



RETAIL SPACE FOR LEASE

DELTONA, FL NEW DEVELOPMENT

939 HOLLYWOOD BLVD | DELTONA, FL 32725

UP TO 1-13 AC PADS BTS OR GROUND LEASE AVAILABLE

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WELCOME TO

939 HOLLYWOOD BLVD | DELTONA, FL 32725

This offering includes up to ±4 acres of retail pads located along Hollywood Boulevard in Deltona, one of Central Florida's fastest-growing suburban markets. With flexible configurations available from 1 to 4 acres, each pad can be leased or developed individually or combined for larger users. The site is ideally positioned near the busy intersection of Hollywood Blvd and Saxon Blvd, with proximity to I-4 providing excellent access to regional traffic. Deltona's rapid residential growth — including thousands of new homes and multifamily units planned or under construction — is driving increased demand for retail, medical, and service uses. The 3-mile trade area boasts strong demographics with a growing daytime population and average household incomes exceeding \$80,000. The surrounding area includes national retailers such as Publix, Lowe's, and AdventHealth, making this a prime opportunity for QSR, grocery, medical, and other service-based retailers looking to enter an underserved and expanding market. Ground lease or build-to-suit options are available.



DELTONA NEW DEVELOPMENT

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Up to ±13 Acres | Retail Pads Available | Deltona, FL

Flexible Development Options: Pads available from 1–13 acres for single-tenant or multi-tenant users; ground lease or build-to-suit.

Drive-Thru Ready: Site configurations accommodate drive-thru users such as QSR, coffee, or pharmacy with premium frontage.

Prime Visibility & Access: Located on Hollywood Blvd near Saxon Blvd with easy access to I-4 and strong daily traffic.

Explosive Residential Growth: Thousands of new homes planned/underway within 3 miles driving retail demand.

Retail Synergy: Nearby national brands include Publix, Lowe's, AdventHealth, and other established anchors.

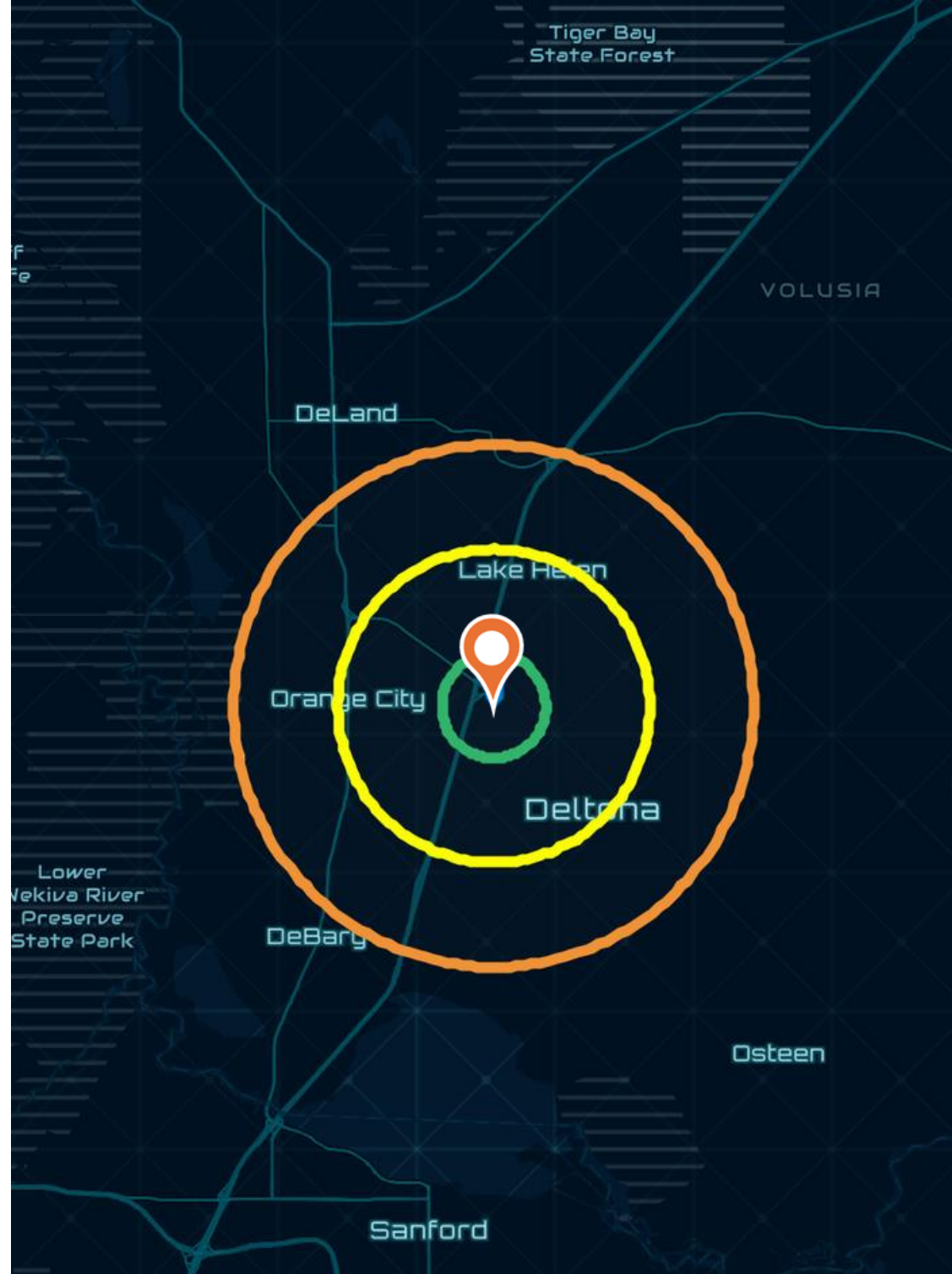
Regional Access: Serves a growing commuter population between Daytona Beach and Orlando metro areas.

Zoning: Commercial zoning allows a broad range of uses including food service, medical, and general retail.



DEMOGRAPHICS

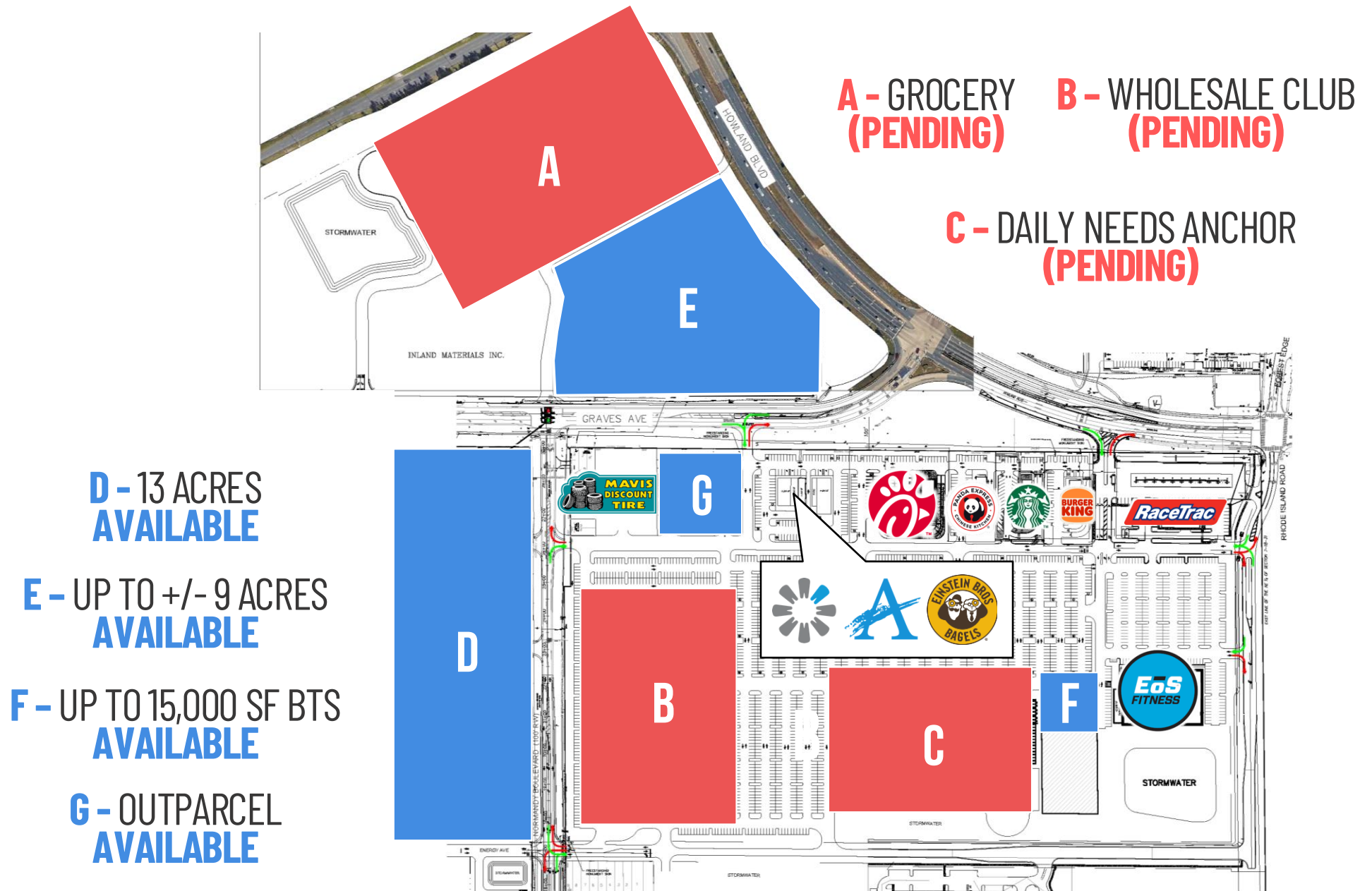
Metrics	1 Mile	3 Miles	5 Miles
Population	3,942	42,538	130,533
Daytime Population	3,164	33,893	102,959
Average HH Income	\$86,534	\$98,729	\$96,345
Households	1,303	14,838	46,772
HH Size	2.74	2.52	2.56
Median Age	45.3	46.2	44.3
Average Home Value	\$358,748	\$407,676	\$389,750



MARKET AERIAL



SITE PLAN



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