

LPGA & CLYDE MORRIS-2.1 ACRES

1565 NORTH CLYDE MORRIS BLVD
DAYTONA BEACH, FL 32117

SANDS PARC

Carl W. Lentz IV, MBA, CCIM
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DUNKIN'



LPGA Blvd

N Clyde Morris Blvd



Property Summary



OFFERING SUMMARY

Sale Price:	\$1,575,000
Lot Size:	2.1 Acres
Zoning:	PD-G
Market:	Daytona Beach
Traffic Count:	14,500
Price / SF:	\$17.22

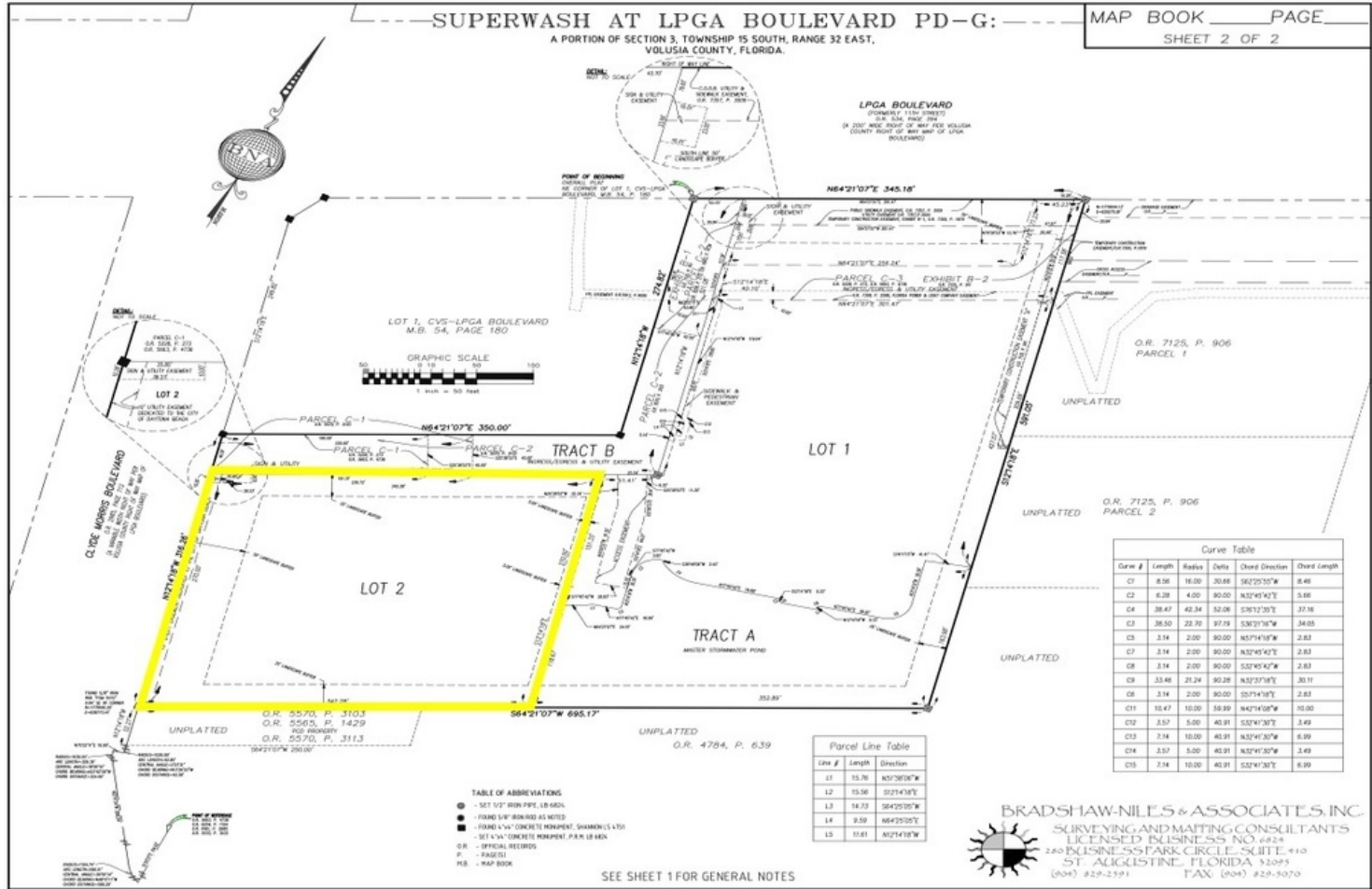
PROPERTY OVERVIEW

2.1 Acres directly South of the CVS at the SouthEast corner of LPGA and Clyde Morris. The property is in front of the new Superwash Car Wash that generates significant traffic throughout the day. There is direct access to both LPGA and Clyde Morris(316' Frontage). Off-Site water retention is already in place. The most likely uses will include medical offices, commercial retail and fast food. The list of prohibited uses is attached and includes surgery centers, day care centers, walk-in medical clinic, auto repair, liquor store, veterinarian and grocery.

Site is located in an opportunity zone. This area of Daytona Beach is rapidly growing with over 5,000 planned new multi-family units and 12,000 new homes. Direct signage is available on LPGA and Clyde Morris.

PROPERTY HIGHLIGHTS

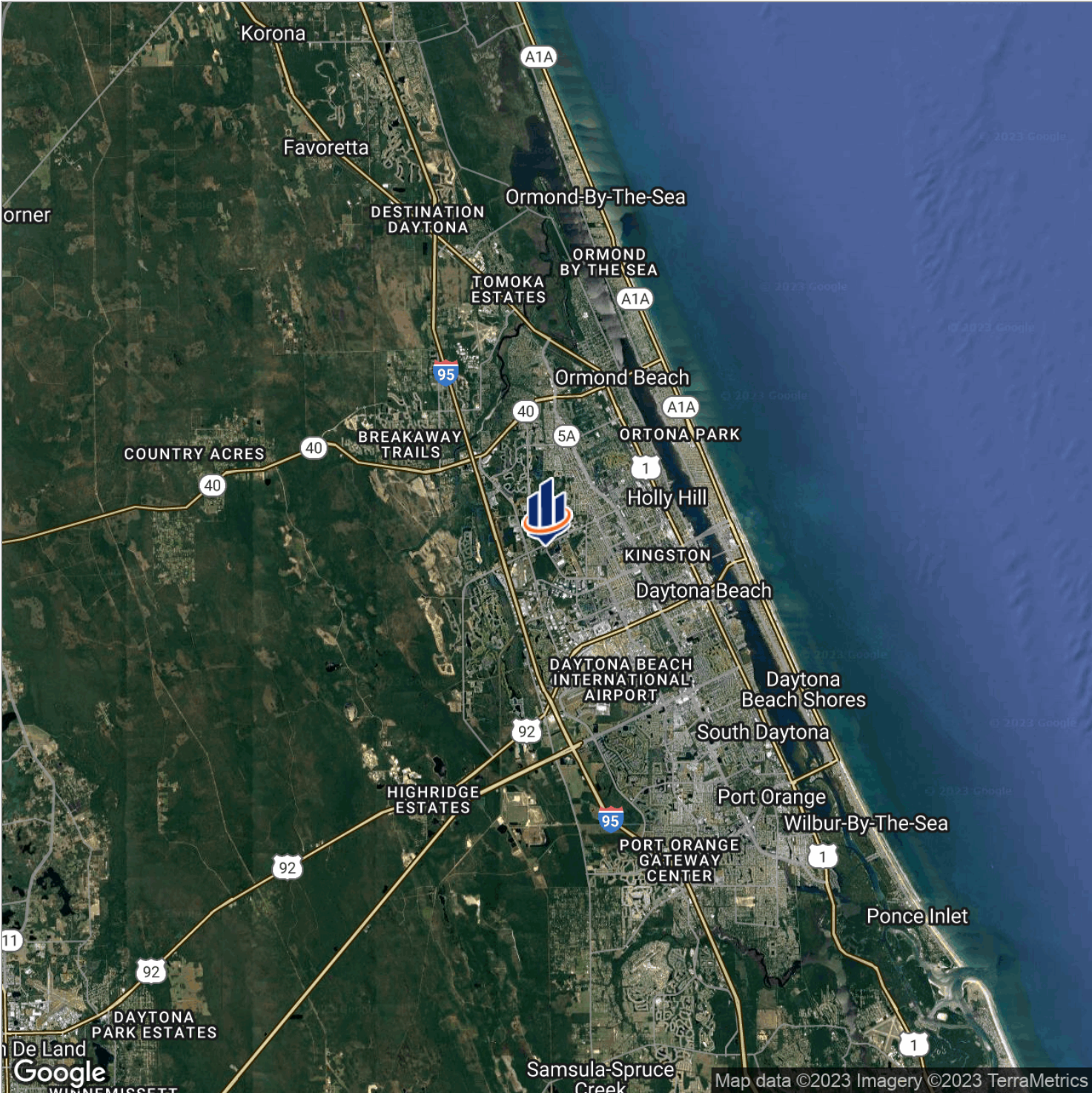
- Opportunity Zone
- 2.1 Acres directly South of the CVS at the SouthEast corner of LPGA and Clyde Morris
- Direct Access to LPGA and Clyde Morris
- Off-Site Water Retention in Place
- 316' of Frontage on Clyde Morris



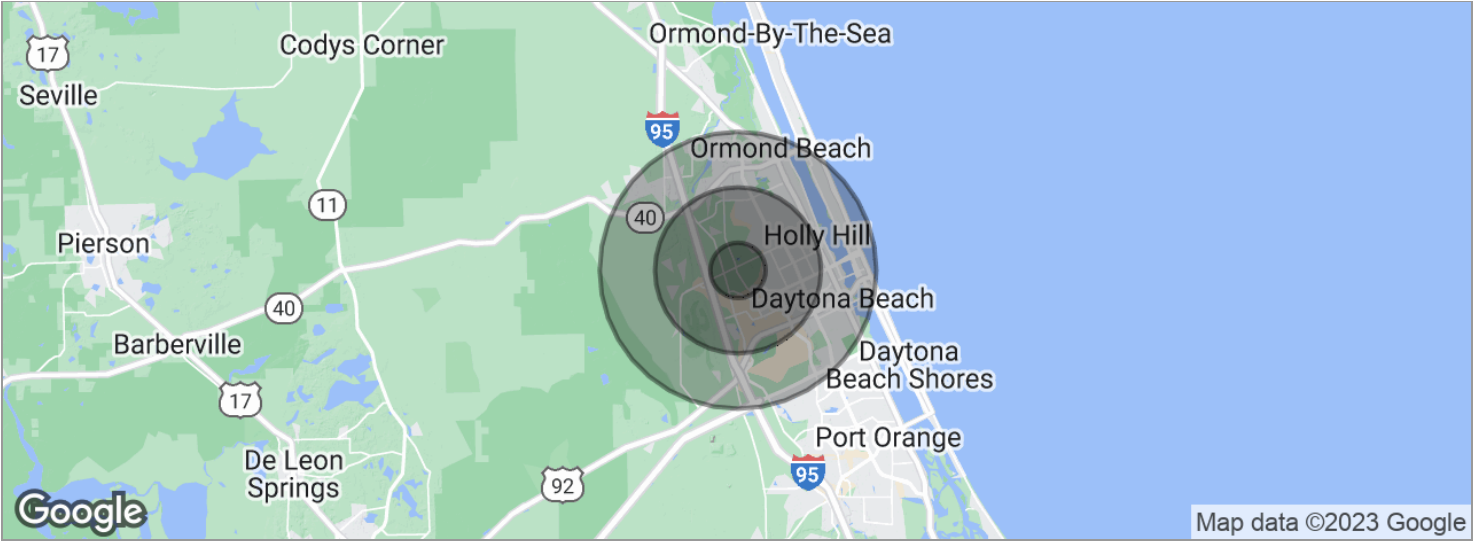
Retail Map



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,150	42,344	100,036
Median age	40.2	40.2	38.9
Median age [Male]	38.6	37.9	37.5
Median age [Female]	39.7	41.7	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,511	17,495	39,699
# of persons per HH	2.1	2.4	2.5
Average HH income	\$39,943	\$40,805	\$45,600
Average house value		\$167,295	\$196,350

* Demographic data derived from 2020 ACS - US Census

Advisor Bio



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PROFESSIONAL BACKGROUND

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with 20+ years of experience in the commercial real estate industry. He manages operations at the areas largest commercial real estate brokerage firm covering Volusia and Flagler Counties as well as the Greater Jacksonville market. He has a long history of success in assisting clients in the sale, lease or acquisition of commercial real estate across Central and North Florida. For the past 20+ years, he has represented local, regional and national clients for their retail, office, industrial and investment needs.

Carl is actively involved in the local community and is a former Daytona Beach City Commissioner, former member of the Daytona Beach Economic Development Advisory Board, Past President of the SMA Healthcare Foundation, Crime Stoppers of Northeast Florida, Tiger Bay of Volusia County and and is an active member of the Civic League of Volusia County.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

SVN | Alliance is located in Ormond Beach, FL and provides sales, leasing, tenant representation and corporate real estate services in the Greater Daytona Beach Area. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

EDUCATION

MBA- University of Central Florida- 2008

BA- Emory University- 1997

Phillips Exeter Academy- 1993

MEMBERSHIPS

CCIM- Certified Commercial Investment Member

ICSC- International Council of Shopping Centers