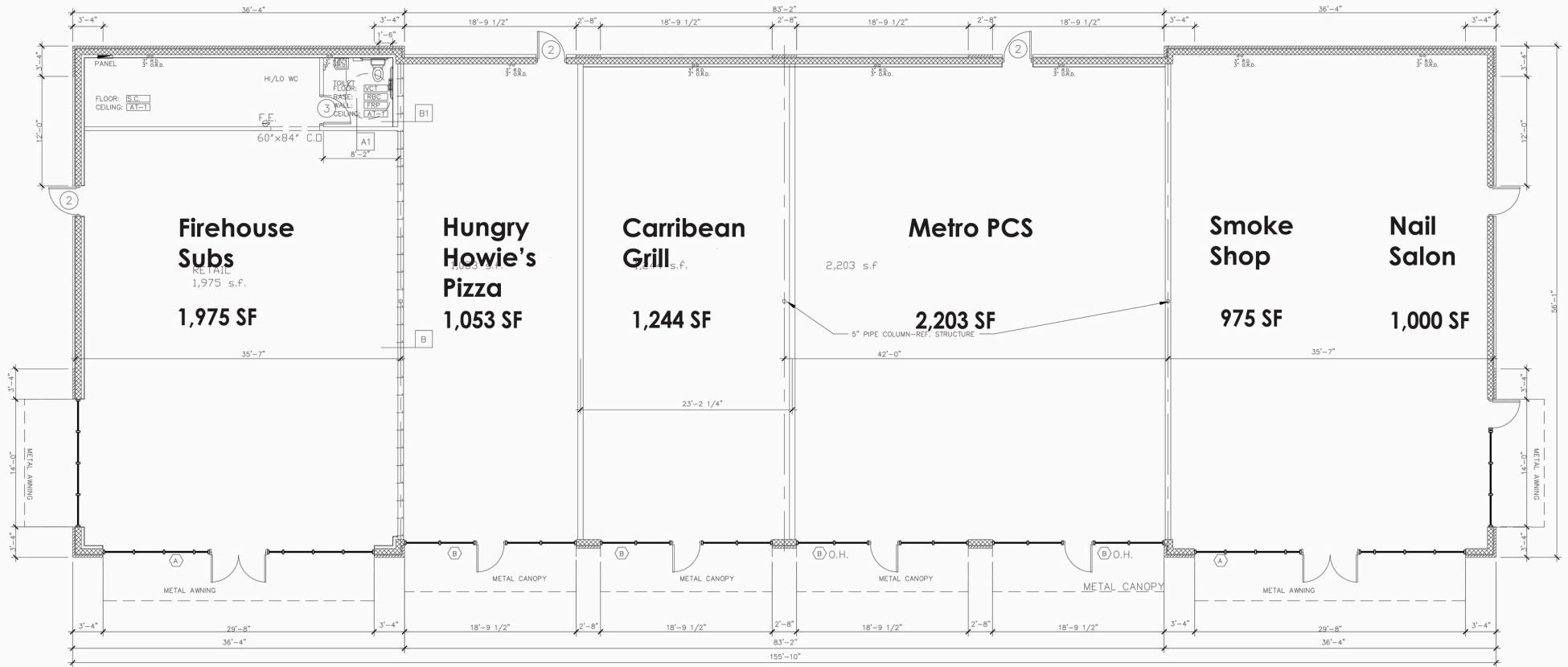
**Price \$3,727,550 | Cap Rate: 6.0%**



# Additional Photos

# Walmart Shadowed Retail Investment Center





**1**  
5.1 **FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



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