

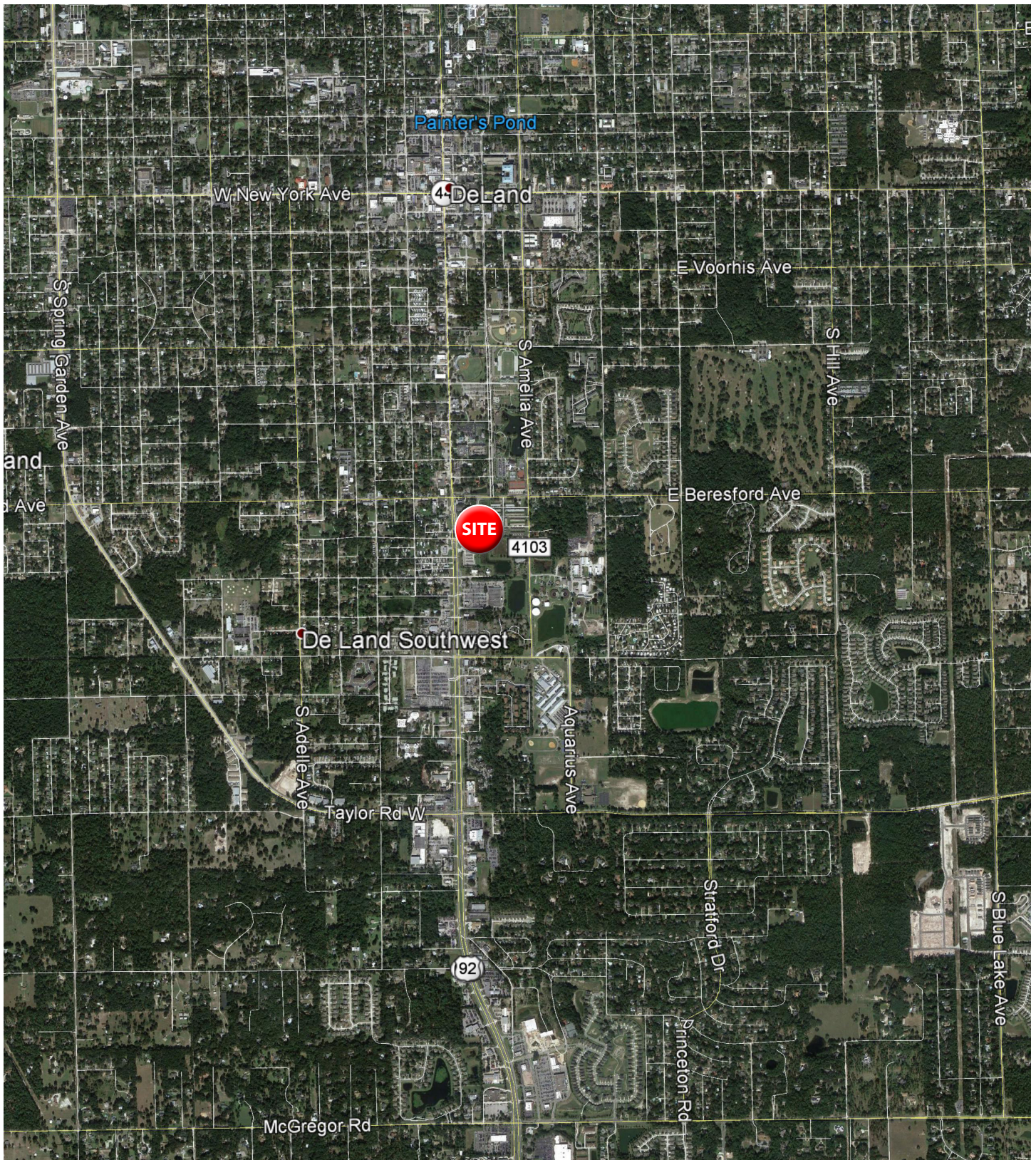
**MARYLOIS  
PLAZA**

955 S. WOODLAND BLVD.  
DELAND, FL 32720



**Frank Peters**, Leasing  
843.518.6809  
[fpeters@wrsrealty.com](mailto:fpeters@wrsrealty.com)

# LOCATION

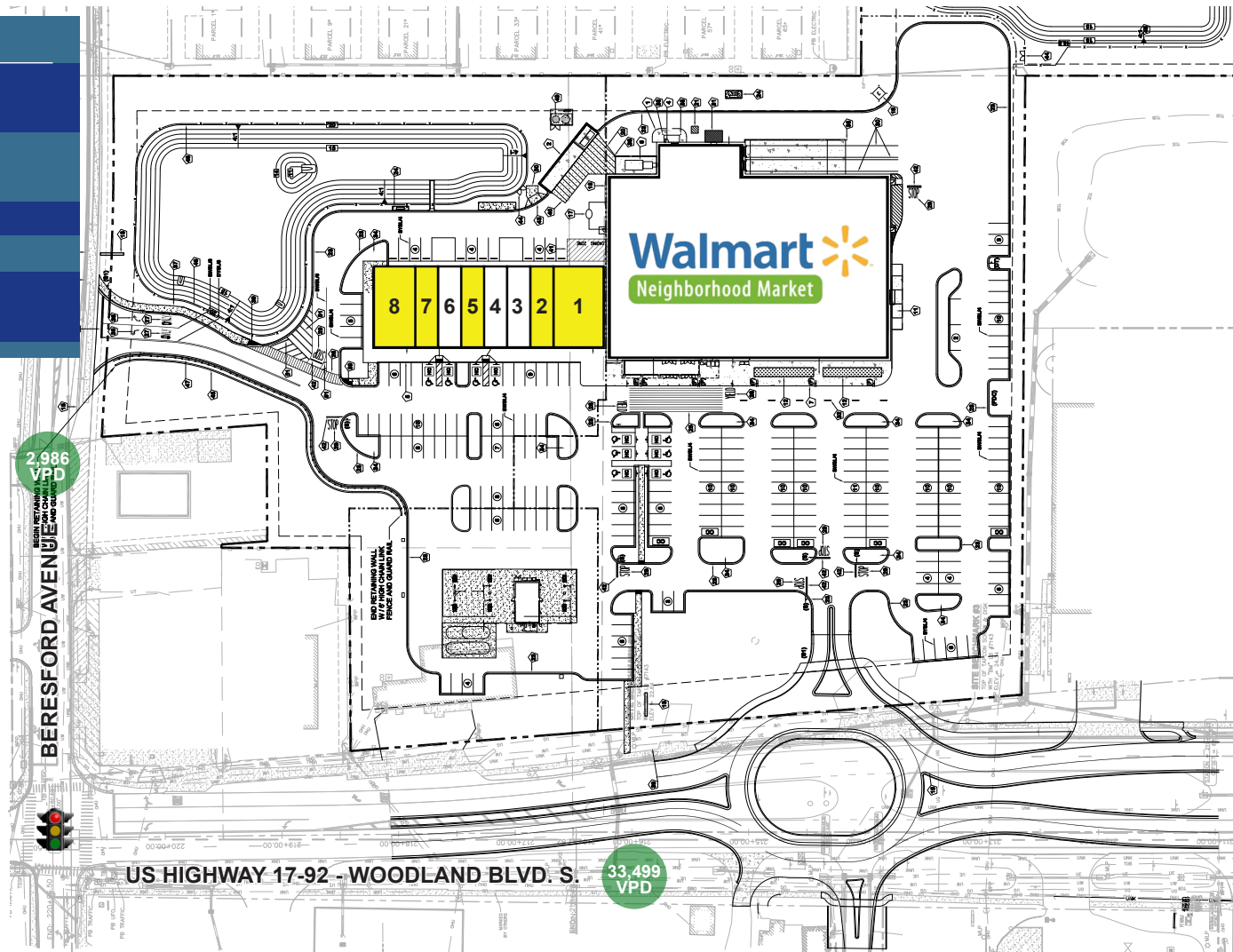


# AERIAL



# INLINE RETAIL AVAILABLE

| Space | Tenant             |
|-------|--------------------|
| 1     | AVAILABLE 3,150 SF |
| 2     | AVAILABLE 1,400 SF |
| 3     | E Cig Source       |
| 4     | Marco's Pizza      |
| 5     | AVAILABLE 1,400 SF |
| 6     | Nail Salon         |
| 7     | AVAILABLE 1,400 SF |
| 8     | AVAILABLE 2,450 SF |



The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice. WRS Inc. | 550 Long Point Road | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889

# PROPERTY PHOTOS



# 5 MILE DEMOGRAPHIC SNAPSHOT



**Estimated  
Population**

**80,071**



**Estimated  
Households**

**32,119**



**Average HH  
Income**

**\$67,273**



**Median HH  
Income**

**\$57,156**



**Total  
Businesses**

**3,885**



**Total  
Employees**

**30,065**



# DEMOGRAPHIC REPORT

Lat/Lon: 29.0121/-81.3015

RF1

| 955 S Woodland Blvd     |                                            | 1 mi radius | 3 mi radius | 5 mi radius |
|-------------------------|--------------------------------------------|-------------|-------------|-------------|
| DeLand, FL 32720        |                                            |             |             |             |
| POPULATION              | 2021 Estimated Population                  | 8,648       | 47,458      | 80,071      |
|                         | 2026 Projected Population                  | 9,186       | 51,593      | 86,880      |
|                         | 2010 Census Population                     | 7,429       | 38,660      | 67,372      |
|                         | 2000 Census Population                     | 7,081       | 33,314      | 57,066      |
|                         | Projected Annual Growth 2021 to 2026       | 1.2%        | 1.7%        | 1.7%        |
|                         | Historical Annual Growth 2000 to 2021      | 1.1%        | 2.0%        | 1.9%        |
| HOUSEHOLDS              | 2021 Estimated Households                  | 3,405       | 18,610      | 32,119      |
|                         | 2026 Projected Households                  | 3,537       | 19,824      | 34,093      |
|                         | 2010 Census Households                     | 2,858       | 15,092      | 26,892      |
|                         | 2000 Census Households                     | 2,824       | 13,141      | 22,947      |
|                         | Projected Annual Growth 2021 to 2026       | 0.8%        | 1.3%        | 1.2%        |
|                         | Historical Annual Growth 2000 to 2021      | 1.0%        | 2.0%        | 1.9%        |
| AGE                     | 2021 Est. Population Under 10 Years        | 12.9%       | 11.4%       | 11.2%       |
|                         | 2021 Est. Population 10 to 19 Years        | 12.0%       | 12.5%       | 11.6%       |
|                         | 2021 Est. Population 20 to 29 Years        | 14.1%       | 13.3%       | 12.2%       |
|                         | 2021 Est. Population 30 to 44 Years        | 18.7%       | 18.0%       | 17.9%       |
|                         | 2021 Est. Population 45 to 59 Years        | 16.6%       | 17.0%       | 17.6%       |
|                         | 2021 Est. Population 60 to 74 Years        | 13.9%       | 18.1%       | 19.4%       |
|                         | 2021 Est. Population 75 Years or Over      | 11.8%       | 9.7%        | 10.1%       |
|                         | 2021 Est. Median Age                       | 37.5        | 39.5        | 41.8        |
| MARITAL STATUS & GENDER | 2021 Est. Male Population                  | 46.9%       | 48.2%       | 48.3%       |
|                         | 2021 Est. Female Population                | 53.1%       | 51.8%       | 51.7%       |
|                         | 2021 Est. Never Married                    | 35.2%       | 33.9%       | 29.9%       |
|                         | 2021 Est. Now Married                      | 27.7%       | 38.7%       | 42.6%       |
|                         | 2021 Est. Separated or Divorced            | 25.1%       | 19.3%       | 19.7%       |
|                         | 2021 Est. Widowed                          | 12.0%       | 8.1%        | 7.7%        |
| INCOME                  | 2021 Est. HH Income \$200,000 or More      | 3.3%        | 4.3%        | 4.1%        |
|                         | 2021 Est. HH Income \$150,000 to \$199,999 | 2.4%        | 4.1%        | 3.9%        |
|                         | 2021 Est. HH Income \$100,000 to \$149,999 | 6.8%        | 12.2%       | 13.2%       |
|                         | 2021 Est. HH Income \$75,000 to \$99,999   | 9.1%        | 12.8%       | 14.0%       |
|                         | 2021 Est. HH Income \$50,000 to \$74,999   | 16.8%       | 19.8%       | 20.3%       |
|                         | 2021 Est. HH Income \$35,000 to \$49,999   | 13.9%       | 13.1%       | 13.8%       |
|                         | 2021 Est. HH Income \$25,000 to \$34,999   | 15.2%       | 10.7%       | 10.8%       |
|                         | 2021 Est. HH Income \$15,000 to \$24,999   | 15.6%       | 10.7%       | 9.7%        |
|                         | 2021 Est. HH Income Under \$15,000         | 17.2%       | 12.3%       | 10.2%       |
|                         | 2021 Est. Average Household Income         | \$59,808    | \$66,220    | \$67,273    |
|                         | 2021 Est. Median Household Income          | \$38,347    | \$54,506    | \$57,156    |
|                         | 2021 Est. Per Capita Income                | \$23,949    | \$26,211    | \$27,149    |
|                         | 2021 Est. Total Businesses                 | 348         | 2,301       | 3,885       |
|                         | 2021 Est. Total Employees                  | 3,703       | 17,832      | 30,065      |

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# DEMOGRAPHIC REPORT

Lat/Lon: 29.0121/-81.3015

RF1

955 S Woodland Blvd

DeLand, FL 32720

1 mi radius 3 mi radius 5 mi radius

| RACE                              | 2021 Est. White                                  | 51.7%     | 72.5%     | 77.9%     |
|-----------------------------------|--------------------------------------------------|-----------|-----------|-----------|
|                                   | 2021 Est. Black                                  | 35.2%     | 17.0%     | 12.6%     |
|                                   | 2021 Est. Asian or Pacific Islander              | 1.4%      | 2.5%      | 2.2%      |
|                                   | 2021 Est. American Indian or Alaska Native       | 0.3%      | 0.4%      | 0.4%      |
|                                   | 2021 Est. Other Races                            | 11.5%     | 7.6%      | 6.9%      |
| HISPANIC                          | 2021 Est. Hispanic Population                    | 1,740     | 7,444     | 12,313    |
|                                   | 2021 Est. Hispanic Population                    | 20.1%     | 15.7%     | 15.4%     |
|                                   | 2026 Proj. Hispanic Population                   | 20.4%     | 16.3%     | 16.1%     |
|                                   | 2010 Hispanic Population                         | 17.1%     | 12.4%     | 11.5%     |
| EDUCATION<br>(Adults 25 or Older) | 2021 Est. Adult Population (25 Years or Over)    | 5,902     | 32,750    | 56,968    |
|                                   | 2021 Est. Elementary (Grade Level 0 to 8)        | 3.5%      | 2.4%      | 2.2%      |
|                                   | 2021 Est. Some High School (Grade Level 9 to 11) | 9.8%      | 6.2%      | 6.1%      |
|                                   | 2021 Est. High School Graduate                   | 32.8%     | 30.1%     | 31.2%     |
|                                   | 2021 Est. Some College                           | 23.5%     | 21.5%     | 21.8%     |
|                                   | 2021 Est. Associate Degree Only                  | 10.8%     | 13.0%     | 12.6%     |
|                                   | 2021 Est. Bachelor Degree Only                   | 13.1%     | 17.3%     | 16.7%     |
|                                   | 2021 Est. Graduate Degree                        | 6.5%      | 9.6%      | 9.3%      |
| HOUSING                           | 2021 Est. Total Housing Units                    | 3,758     | 20,312    | 35,142    |
|                                   | 2021 Est. Owner-Occupied                         | 38.5%     | 59.9%     | 65.2%     |
|                                   | 2021 Est. Renter-Occupied                        | 52.1%     | 31.7%     | 26.2%     |
|                                   | 2021 Est. Vacant Housing                         | 9.4%      | 8.4%      | 8.6%      |
| HOMES BUILT BY YEAR               | 2021 Homes Built 2010 or later                   | 9.1%      | 11.0%     | 10.2%     |
|                                   | 2021 Homes Built 2000 to 2009                    | 15.8%     | 15.9%     | 16.7%     |
|                                   | 2021 Homes Built 1990 to 1999                    | 14.8%     | 13.5%     | 13.3%     |
|                                   | 2021 Homes Built 1980 to 1989                    | 20.9%     | 16.7%     | 18.3%     |
|                                   | 2021 Homes Built 1970 to 1979                    | 10.7%     | 12.4%     | 13.4%     |
|                                   | 2021 Homes Built 1960 to 1969                    | 7.9%      | 7.0%      | 6.1%      |
|                                   | 2021 Homes Built 1950 to 1959                    | 7.8%      | 8.5%      | 8.1%      |
|                                   | 2021 Homes Built Before 1949                     | 3.7%      | 6.6%      | 5.3%      |
| HOME VALUES                       | 2021 Home Value \$1,000,000 or More              | 0.5%      | 0.8%      | 0.7%      |
|                                   | 2021 Home Value \$500,000 to \$999,999           | 1.4%      | 2.6%      | 2.8%      |
|                                   | 2021 Home Value \$400,000 to \$499,999           | 4.3%      | 5.0%      | 5.0%      |
|                                   | 2021 Home Value \$300,000 to \$399,999           | 12.3%     | 16.5%     | 14.7%     |
|                                   | 2021 Home Value \$200,000 to \$299,999           | 38.8%     | 32.6%     | 30.5%     |
|                                   | 2021 Home Value \$150,000 to \$199,999           | 14.6%     | 16.9%     | 18.9%     |
|                                   | 2021 Home Value \$100,000 to \$149,999           | 7.6%      | 11.2%     | 11.5%     |
|                                   | 2021 Home Value \$50,000 to \$99,999             | 14.5%     | 9.2%      | 9.8%      |
|                                   | 2021 Home Value \$25,000 to \$49,999             | 2.9%      | 3.3%      | 3.2%      |
|                                   | 2021 Home Value Under \$25,000                   | 3.2%      | 1.9%      | 2.9%      |
|                                   | 2021 Median Home Value                           | \$209,940 | \$216,171 | \$207,798 |
|                                   | 2021 Median Rent                                 | \$833     | \$867     | \$934     |

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RF1

| 955 S Woodland Blvd    |                                                    | 1 mi radius | 3 mi radius | 5 mi radius |
|------------------------|----------------------------------------------------|-------------|-------------|-------------|
| DeLand, FL 32720       |                                                    |             |             |             |
| LABOR FORCE            | 2021 Est. Labor Population Age 16 Years or Over    | 6,920       | 38,926      | 65,934      |
|                        | 2021 Est. Civilian Employed                        | 43.8%       | 47.4%       | 48.7%       |
|                        | 2021 Est. Civilian Unemployed                      | 3.6%        | 2.7%        | 2.5%        |
|                        | 2021 Est. in Armed Forces                          | 1.2%        | 0.3%        | 0.2%        |
|                        | 2021 Est. not in Labor Force                       | 51.4%       | 49.6%       | 48.6%       |
|                        | 2021 Labor Force Males                             | 45.9%       | 47.4%       | 47.7%       |
|                        | 2021 Labor Force Females                           | 54.1%       | 52.6%       | 52.3%       |
| OCCUPATION             | 2021 Occupation: Population Age 16 Years or Over   | 3,033       | 18,470      | 32,087      |
|                        | 2021 Mgmt, Business, & Financial Operations        | 11.2%       | 15.3%       | 14.6%       |
|                        | 2021 Professional, Related                         | 13.8%       | 17.3%       | 18.8%       |
|                        | 2021 Service                                       | 31.0%       | 23.8%       | 22.1%       |
|                        | 2021 Sales, Office                                 | 18.3%       | 23.3%       | 22.8%       |
|                        | 2021 Farming, Fishing, Forestry                    | -           | 0.3%        | 0.2%        |
|                        | 2021 Construction, Extraction, Maintenance         | 10.0%       | 10.7%       | 11.3%       |
|                        | 2021 Production, Transport, Material Moving        | 15.7%       | 9.2%        | 10.1%       |
|                        | 2021 White Collar Workers                          | 43.3%       | 56.0%       | 56.3%       |
|                        | 2021 Blue Collar Workers                           | 56.7%       | 44.0%       | 43.7%       |
| TRANSPORTATION TO WORK | 2021 Drive to Work Alone                           | 74.7%       | 78.4%       | 80.3%       |
|                        | 2021 Drive to Work in Carpool                      | 9.5%        | 7.2%        | 6.8%        |
|                        | 2021 Travel to Work by Public Transportation       | 0.9%        | 0.8%        | 1.0%        |
|                        | 2021 Drive to Work on Motorcycle                   | 0.8%        | 0.5%        | 0.5%        |
|                        | 2021 Walk or Bicycle to Work                       | 4.3%        | 2.7%        | 2.2%        |
|                        | 2021 Other Means                                   | 4.6%        | 1.5%        | 1.1%        |
|                        | 2021 Work at Home                                  | 5.2%        | 8.9%        | 8.1%        |
|                        |                                                    |             |             |             |
| TRAVEL TIME            | 2021 Travel to Work in 14 Minutes or Less          | 30.0%       | 32.2%       | 29.3%       |
|                        | 2021 Travel to Work in 15 to 29 Minutes            | 27.2%       | 27.2%       | 29.4%       |
|                        | 2021 Travel to Work in 30 to 59 Minutes            | 19.4%       | 25.2%       | 27.8%       |
|                        | 2021 Travel to Work in 60 Minutes or More          | 7.6%        | 9.0%        | 10.4%       |
|                        | 2021 Average Travel Time to Work                   | 17.0        | 19.4        | 21.1        |
| CONSUMER EXPENDITURE   | 2021 Est. Total Household Expenditure              | \$166.86 M  | \$981.95 M  | \$1.72 B    |
|                        | 2021 Est. Apparel                                  | \$5.81 M    | \$34.1 M    | \$59.47 M   |
|                        | 2021 Est. Contributions, Gifts                     | \$9.07 M    | \$54.74 M   | \$95.6 M    |
|                        | 2021 Est. Education, Reading                       | \$5.03 M    | \$29.62 M   | \$51.09 M   |
|                        | 2021 Est. Entertainment                            | \$9.1 M     | \$54.68 M   | \$95.77 M   |
|                        | 2021 Est. Food, Beverages, Tobacco                 | \$26.11 M   | \$152.02 M  | \$265.6 M   |
|                        | 2021 Est. Furnishings, Equipment                   | \$5.65 M    | \$34.02 M   | \$59.63 M   |
|                        | 2021 Est. Health Care, Insurance                   | \$15.46 M   | \$91.84 M   | \$161.39 M  |
|                        | 2021 Est. Household Operations, Shelter, Utilities | \$55.31 M   | \$320.47 M  | \$558.72 M  |
|                        | 2021 Est. Miscellaneous Expenses                   | \$3.13 M    | \$18.53 M   | \$32.43 M   |
|                        | 2021 Est. Personal Care                            | \$2.23 M    | \$13.18 M   | \$23.05 M   |
|                        | 2021 Est. Transportation                           | \$29.96 M   | \$178.73 M  | \$313.56 M  |
|                        |                                                    |             |             |             |

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Services Inc. Headl...

E Chelsea St

2,986

W Beresford Ave

E Beresford Ave

S Woodland Blvd

33,499

S Alabama Ave

Bent Tree Blvd

Oakleigh Dr

Elmwood Ave

Pine Bluff Ave

Shady Ln

E Haven Rd

S Amelia Ave

2,806

Haven Rd

Dr

W Carroll Ave

Oak Dr

Oak Ln

W Becca Ln

W Lisbon Pkwy

S Woodland Blvd

E Lisbon Pkwy

W Calvin St

S Florida Ave

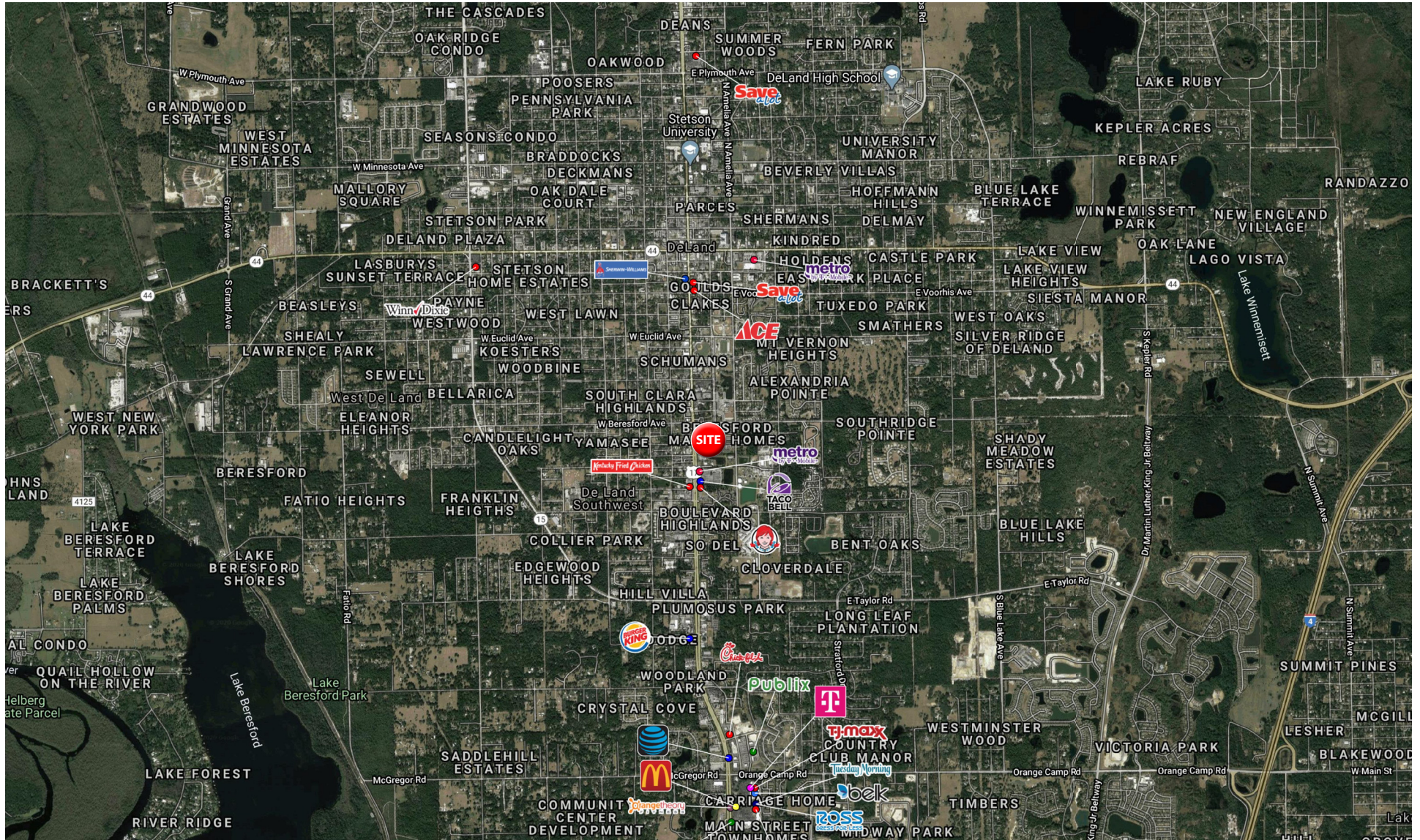
4103

92

17

**SITE**

# COMMERCIAL AERIAL





# WRS<sup>INC</sup>

REAL ESTATE INVESTMENTS

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