

PAD READY SITE OFF LPGA BLVD | DAYTONA BEACH



PROPERTY DESCRIPTION

1.89+/- Acre Parcel For Sale.
Outparcel to proposed 107,907 SF Self Storage and RV Boat Storage.

'Pad Ready' for two buildings totaling 19,625 SF (Building 1: 11,825 SF and Building 2: 7,800 SF).

To be delivered with offsite retention, cleared and rough graded, with utilities stubbed, and parking area landscaping and parking area complete.

Zoning permitted uses include: business services, contractor's office, professional services, animal grooming, veterinary clinic, employment agency, personal and household goods repair, travel agency, flex space/mancave, etc.

LOCATION DESCRIPTION

Just north of LPGA Boulevard and approximately 1.8 miles to Interstate 95, 3 miles to AdventHealth Daytona Beach, and 3.7 miles to Halifax Health Medical Center.

- 350,000 SF Tanger Outlets and 400,000 SF Tomoka Town Center "Power Lifestyle Retail Center" with 400 multifamily units
- Latitude Margaritaville under construction 3,400 new homes & Latitude Landings 200,000 SF Publix anchored retail center - projected 300+ homes developed per year
- ICI Homes under construction Mosaic Community with 1,000+/- single family homes

JOHN W. TROST, CCIM

Principal | Senior Advisor

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OFFERING SUMMARY

SALE PRICE: \$1,400,000

LOT SIZE: 1.89+/- Acres

PARCEL NO: A portion of 5202-22-00-0030

TRAFFIC COUNT: 26,500 AADT
LPGA Boulevard

ZONING: PD-G

LOCATION ADDRESS

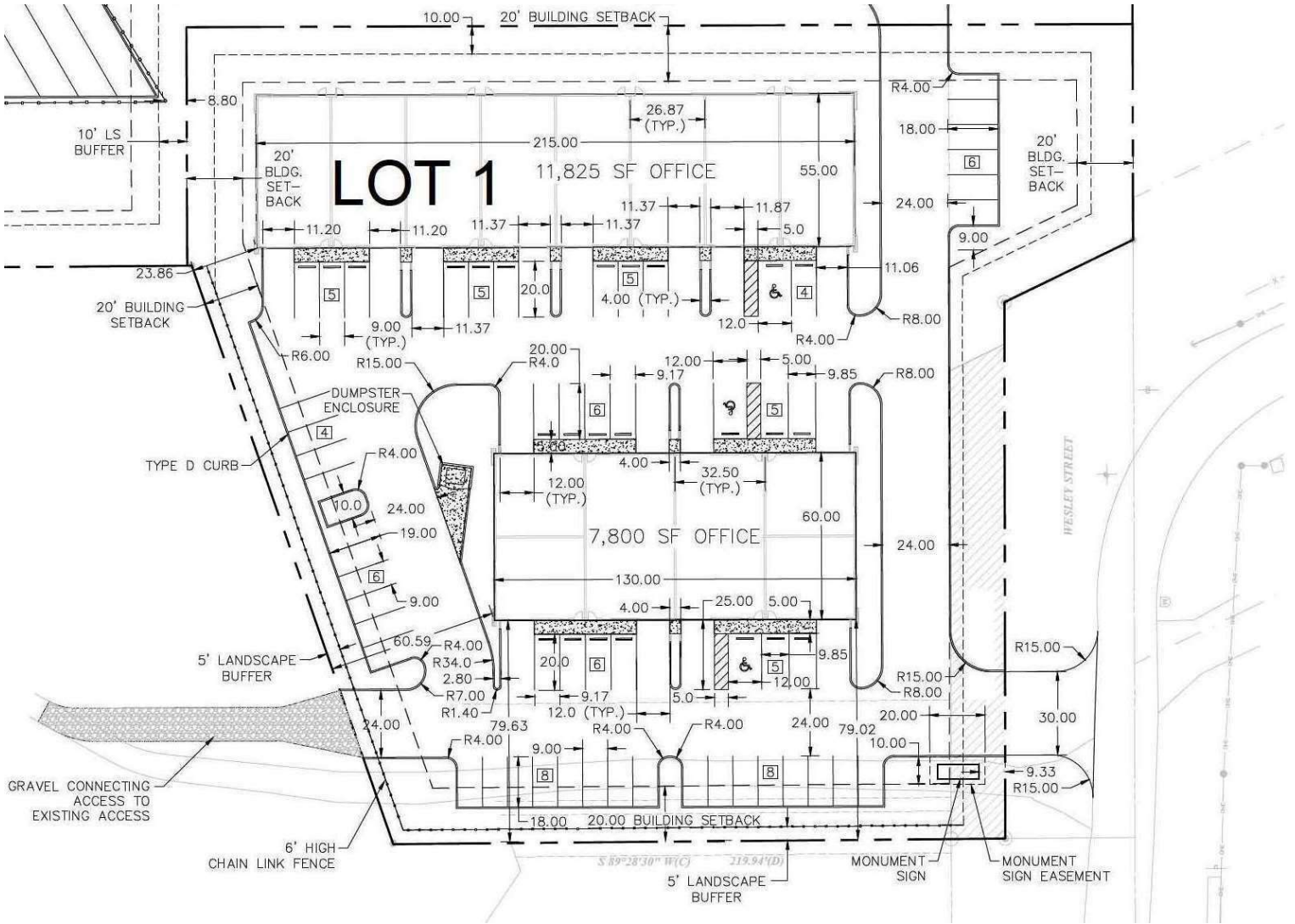
1300 Wesley Street, Lot 1
Daytona Beach, FL 32117

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CONCEPTUAL SITE PLAN



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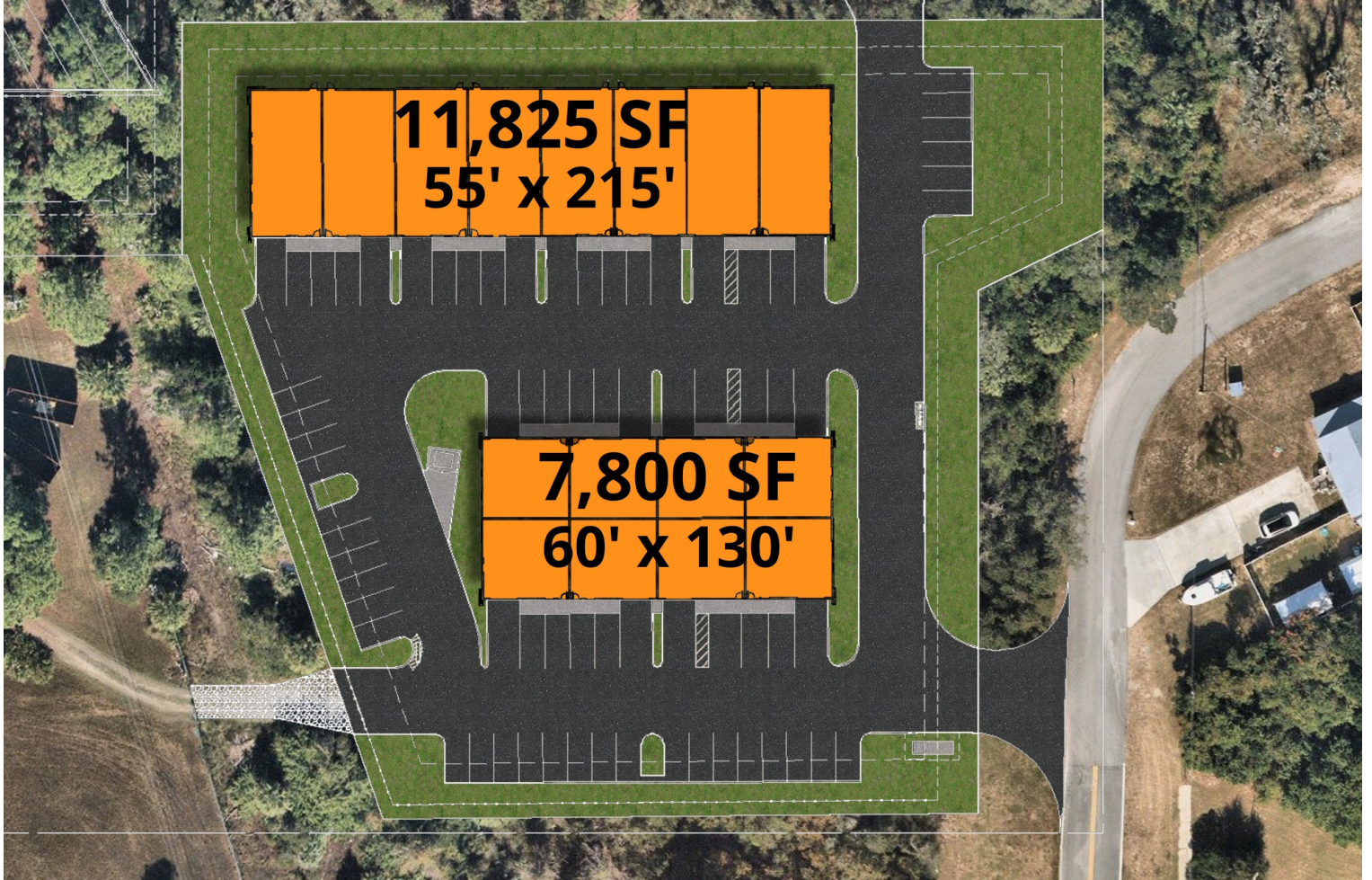
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RENDERING



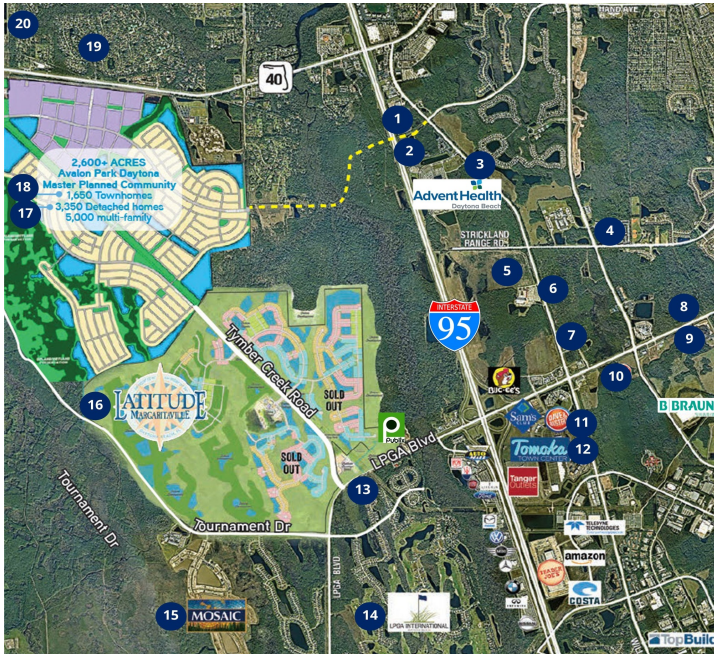
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AREA RESIDENTIAL DEVELOPMENT - DAYTONA BEACH HOUSING UNITS



MULTIFAMILY UNITS

1	San Marco Apartments	260
2	Reserve at Ormond Beach	272
3	The Napier	380
4	Sands Parc	264
5	Capstone Cottages at Daytona	300
6	Sans Parc	288
7	The Ellis	346
8	Sanctuary at Daytona	336
9	500 East	301
10	The Edison	223
11	Madison Pointe	240
12	Tomoka Pointe	276
13	Tymber Creek Village Apartments	327
TOTAL		3,777

SINGLE FAMILY UNITS

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

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LOCATION MAPS



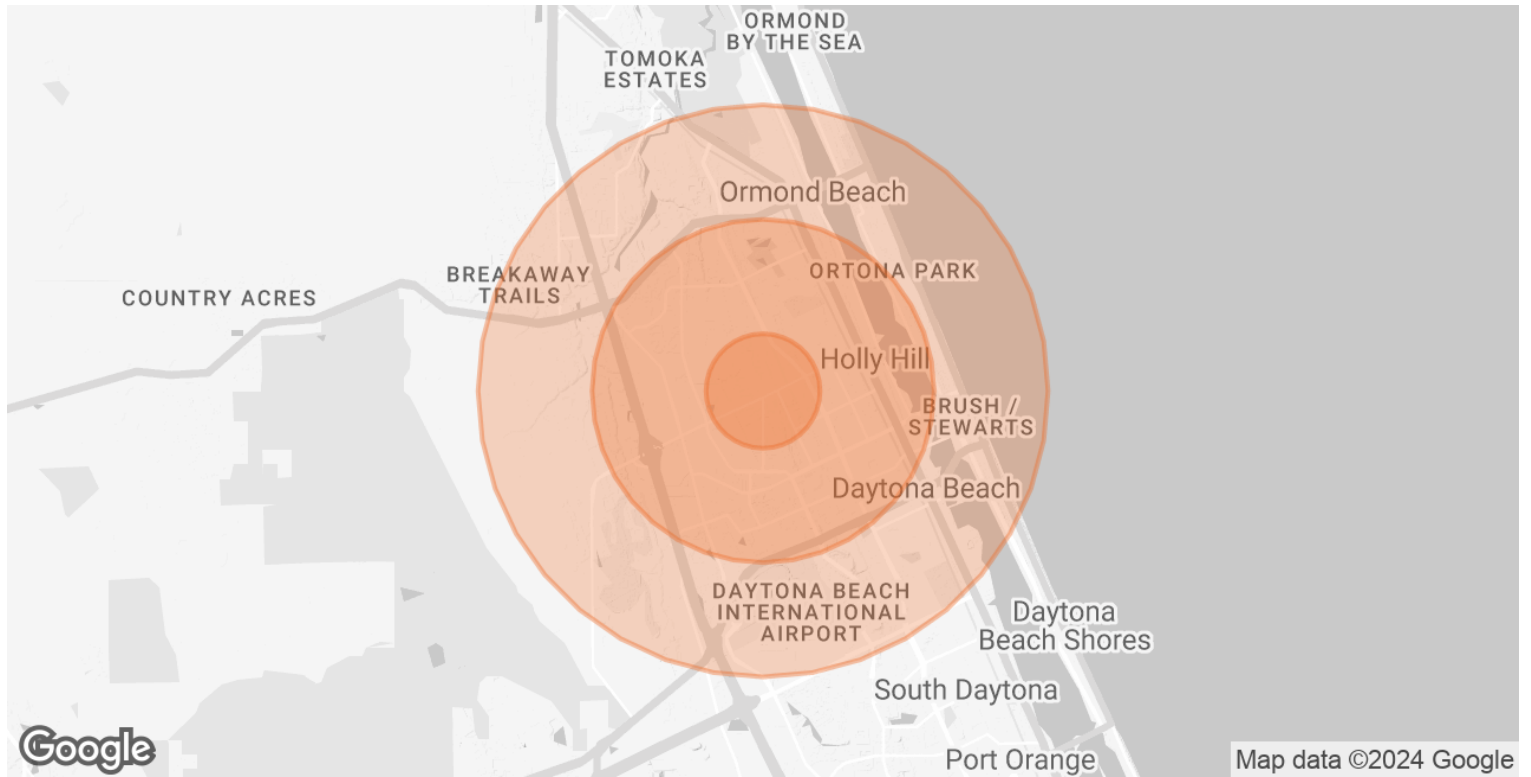
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,285	63,084	114,232
AVERAGE AGE	45.4	43.5	43.7
AVERAGE AGE (MALE)	45.9	42.1	43.1
AVERAGE AGE (FEMALE)	46.1	45.4	45.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,249	30,766	57,614
# OF PERSONS PER HH	2.4	2.1	2.0
AVERAGE HH INCOME	\$50,508	\$45,565	\$49,628
AVERAGE HOUSE VALUE	\$122,724	\$136,688	\$159,842

* Demographic data derived from 2020 ACS - US Census

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