

Retail | Restaurant Pad Available for Sale

Traffic Lit SWC of LPGA Blvd and I-95 | Daytona Beach | FL 32124



Southeast Commercial—FL
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OVERVIEW

Outstanding site available in a highly visible and well traveled location.

SITE HIGHLIGHTS

- +/- 2.58 ac site (1.54 ac net usable) with offsite stormwater retention.
- Traffic Lit Corner.
- Across from the main entrance to Margaritaville, +55 community with 3,400 homes on 33,000 ac.
- Adjacent to Daytona Auto Mall with 14 auto dealerships, the largest selection of new and used automobiles in Florida.
- Across I-95 from super regional 170 ac mixed use development Tomoka Town Center, anchored by newly developed Tanger Outlets and featuring Sam's Club, numerous top tier retailers and 400 luxury apartments. With more under development.
- under development, 41 ac mixed use site.
- Half mile to the west, new development Tymber Creek Commercial.
- Price: Contact Broker

LOCATION HIGHLIGHTS

- Affluent area
- High demand neighborhood
- Close to high-end housing



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PROPERTY PHOTO



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COMMUNITY OVERVIEW

WELL PAYING JOBS DRIVE THE NUMBERS

Residents access an array of good employment options in management, healthcare, retail and finance. They also benefit from the boom in home building and construction in Volusia County.

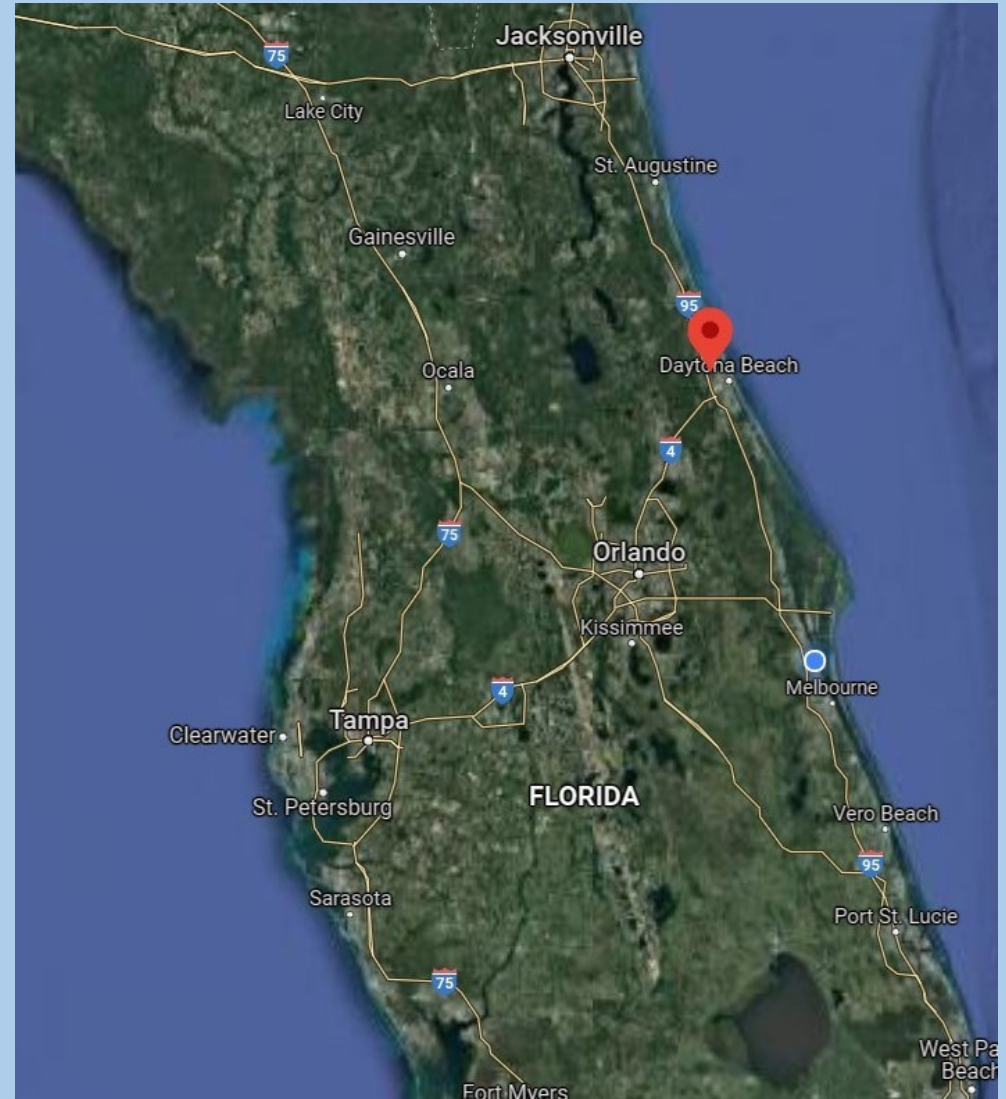
Multi-family residential projects recently built or currently underway include the 300-unit 500 East Apartments and 300-unit Emerson Apartments on LPGA Boulevard east of Clyde Morris Boulevard; and the 280-unit Ellison Apartments on the southwest corner of LPGA and Clyde Morris. Along Williamson, there's the new 380-unit Frameworks Apartments, across the street from AdventHealth Daytona Beach hospital; the 406-unit Edison Apartments just north of Sands Pare Apartments; and the new 240-unit Madison Pointe Apartments behind Tomoka Town Center.

DEMOGRAPHICS

	3 MILES	5 MILES
POPULATION	24,628	86,250
MEDIAN HH INCOME	\$59,621	\$60,637
MEDIAN AGE	41	42

TRAFFIC COUNTS

30,030 ADT LPGA Blvd (courtesy of Volusia County Traffic Engineering)
83,431 ADT I-95



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