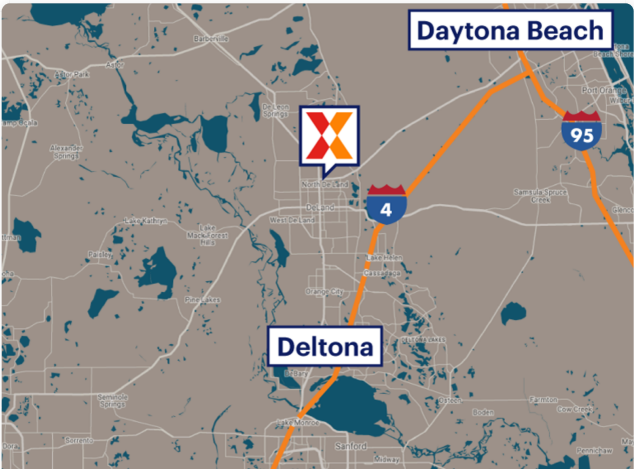


Northgate Shopping Center

101 East International Speedway | DeLand, FL 32724

Volusia County Deltona-Daytona Beach-Ormond Beach, FL 184,379 Sq Ft

29.0560, -81.3022



Demographics	1 Mile	3 Miles	5 Miles
Population	4,727	44,684	72,217
Daytime Pop.	6,879	51,798	73,007
Households	1,955	17,437	28,485
Income	\$86,280	\$93,980	\$97,907

Source: Synergos Technologies, Inc. 2024

High-performing Publix-anchored center drawing an estimated 2.8M annual visits, making it the second most-visited neighborhood center in the market (Placer.ai 2024)

Located less than two miles from Stetson University with 4.4K+ students and 1K+ employees (NCES 2023)

High visibility from 27K+ vehicles daily on International Speedway Blvd and 32K+ vehicles daily on N Woodland Blvd (Kalibrate 2021)

Strong mix of national, regional and local retailers Publix, Planet Fitness, Tractor Supply Co., Marshalls and Hair Cuttery, many ranking within the top 10% of most-visited locations in Florida (Placer.ai 2024)

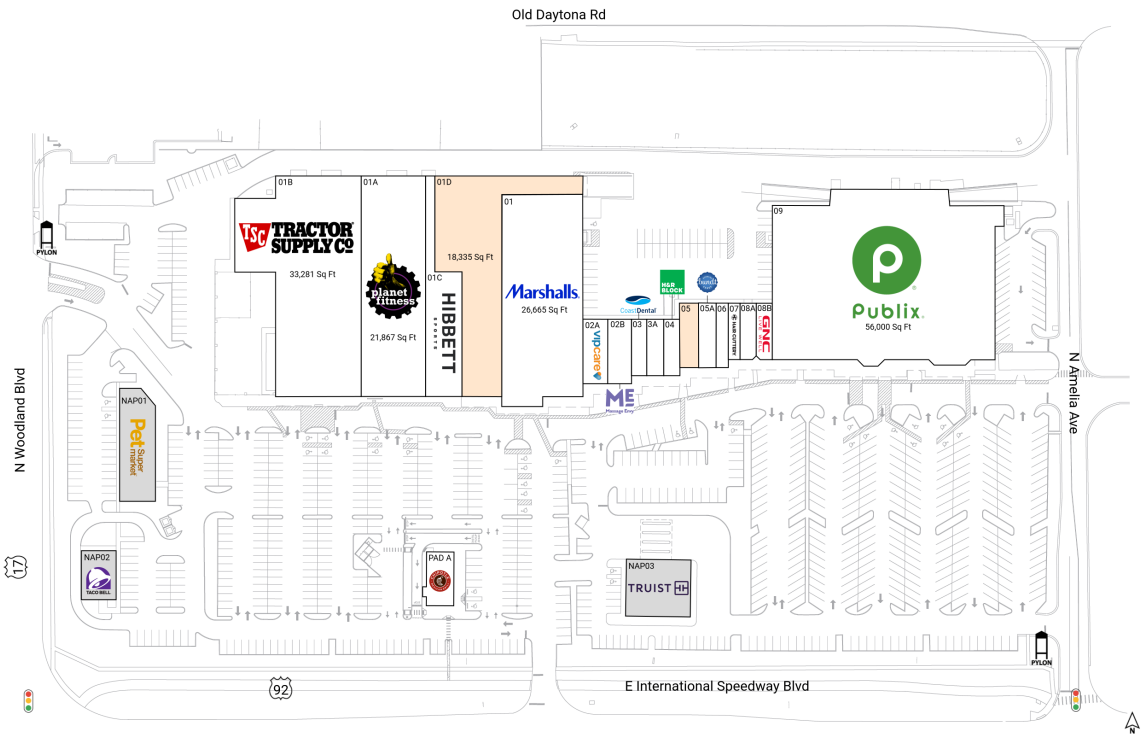


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Available Spaces

01D 18,335 Sq Ft 05 1,528 Sq Ft 360°

Current Tenants

Space size listed in square feet

01	Marshalls	26,665
01A	Planet Fitness	21,867
01B	Tractor Supply Co.	33,281
01C	Hibbett Sports	8,334
02A	VIPcare	2,035
02B	Massage Envy	2,060
03	Coast Dental	1,957
3A	Poke Me Express	1,470
04	H&R Block	1,400
05A	Nothing Bundt Cakes	2,072
06	T&T Nail Salon	1,200
07	Hair Cuttery	1,050
08A	Publix Liquor	1,400
08B	GNC	1,400
09	Publix	56,000
PAD A	Chipotle Mexican Grill	2,325
NAP01	Pet Supermarket	0
NAP02	Taco Bell	0
NAP03	Truist	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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