

Multi-Tenant Building for Lease

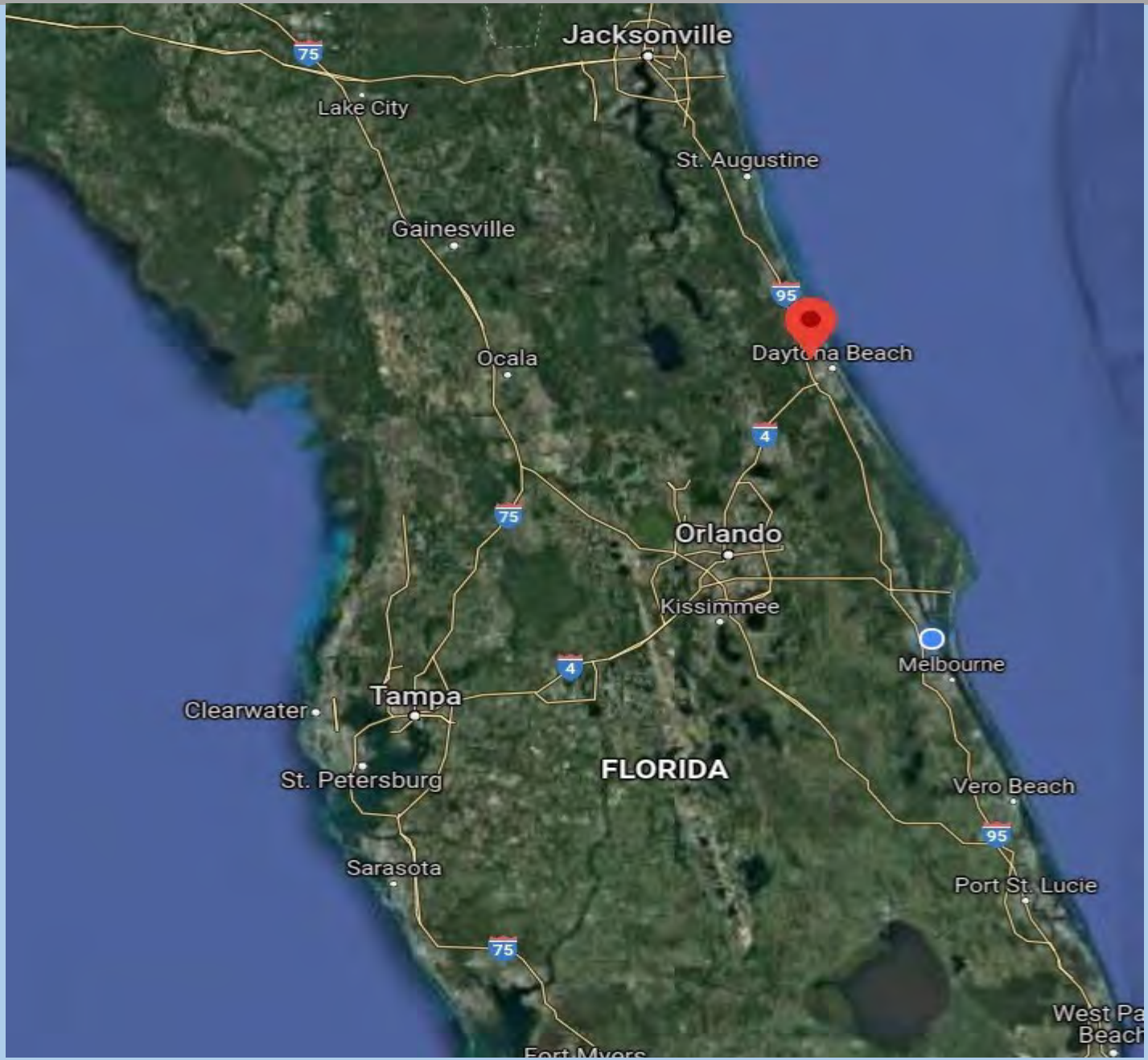
Traffic Lit SWC of LPGA Blvd and I-95 | Daytona Beach | FL 32124



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Florida Overview



Property Highlights

Proposed multi-tenant building available in a highly visible and well traveled location

SITE HIGHLIGHTS

- Traffic Lit Corner of LPGA Blvd and Tomoka Farms Rd at I-95 exit 265
- 9,800 SF multi-tenant building, endcap with drive thru available
 - Unit A 4,900 SF
 - Unit B 1,540 SF
 - Unit C 1,540 SF
 - Unit D 1,400 SF

LOCATION HIGHLIGHTS

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



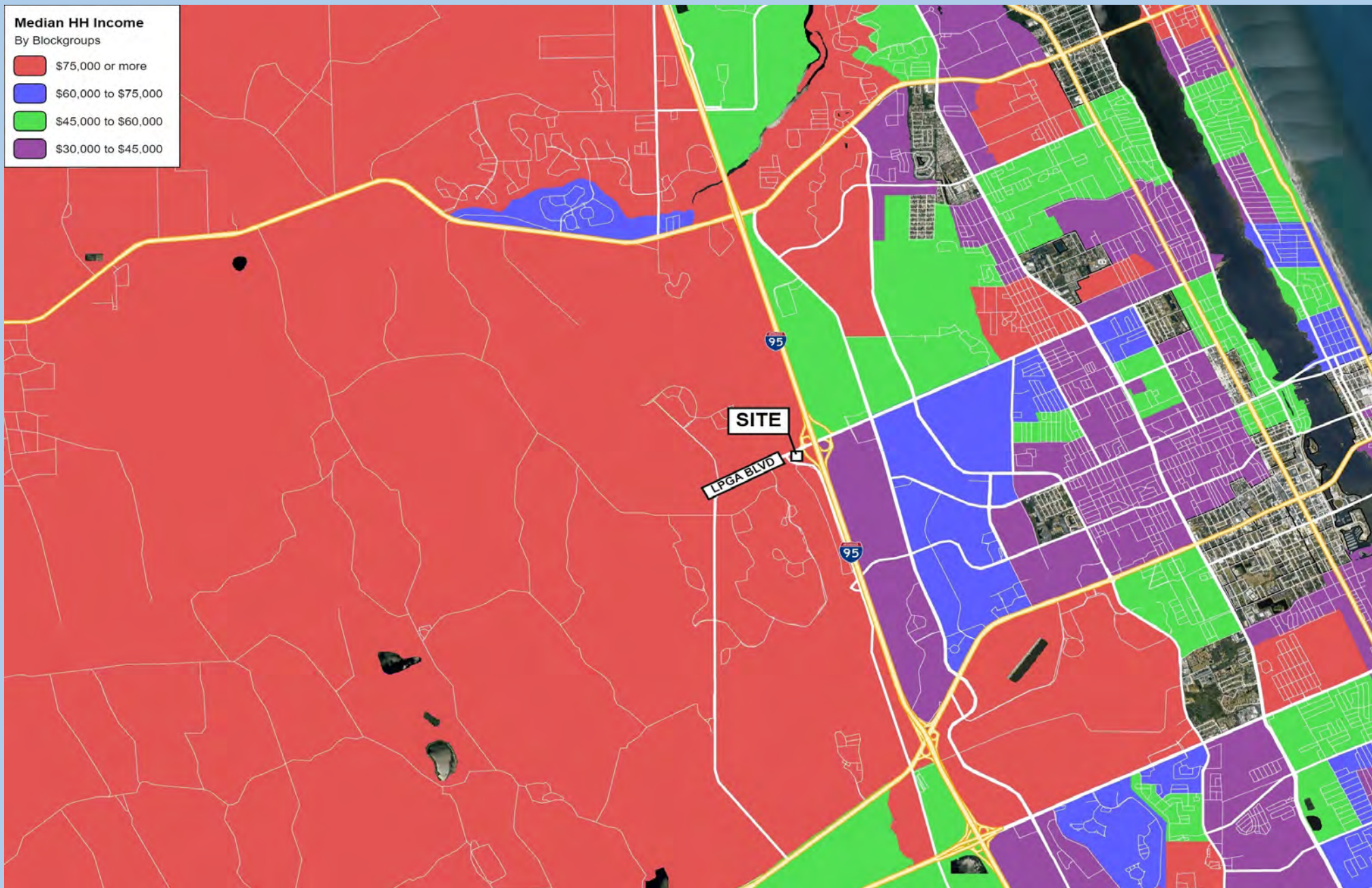
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Property Photo



High Median Household Income Area



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.

- Site is across from the main entrance to Latitude Margaritaville, a 4,300 ac Master Planned 55+ community with 3,400 homes Under Development off LPGA and Tymber Creek Rd.
- At the entrance to the Daytona Auto Mall with 14 auto dealerships, 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, 46.10 +/- ac Mixed Use Development Off LPGA Blvd (south of Margaritaville).
- Latitude Landings: 200,000 SF open-air retail center with Publix Grocery Store anchoring the development. Phase I is complete and Phase II is currently being developed.
- Avalon Park: 2,600 ac Master Planned Community under development (north of Margaritaville and LPGA Blvd) 1,650 Townhomes, 5,000 Multifamily Units 3,350 Single Family Homes.
- Tymber Creek Village: 327 Multifamily units in the rear and retail on LPGA frontage.

DEMOGRAPHICS

	3 MILES	5 MILES
POPULATION	24,628	86,250
MEDIAN HH INCOME	\$59,621	\$60,637
MEDIAN AGE	41	42
TOTAL EMPLOYEES	19,860	56,666

TRAFFIC COUNTS

LPGA Blvd 34,690 ADT
I-95 123,714 ADT



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