

3.25+/- ACRE COMMERCIAL SITE



PROPERTY DESCRIPTION

Prime 3.25+/- Acre site on LPGA Boulevard. Situated on the eastside of the LPGA Business Corridor with 218' of frontage on LPGA Boulevard and 450' of frontage on Wesley Street.

Conceptual Site Plan for 29,323 SF with 100 parking spaces. Surrounded by residential communities and apartment complexes, this property is strategically located for commercial development.

This location offers convenient access to Ormond Beach, Interstate 95, AdventHealth Daytona Beach Hospital, Twin Lakes Medical Center, Tanger Outlets, and Tomoka Town Center, making it an ideal hub for various ventures.

LOCATION DESCRIPTION

Located at the northwest corner of LPGA Boulevard and Wesley Street just east of Clyde Morris Boulevard. Approximately 4.2 miles to Granada Boulevard, 2.1 miles to Interstate 95, and 3.3 miles to AdventHealth Daytona Beach Hospital.

LOCATION ADDRESS

NWC of LPGA Boulevard & Wesley Street
Daytona Beach, FL 32117

JOHN W. TROST, CCIM

Principal | Senior Advisor

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OFFERING SUMMARY

SALE PRICE:	\$2,100,000
LOT SIZE:	3.25+/- Acres
PARCEL NO:	5202-22-00-0020
TRAFFIC COUNT:	26,500 AADT
ZONING:	PD-G

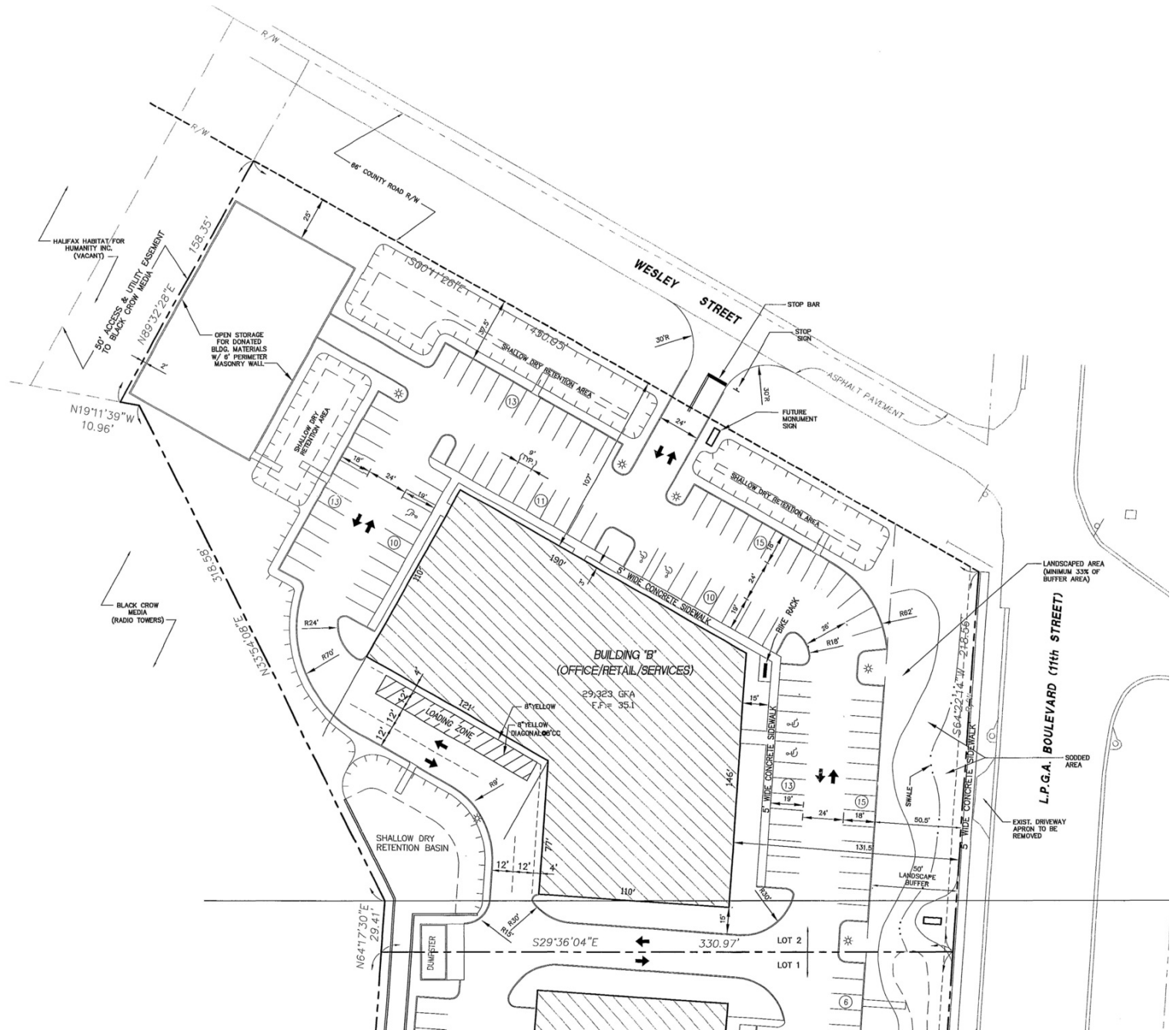
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,087	30,174	58,070
TOTAL POPULATION	10,188	62,128	114,901
AVERAGE HH INCOME	\$50,664	\$45,388	\$49,405

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CONCEPTUAL SITE PLAN



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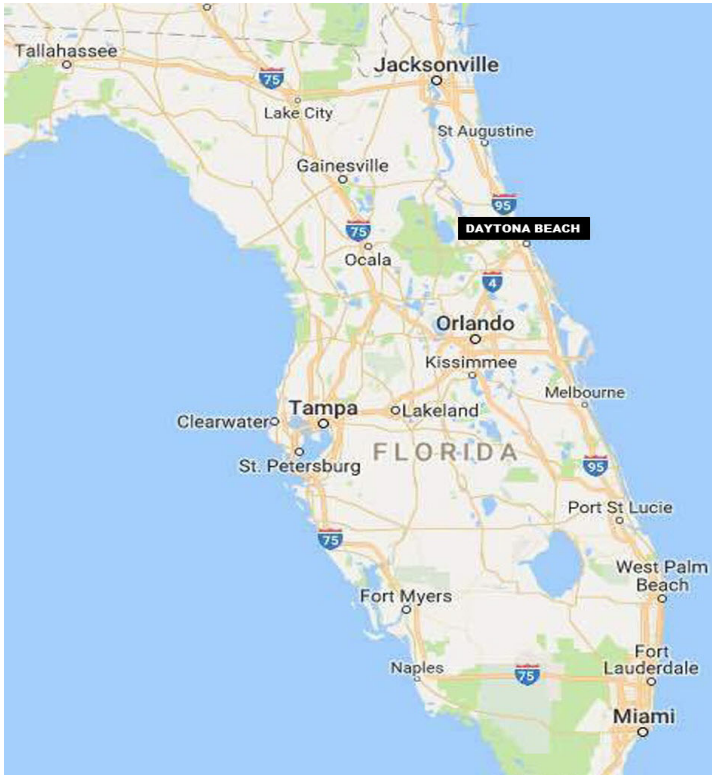
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DAYTONA BEACH OVERVIEW



HOME OF THE "WORLD'S MOST FAMOUS BEACH"

- Only 50 miles northeast of Orlando, 100 miles south of Jacksonville, and 62 miles to Kennedy Space Center
- Features a tropical climate (average temperatures approximately 80 degrees Fahrenheit)
- Extremely strong tourism base - over 9 million visitors per year
- Tourism creates approximately \$5.7 billion annually to local retail and hospitality businesses

EASE OF ACCESSIBILITY

- Located near the intersection of I-95 and I-4
- Third busiest mass transit intersection in the state of Florida
- 3 major airports within 60+ miles - Daytona Beach International Airport, Orlando International Airport, and Sanford Airport
- I-95/I-4 Interchange getting \$250 million federally funded improvements

EXCEPTIONAL BUSINESS ENVIRONMENT AND HIGHER EDUCATION FOOTPRINT

- **Public Companies:** Brown & Brown (NYSE: BRO), TopBuild (NYSE: BLD), International Speedway Corporation (NASCAR)(NYSE: ICS), Teledyne Oil, and Consolidated Tomoka Land Company (NYSE: CTO)
- Significant number of small and light manufacturing, major distribution centers, aerospace and defense products, and automotive
- **4 MAJOR UNIVERSITIES / COLLEGES:**
 - Embry-Riddle Aeronautical University - 7,177 Students
 - Stetson University - 3,939 students
 - Bethune-Cookman University - 2,444 students
 - Daytona State College - 20,255 students

FAST GROWING LPGA BLVD CORRIDOR

- Located on LPGA Boulevard's new power business corridor in Daytona Beach:
- 350,000 SF Tanger Outlets and 400,000 SF Tomoka Town Center "Power Lifestyle Center" with 500+ multifamily units
- Latitude Margaritaville projected 3,400 home community & Latitude Landings 200,000 SF Publix anchored retail center -projected 300+ homes developed per year
- ICI Homes under construction Mosaic Community with 1,200+/- single family homes
- Avalon Park planned 10,000 homes with a 400-acre downtown

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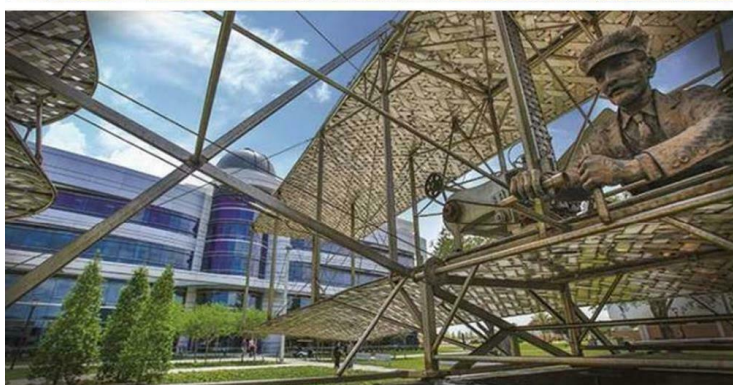
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AREA EMPLOYERS



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TOP LOCAL EMPLOYERS

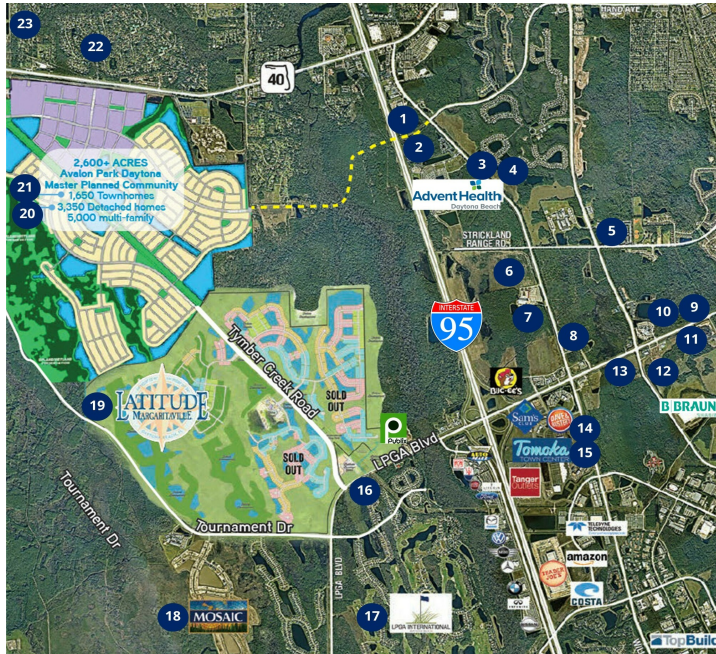
COMPANY	NUMBER OF EMPLOYEES
Volusia County Schools	8,082
AdventHealth Systems	7,675
Halifax Hospital System	3,999
Publix Supermarkets, Inc	3,719
Walmart Associates, Inc	3,468
State of Florida	3,005
County of Volusia	2,566
Amazon	1,700
Embry-Riddle Aeronautical University	1,661
Daytona State College	1,464
Florida Healthcare Plans	1,409
Brunswick Corporation	1,208
International Speedway Corp. (NYSE: ISCA)	1,000
Karis Cold	800-1,000
City of Daytona Beach	947
Tanger Outlets (NYSE: TDY)	900
Winn Dixie Super Markets	850
United States Postal Service	806
Bethune-Cookman University	650
Brown & Brown (NYSE: BRO)	600+
Teledyne (NYSE: SKT)	525
Trader Joe's	500

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AREA RESIDENTIAL DEVELOPMENT - DAYTONA BEACH HOUSING UNITS



SINGLE FAMILY UNITS

17	LPGA International	1,200
18	Mosaic	1,000
19	Latitude Margaritaville	3,400
20	Avalon Park Single Family	1,650
21	Avalon Park Townhomes	3,350
22	Breakaway Trails	1,000
23	Hunter's Ridge	1,100
TOTAL		12,700

MULTIFAMILY UNITS

1	San Marco Apartments	260
2	Reserve at Ormond Beach	272
3	The Napier	380
4	Atlantica at Daytona	341
5	10x Integra Shores	264
6	Capstone Cottages at Daytona	300
7	Tomoka Village South	360
8	Sands Parc	288
9	Sanctuary at Daytona	336
10	Epsilon Apartments	300
11	500 East	301
12	The Reserve at Clyde Morris & Clyde Morris Landings	732
13	The Edison	223
14	Madison Pointe	240
15	Tomoka Pointe	276
16	Integra Tymber Creek	311
TOTAL		5,184

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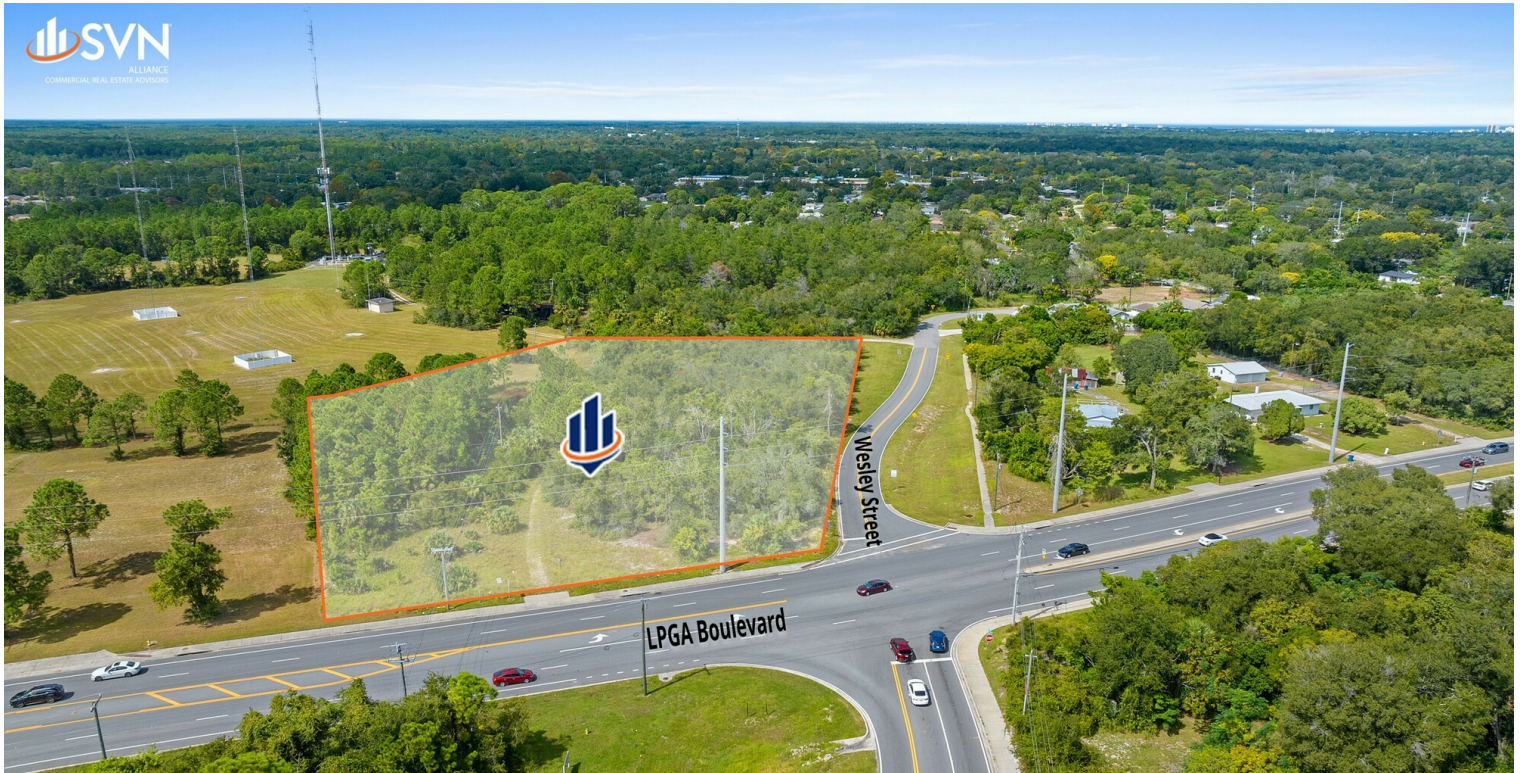
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LOCATION MAPS



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