

# DELTONA STRIP CENTER

3280 HOWLAND BLVD, DELTONA, FL 32725



BRAND NEW 100% OCCUPIED  
STRIP CENTER ON LONG-TERM  
LEASES



127,434 RESIDENTS IN PRIMARY  
TRADE AREA WITH \$96,247  
AVERAGE HOUSEHOLD INCOME



JUST OFF I-4 WITH 93,000 VPD

Actual Site



WEST VOLUSIA REGIONAL CENTER

ALDI | ROSS DRESS FOR LESS | belk  
 PETSMART | T.J. maxx | McDonald's | 7-Eleven | PANDA EXPRESS CHINESE KITCHEN

COUNTRY CLUB CORNERS

Publix | STARBUCKS | tropical SMOOTHIE CAFE | CHIPOTLE MEXICAN GRILL | SMOOTHIE KING

VICTORIA SQUARE CENTER

Wawa | BURGER KING | DOLLAR TREE

28.3 AC RESIDENTIAL DEVELOPMENT  
233 UNITS

PROPOSED RETAIL DEVELOPMENT

PEPBOYS | TIRE KINGDOM  
SERVICE • BRAKES • BATTERIES • MORE

CAPTAIN D'S | Wendy's | TACO BELL

THE CROSSINGS  
20 AC PROPOSED COMMERCIAL DEVELOPMENT

Advent Health

\$153M FACILITY WITH  
24-HOUR ER  
300 EMPLOYEES

93,000 VPD



HEARTLAND  
UPCOMING DEVELOPMENT

ACTION GATOR TIRE | Central Florida REGIONAL HOSPITAL

McDonald's

PROPOSED RETAIL DEVELOPMENT

HALIFAX CROSSING  
500 MULTI-FAMILY UNITS AND  
MEDICAL VILLAGE

PROPOSED CAR WASH

30,400 VPD

Wawa

PANDA EXPRESS CHINESE KITCHEN | Chick-fil-e | Arby's

Starbucks

SUBJECT PROPERTY

Wendy's

UPCOMING DEVELOPMENT

BURGER KING

UPCOMING DEVELOPMENT

RaceTrac

HOWLAND BLVD

RESIDENTIAL COMMUNITIES  
127,434 RESIDENTS IN  
PRIMARY TRADE AREA



SAXON CROSSING



CROWN CENTER PLAZA



HARBOR FREIGHT TOOLS



AMAZON DISTRIBUTION CENTER

INTEGRA MYST 301 UNITS



UPCOMING DEVELOPMENT



PHASE II 25 AC



93,000 VPD

PROPOSED RETAIL DEVELOPMENT

PROPOSED BIG BOX/GROCERY ANCHORED DEVELOPMENT



PROPOSED CAR WASH



30,400 VPD



SUBJECT PROPERTY

UPCOMING DEVELOPMENT



UPCOMING DEVELOPMENT

HALIFAX CROSSING 500 MULTI-FAMILY UNITS AND MEDICAL VILLAGE

HOWLAND BLVD

RESIDENTIAL COMMUNITIES 127,434 RESIDENTS IN PRIMARY TRADE AREA



DUPONT LAKES CENTER



DELTONA HIGH SCHOOL  
1,787 STUDENTS



PROPOSED BIG BOX/GROCERY  
ANCHORED DEVELOPMENT

UPCOMING DEVELOPMENT

UPCOMING DEVELOPMENT



30,400 VPD

HALIFAX CROSSING  
500 MULTI-FAMILY UNITS AND  
MEDICAL VILLAGE

**SUBJECT  
PROPERTY**

HOWLAND BLVD



 **RESIDENTIAL  
COMMUNITIES**  
127,434 RESIDENTS IN  
PRIMARY TRADE AREA

# OFFERING SUMMARY



**\$6,300,000**

PRICE

**5.50%**

CAP RATE

## PROPERTY DETAILS

ADDRESS	3280 Howland Blvd, Deltona, FL 32725
TENANT	Chipotle, Verizon & Jersey Mike's
SQUARE FEET	6,163 SF
ACREAGE	1.40±
YEAR BUILT	2025
LEASE TYPE	NNN
ROOF & STRUCTURE	Landlord
NOI	\$348,947

## INCOME/EXPENSES

### INCOME

Base Rent	\$348,947
Expense Reimbursements	\$67,793

**TOTAL INCOME \$416,740**

### ESTIMATED EXPENSES

Property Taxes (\$6/SF)	\$36,978
Insurance (\$2/SF)	\$12,326

**CAM (\$3/SF) \$18,489**

**TOTAL EXPENSES \$67,793**

**NET OPERATING INCOME \$348,947**



# RENT ROLL



TENANT	GLA	ANNUAL RENT	RENT COMMENCEMENT	LEASE EXPIRATION	OPTIONS	CHANGES ON	CHANGES TO
Chipotle (Corporate)	2,560 SF	\$165,000	12/11/2025	12/31/2035	Four, 5-Yr.	Year 6 Option 1 Option 2 Option 3 Option 4	\$181,500.00 \$199,650.00 \$219,615.00 \$241,576.50 \$265,734.15
Verizon (Cellular Sales of Knoxville)	2,400 SF	\$125,000	12/11/2025	12/31/2035	Two, 5-Yr.	Year 6 Option 1 Option 2	\$131,250 \$137,812.56 \$144,703.08
Jersey Mike's	1,203 SF	\$58,947	Est. 4/1/2026	3/30/2036	Three, 5-Yr.	Year 6 Option 1 Option 2 Option 3	\$64,841.70 \$71,325.87 \$78,458.46 \$86,304.31
<b>TOTAL</b>	<b>6,163 SF</b>	<b>\$348,947</b>					





## SECURE STREAM OF INCOME

- **100% Occupied Strip Center on Long-Term Leases**  
*10-year terms for Chipotle, Verizon and Jersey Mike's*
- **Brand New 2025 Construction with 'Chipotlane' Drive-Thru**  
*Minimal landlord responsibilities for roof and structure*
- **Corporate Guaranty from Chipotle (NYSE: CMG)**  
*\$11.3 billion revenue in 2024, an increase of 14.6% compared to 2023*
- **Corporate Guaranty from Cellular Sales of Knoxville**  
*2nd Largest Verizon authorized retailer with nearly 800 locations and over \$3.2 billion revenue*
- **127,434 Residents in Primary Trade Area**  
*Population increased 23% since 2010*
- **\$96,247 Average Household Income within 5-Mile Radius**  
*Strong daytime population of 99,843*



Representative Photo

## PROXIMITY

- **Just off Interstate 4 with 93,000 VPD**  
*A main north-south interstate with direct access to Orlando*
- **Strategically Located within Deltona Village Mixed-Use Development**  
*A 140-acre project that will include 600 new multi-family units, 25 acres Amazon Distribution Center and retail, hotel and industrial developments*
- **Directly in Front of Recently Approved Halifax Crossings**  
*A 500 unit multi-family medical village with health and wellness facilities*
- **Excellent Access and Visibility to 30,400 VPD**  
*29 miles to Orlando*
- **Across from Deltona High School with 1,787 Students**  
*Along with several K-12 schools with 16,800 combined students*

# ADDITIONAL PHOTOS



# LOCAL MAP



# TENANT OVERVIEW



TOTAL LOCATIONS

3,536



HEADQUARTERS

NEWPORT BEACH

CALIFORNIA



TOTAL 2024 REVENUE

\$11.3B

## CHIPOTLE

Chipotle Mexican Grill, Inc. continues to strengthen its position as a leader in the fast-casual restaurant industry, delivering impressive financial performance in 2024. The company reported total revenue of \$11.3 billion, marking a 14.6% increase. This growth was fueled by a combination of higher foot traffic, strong digital sales, and the continued expansion of its restaurant network, particularly locations featuring Chipotlane drive-thrus. The introduction of new menu items and operational enhancements also contributed to increased customer engagement and sales. As Chipotle maintains its focus on high-quality ingredients and efficient service, it continues to attract loyal customers and new diners alike, reinforcing its reputation as a top choice for fresh, customizable Mexican-inspired meals.

Looking ahead, Chipotle is poised for further growth as it continues to expand its footprint and enhance its digital and in-store experiences. The company has ambitious plans to open hundreds of new restaurants in 2025, with a strong emphasis on Chipotlane locations, which have proven to drive higher order volumes and improved convenience for customers. However, economic challenges such as inflation and potential tariffs on Mexican imports pose risks, particularly for key ingredients like avocados. To mitigate these pressures, Chipotle has strategically managed its pricing and cost efficiencies while remaining committed to sustainability and responsible sourcing. By continuously adapting to changing consumer preferences, investing in technology, and innovating its menu offerings, Chipotle is well-positioned to sustain its growth and maintain its leadership in the competitive fast-casual dining sector.



[WWW.CHIPOTLE.COM](http://WWW.CHIPOTLE.COM)



# TENANT OVERVIEW

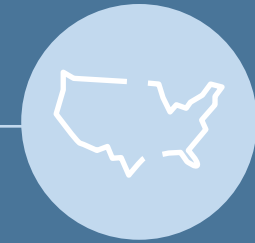
## CELLULAR SALES

Verizon Wireless is a premier American telecommunications provider and a wholly owned subsidiary of Verizon Communications Inc. With more than 140 million subscribers, Verizon delivers reliable nationwide connectivity through its industry-leading 4G LTE and rapidly expanding 5G network, supporting consumers and businesses across the United States.

Cellular Sales is one of Verizon's largest and most successful exclusive authorized retailers. Founded in 1993 and headquartered in Knoxville, Tennessee, Cellular Sales operates hundreds of retail locations across 40+ states and employs over 7,000 team members nationwide. The company continues to grow its retail footprint while maintaining a strong local presence in the communities it serves.

With more than three decades of continuous growth, Cellular Sales has built its reputation on an unwavering commitment to customer satisfaction and high-quality service. Recognized multiple times on Inc. Magazine's Inc. 5000 list, the company is a billion-dollar organization known for operational excellence, strong leadership, and delivering exceptional customer experiences that drive long-term success.

[WWW.CELLULARSALES.COM](http://WWW.CELLULARSALES.COM)



TOTAL LOCATIONS  
**830**



HEADQUARTERS  
**KNOXVILLE**  
TENNESSEE



TOTAL 2024 REVENUE  
**\$5B**

# TENANT OVERVIEW



TOTAL LOCATIONS

**3,244+**  
297 PLANNED



HEADQUARTERS

**MANASQUAN**  
NEW JERSEY



TOTAL 2024 REVENUE

**\$3.7B**

## JERSEY MIKE'S

Jersey Mike's Subs is an American fast-casual sandwich franchise best known for its fresh-sliced sub sandwiches made to order right in front of customers. The chain emphasizes high-quality ingredients — including premium meats and cheeses, fresh vegetables, and bread baked daily — and serves its sandwiches “Mike’s Way” with onions, lettuce, tomatoes, olive oil, red wine vinegar, and spices for what the company describes as an authentic Northeast-style sub experience. The brand traces its roots back to a small shop on the Jersey Shore in 1956 and has grown into a nationwide franchise with thousands of locations in the U.S., Canada, and beyond, built on the idea of delivering a “sub above” both in taste and in local community engagement.

While Jersey Mike's has expanded rapidly — surpassing 3,000 locations and planning further growth — the company leadership stresses earning the right to grow by maintaining operational standards and customer experience that distinguish it from competitors. Founder Peter Cancro, who began working in the original shop as a teenager and later purchased it with help from a local coach, has guided this expansion with an emphasis on quality, training, and community involvement. The brand also has a strong culture of giving, highlighted by significant charitable fundraising efforts tied to its stores.



[WWW.JERSEYMIKES.COM](http://WWW.JERSEYMIKES.COM)





## A MINI-DOWNTOWN IS COMIING TO DELTONA'S NORTH SIDE

By Al Everson - July 30, 2025

In response to years of cries, pleas and demands of Deltonans and their leaders for more retail businesses and restaurants, a commercial district is poised to blossom just east of the interchange of Interstate 4 and Howland Boulevard.

The City Commission July 21 approved on second and final reading a mixed-use development anchored by the Halifax Health/University of Florida hospital's campus. Christened Halifax Crossings, the planned complex of residential and commercial uses, possibly including businesses and offices with medical or wellness themes or perspectives, will encompass 109 acres south and east of the hospital.

"This is just a request to have more commercial and less age-restricted [living] units," City Commissioner Emma Santiago said.

Read more [HERE](#).

Source: The West Volusia Beacon

# DEMOGRAPHICS DELTONA

POPULATION	1 MI	3 MI	5 MI
<b>2025 Total</b>	4,458	<b>41,754</b>	<b>127,434</b>
2010 Total	3,518	32,110	103,707
2000 Total	2,531	24,963	81,599
Total Daytime Population	3,602	32,543	99,843
HOUSEHOLDS	1 MI	3 MI	5 MI
<b>2025 Total Households</b>	1,593	16,306	49,194
INCOME	1 MI	3 MI	5 MI
2025 Median Household Income	\$69,833	\$78,672	\$76,773
<b>2025 Average Household Income</b>	<b>\$88,371</b>	<b>\$98,825</b>	<b>\$96,247</b>

## HIGHLIGHTS

**127,434** Total Population within 5 Miles

**\$98,825** Average Income within 3 Miles

**49,194** Total Households within 5 Miles



# DRONE FOOTAGE



# SITE OVERVIEW

LOT SIZE

**1.40±**  
ACRES

VPD

**30,400**  
ALONG HOWLAND BLVD

PARKING

**58**  
SPACES

## NEARBY TENANTS

LOWE'S, WAWA, CVS, ALDI,  
PUBLIX, BIG LOTS, AUTO ZONE,  
WALMART NEIGHBORHOOD  
MARKET AND MORE

## DAYTIME POPULATION

**99,843**  
TOTAL WITHIN 5 MILES



# DELTONA, FLORIDA



## ABOUT

Deltona is a suburban city in Volusia County, Florida, located between Orlando and Daytona Beach, making it a convenient home base within the Central Florida region. Originally developed in the 1960s as a planned residential community, it has grown into the largest city in the county, with a population of roughly 100,000 residents. Deltona is known for its family-oriented neighborhoods, relatively affordable housing, and access to natural amenities such as lakes, parks, conservation areas, and multi-use trails. Many residents commute to nearby employment centers, while the local economy is supported by healthcare, retail, and service industries, contributing to Deltona's steady growth and suburban appeal.



### ATTRACTIONS

Deltona offers a variety of nature-focused and family-friendly attractions that appeal to visitors who enjoy outdoor recreation and relaxed Florida scenery. Popular spots include Lyonia Preserve, where visitors can explore protected scrub habitat and spot native wildlife, and the Lyonia Environmental Center, which offers educational exhibits about the region's ecosystems. Parks such as Green Springs Park and Wes Crile Park provide opportunities for hiking, biking, picnicking, and enjoying scenic views. Just a short drive away, Blue Spring State Park is a major draw for swimming, kayaking, and winter manatee viewing, making Deltona a convenient gateway to some of Central Florida's most notable natural attractions.



### ECONOMY

Deltona's economy is anchored in a mix of local services, healthcare, retail, and small business activity that supports its growing residential community. Many residents also commute to larger employment centers in nearby cities such as Orlando and Daytona Beach, broadening the local workforce's opportunities. The city has seen ongoing development in commercial and retail space, reflecting steady population growth and increasing demand for local jobs and services. While government and education sectors contribute to employment, healthcare services and retail trade are among the largest industries within the city, helping to sustain its economy and support quality of life for residents.



### EDUCATION

Deltona offers a range of educational options serving students from early childhood through postsecondary learning. The city is part of Volusia County Schools, which operates multiple elementary, middle, and high schools within Deltona, providing standard curriculum along with programs such as Advanced Placement and career-focused coursework. Deltona is also home to a campus of Daytona State College, which offers associate degrees, technical programs, and workforce training that support local employment needs. In addition to public education, families have access to private and faith-based schools, giving residents several pathways for academic and career development.



### TRANSPORTATION

Deltona's transportation system is largely car-oriented, with convenient access to major highways like Interstate 4, Interstate 95, and State Roads 415 and 472, connecting the city to Orlando, Daytona Beach, and other parts of Florida. Residents can also reach nearby airports, including Orlando International, Orlando Sanford International, and Daytona Beach International, within about 45 minutes. Local and regional transit is provided by Volusia County's Votran bus system and the VoRide on-demand service, which link neighborhoods to park-and-ride lots and commuter options like SunRail in nearby DeLand and DeBary. Rideshare services such as Uber and Lyft supplement these options, offering flexible ways to get around town and to surrounding cities.

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 **VIEW DRONE FOOTAGE**

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