

1.54 ac Retail | Restaurant Pad Available for Sale

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



Southeast Commercial—FL
1341 Bedford Dr, Suite A
Baytree Corporate Park
Melbourne, FL 32940
www.SoutheastCommercial-FL.com

Carol Bauman
Managing Broker
813.992.9696 Mobile
321.600.4200 Office
cbauman@SoutheastCommercial.net

OVERVIEW

Outstanding retail pad 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.
- At the entrance to the 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, featuring Sam's Club, numerous top tier retailers and 400 luxury apartments.
- Half mile to the west, new development Tymber Creek Village Mixed-Use development
- Price: \$1,700,000

LOCATION HIGHLIGHTS

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



Southeast Commercial—FL
1341 Bedford Dr, Suite A
Baytree Corporate Park
Melbourne, FL 32940
www.SoutheastCommercial-FL.com

Carol Bauman
Managing Broker
813.992.9696 Mobile
321.600.4200 Office
cbauman@SoutheastCommercial.net

PROPERTY PHOTO



Southeast Commercial—FL
1341 Bedford Dr, Suite A
Baytree Corporate Park
Melbourne, FL 32940
www.SoutheastCommercial-FL.com

Carol Bauman
Managing Broker
813.992.9696 Mobile
321.600.4200 Office
cbauman@SoutheastCommercial.net

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.

New residential projects west of I-95 include Latitude Margaritaville with 3,400+ homes, Avalon Park, a master planned community with office, retail and residential comprised of 1,650 townhomes and 3,350 single family homes, Tymber Creek Village with 327 multifamily units, and Mosaic by ICI Homes with 1,200 homes.

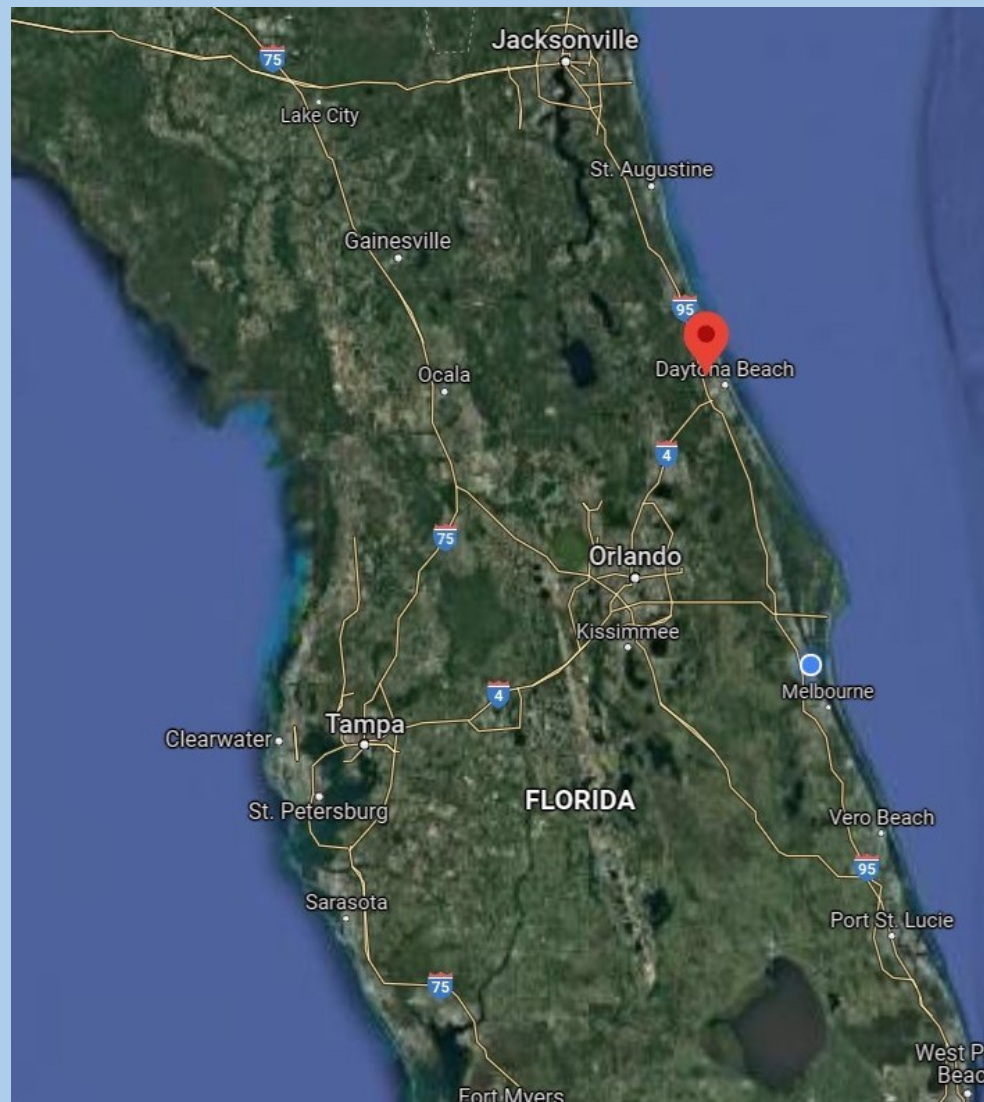
DEMOGRAPHICS

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

TRAFFIC COUNTS

LPGA Blvd (courtesy of Volusia County Traffic) 30,030 ADT

I-95 116,928 ADT



Southeast Commercial—FL
1341 Bedford Dr, Suite A
Baytree Corporate Park
Melbourne, FL 32940
www.SoutheastCommercial-FL.com

Carol Bauman
Managing Broker
813.992.9696 Mobile
321.600.4200 Office
cbauman@SoutheastCommercial.net