



For Sale or Lease - All or Part



Flagship Opportunity: 10,000 - 89,700+/- SF on 11+/- Acres with I-95 Frontage

470 DESTINATION DAYTONA LANE
ORMOND BEACH, FL 32174

PRESENTED BY:

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OFFERING SUMMARY

SALE PRICE:	\$28,900,000
LEASE RATE:	Call for pricing guidance
AVAILABLE SF:	10,000 - 89,700+/- SF
LOT SIZE:	11+/- Acres
YEAR BUILT:	2006
PARCEL NO:	A portion of 312502740012
TRAFFIC COUNT:	80,000 AADT I-95
ZONING:	PBD

PROPERTY DESCRIPTION

Flagship Opportunity: 10,000 - 89,700+/- SF on 11+/- Acres with I-95 Frontage and 450 Parking Spaces - For Sale or Lease.

Rare large-format technology, showroom (automotive, motorcycle, marine), robotics, corporate, training, research, distribution, and light manufacturing opportunity. 10,000 - 89,700+/- SF; may be configured into a multi-user building. Portions of the building may be subject to pricing adjustments.

Located within Destination Daytona, a large, open-air retail complex with over 625,000 annual visitors and home to Teddy Morse's Harley-Davidson, one of the largest Harley-Davidson dealerships in the world.

850+/- feet of I-95 frontage with exceptional brand visibility.

450 Parking Spaces - Extensive parking supporting office, manufacturing, research, distribution, training, showroom, and other permitted uses.

Creative Seller will consider a variety of transaction structures.

Building features:

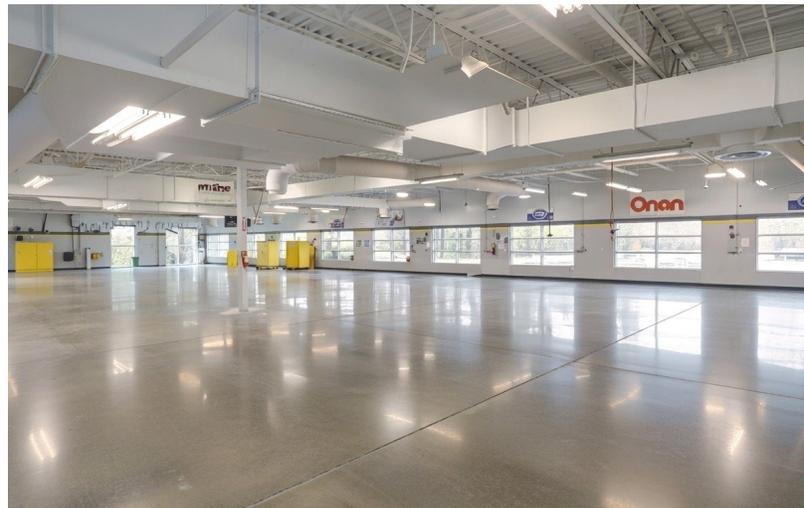
- Fully conditioned interior
- Fire Sprinkler system
- Digital Sign
- Ample power supply for large-scale operations
- Multiple overhead doors

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Interior Photos

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Additional Photos

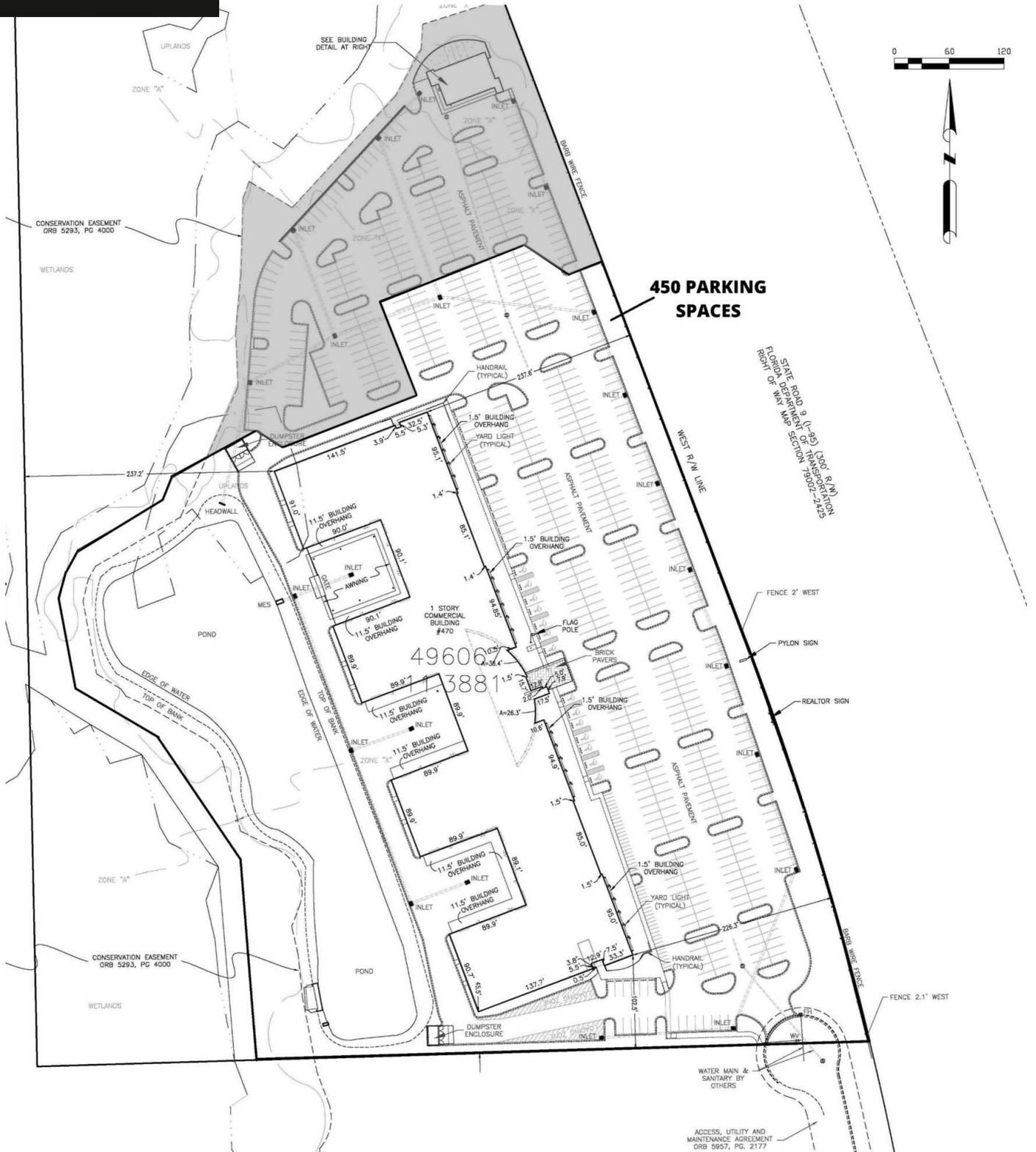
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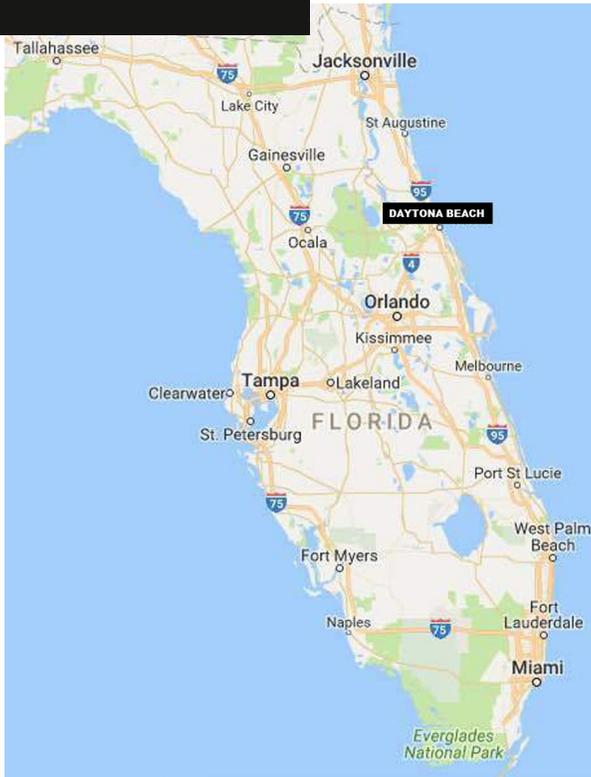


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Daytona Beach Overview

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HOME OF THE "WORLD'S MOST FAMOUS BEACH"

- Approximately 55 miles northeast of Orlando and 100 miles south of Jacksonville, with Kennedy Space Center located roughly 70 miles away
- Features a warm, humid subtropical climate with average annual temperatures in the low-70s
- Supported by a strong tourism economy attracting more than 10 million visitors annually
- Visitor spending generates over \$5 billion each year for local retail, hospitality, and service businesses

EASE OF ACCESSIBILITY

- Located just north of the I-95 / US-1 interchange with immediate highway access
- Access to three major commercial airports within approximately 70 miles: Daytona Beach International, Orlando Sanford, and Orlando International
- The I-95 / US-1 interchange is slated for a \$300M+ state-funded redesign to enhance capacity and traffic flow
- Positioned minutes from the I-95 / I-4 interchange, providing superior regional connectivity and strong commuter exposure

EXCEPTIONAL BUSINESS ENVIRONMENT AND HIGHER EDUCATION FOOTPRINT

Corporate Presence

- Headquarters of Brown & Brown (NYSE: BRO) and TopBuild(NYSE: BLD)
- Regional operations of Teledyne Technologies (NYSE: TDY) and CTO Realty Growth (NYSE: CTO)
- Major NASCAR corporate and operational presence

Industry Base

- Strong aerospace and defense manufacturing cluster
- Major I-95 corridor logistics and distribution hubs
- Diverse light industrial and automotive supplier base

Higher Education Talent Pipeline

- Embry-Riddle Aeronautical University - 7,900 students
- Stetson University - 3,500 students
- Bethune-Cookman University - 3,100 students
- Daytona State College - 23,000 students annually

FAST GROWING I-95/US-1 CORRIDOR

- Located just north of Ormond Crossings, a 2,000+ acre master-planned mixed-use development
- Serving a rapidly growing and affluent north Ormond Beach trade area
- 2M+ SF of planned retail, office, residential, and hospitality at full buildout
- Positioned as a premier long-term regional destination with significant anchor and mixed-use opportunities



WORKFORCE + DAYTONA BEACH TECH PIPELINE

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WORKFORCE + DAYTONA BEACH TECH PIPELINE - A LOCATION BUILT AROUND TALENT

470 Destination Daytona Lane sits within one of Central Florida's most cost-effective and rapidly growing labor markets. The Daytona Beach region provides employers a strong mix of skilled talent, population growth, and a well-established higher-education network that supports long-term operational success.

WORKFORCE ACCESS

1.5+ Million Workers Within 60 Minutes

Deep regional labor pool spanning Daytona Beach, Orlando, and Jacksonville corridors. Competitive wage environment supports cost-efficient operations and long-term scalability.

SKILLED TALENT BASE

Strong Concentrations In:

- Aviation & Aerospace
- Technical & Engineering Roles
- Healthcare & Medical Support
- Logistics & Service Workforce

A stable, experienced workforce suited for both operational and professional users.

EDUCATION PIPELINE

Top Talent Producers Minutes Away

- Embry-Riddle Aeronautical University - global leader in aviation, engineering, and cybersecurity
- Daytona State College - 25,000+ students in workforce-aligned programs
- Bethune-Cookman University - growing business and technology talent base Continuous pipeline of job-ready graduates

WORKFORCE SUPPORT

Employer Resources Available

CareerSource Flagler Volusia provides recruiting assistance, training grants, hiring incentives, and customized workforce programs tailored to employer needs.

LOCATION ADVANTAGE

Direct I-95 Connectivity

Outstanding regional access allows employers to draw from a multi-county workforce while maintaining efficient distribution and commuter reach.

BOTTOM LINE

People + Location = Performance

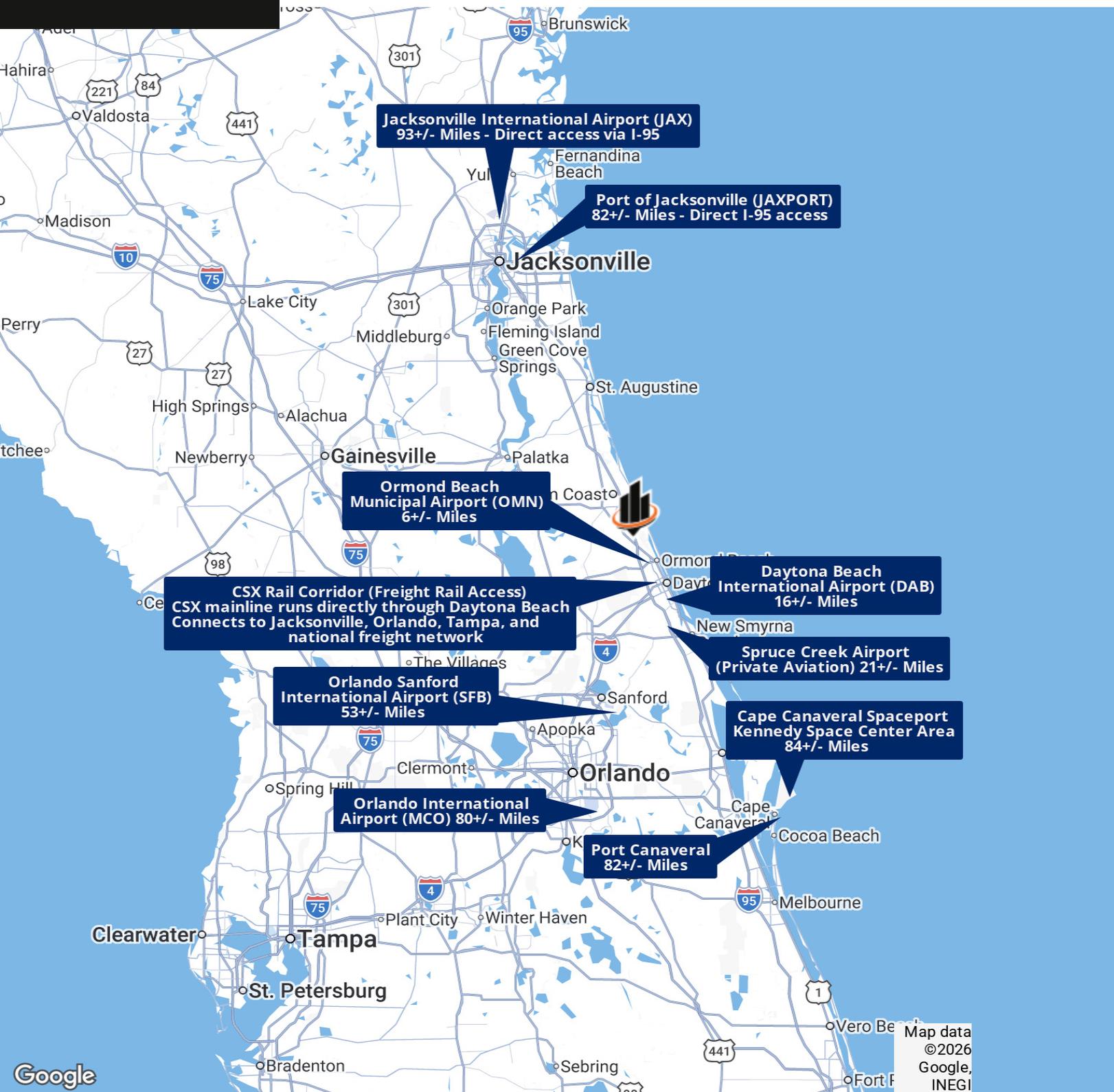
A cost-effective labor market, strong education pipeline, and strategic access combine to create a powerful foundation for business growth.

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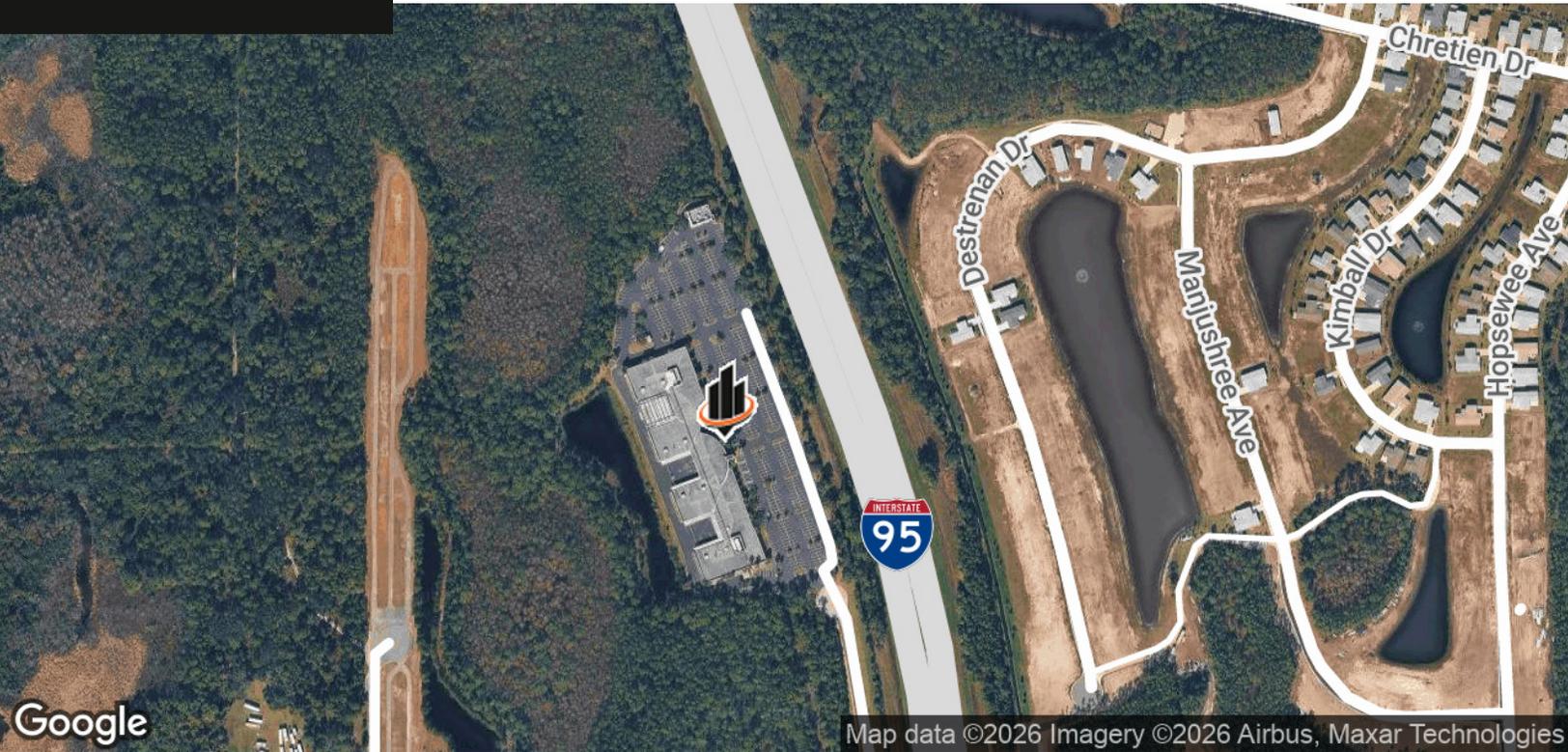
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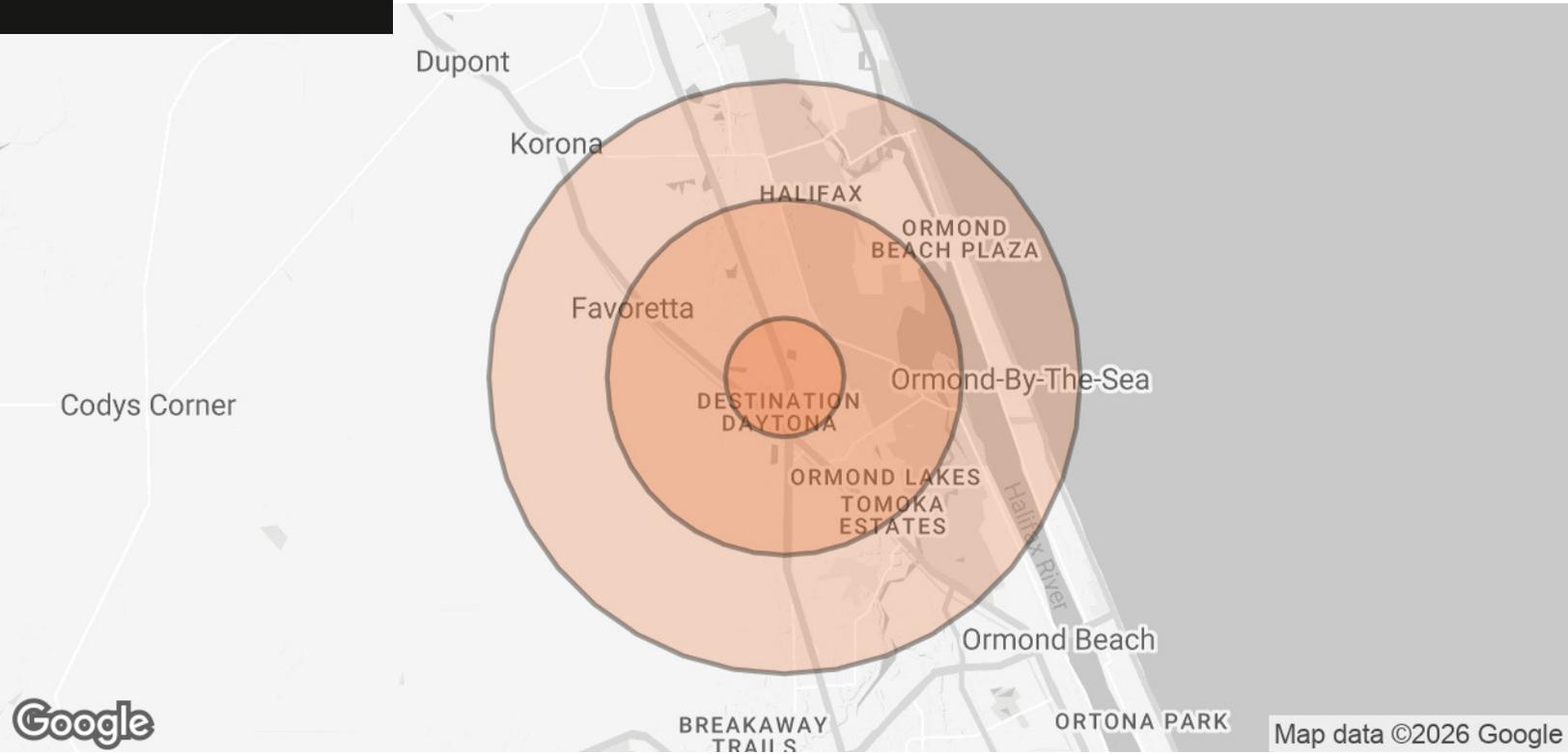


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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	864	7,840	30,311
AVERAGE AGE	60	59	55
AVERAGE AGE (MALE)	60	59	54
AVERAGE AGE (FEMALE)	60	58	56
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	427	3,729	14,240
# OF PERSONS PER HH	2	2.1	2.1
AVERAGE HH INCOME	\$110,680	\$102,595	\$99,267
AVERAGE HOUSE VALUE	\$437,740	\$419,324	\$408,129

Demographics data derived from AlphaMap

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