



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

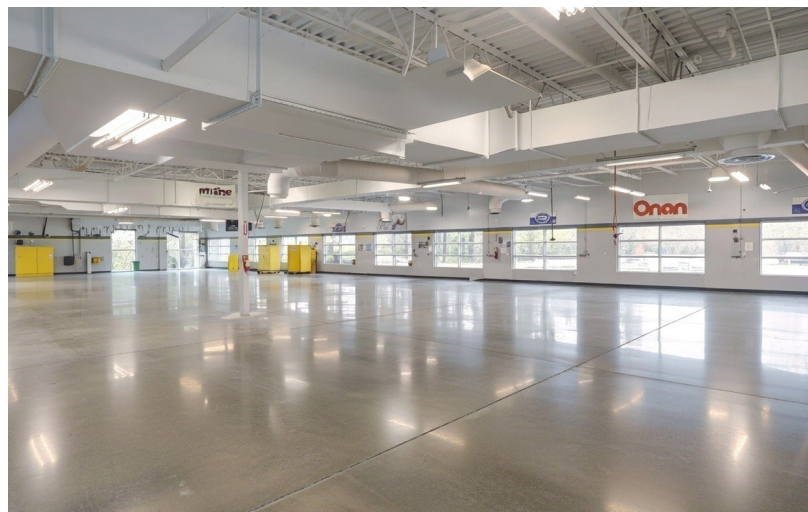
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Interior Photos

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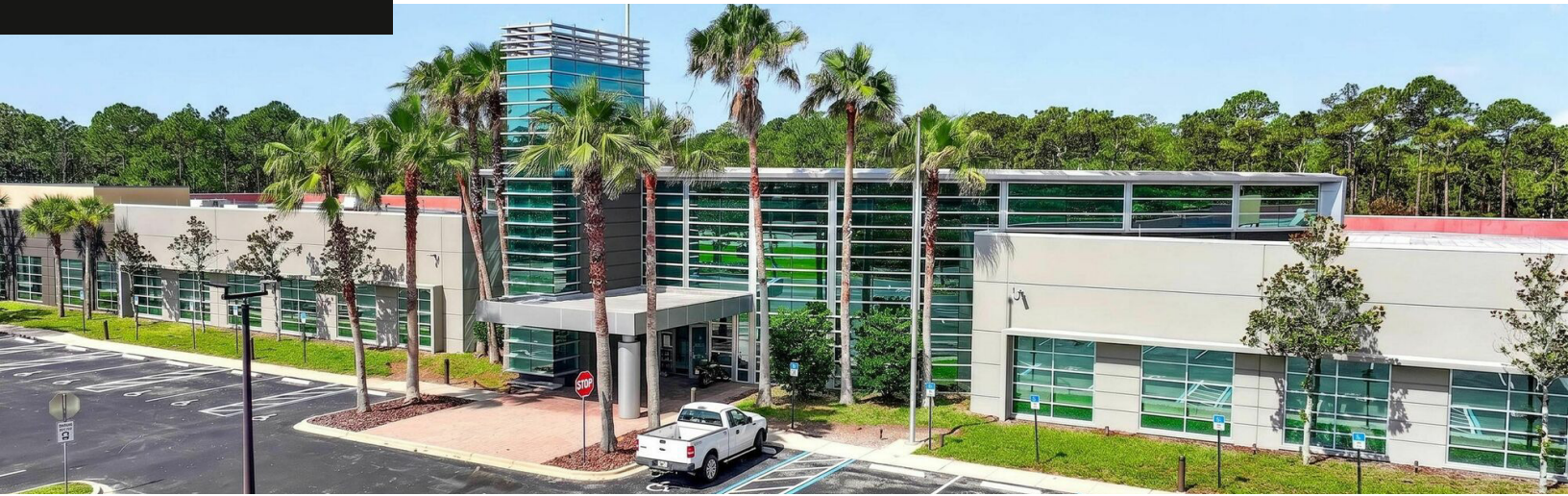


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change



Additional Photos

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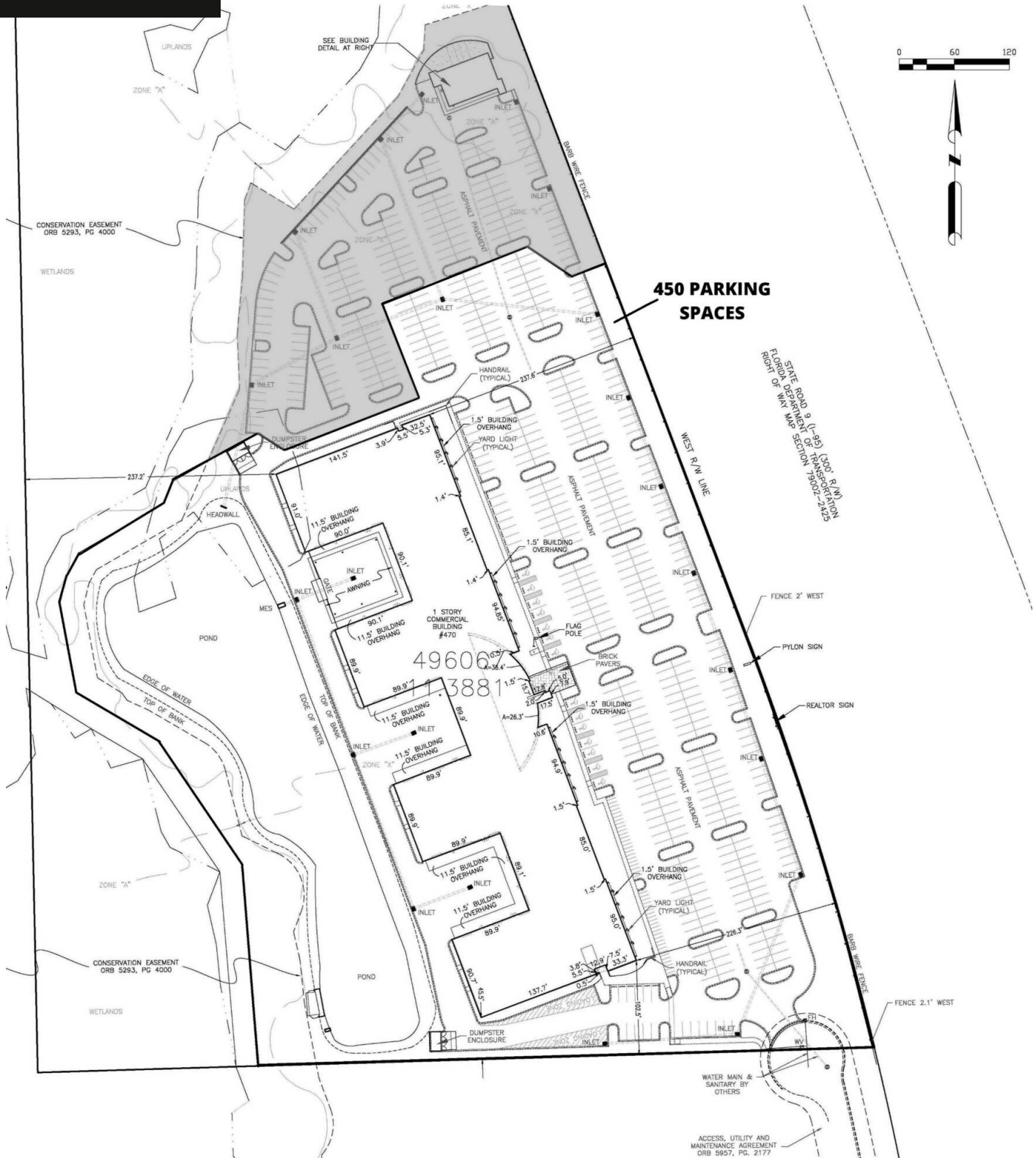
SCALE: $1/16" = 1'-0"$



SVN
COMMERCIAL REAL ESTATE ADVISORS

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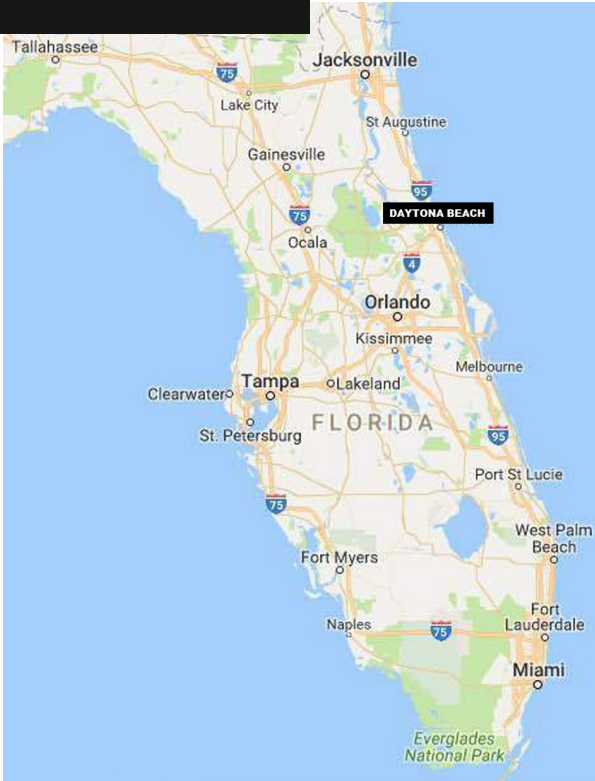
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Daytona Beach Overview

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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

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

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

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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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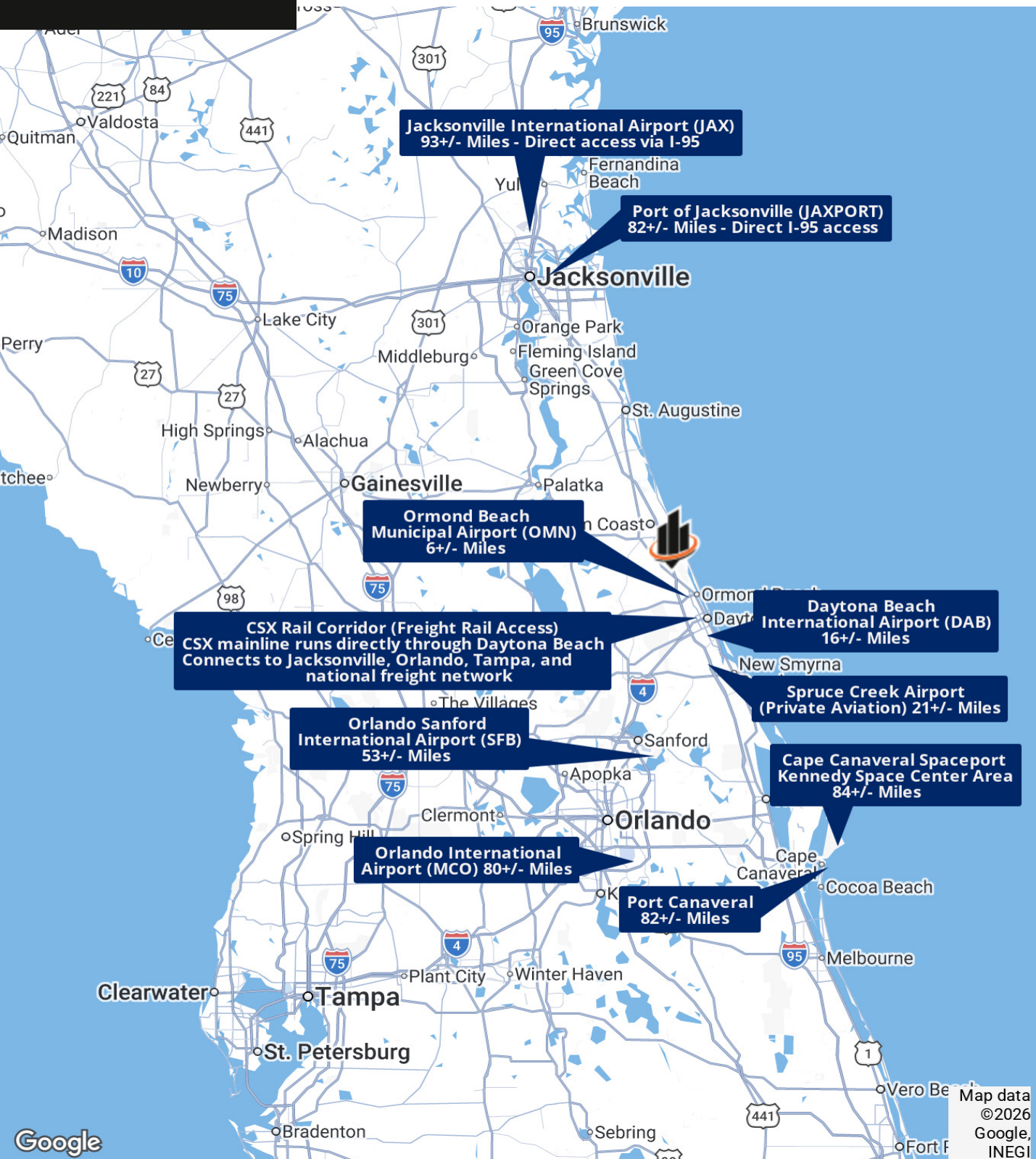
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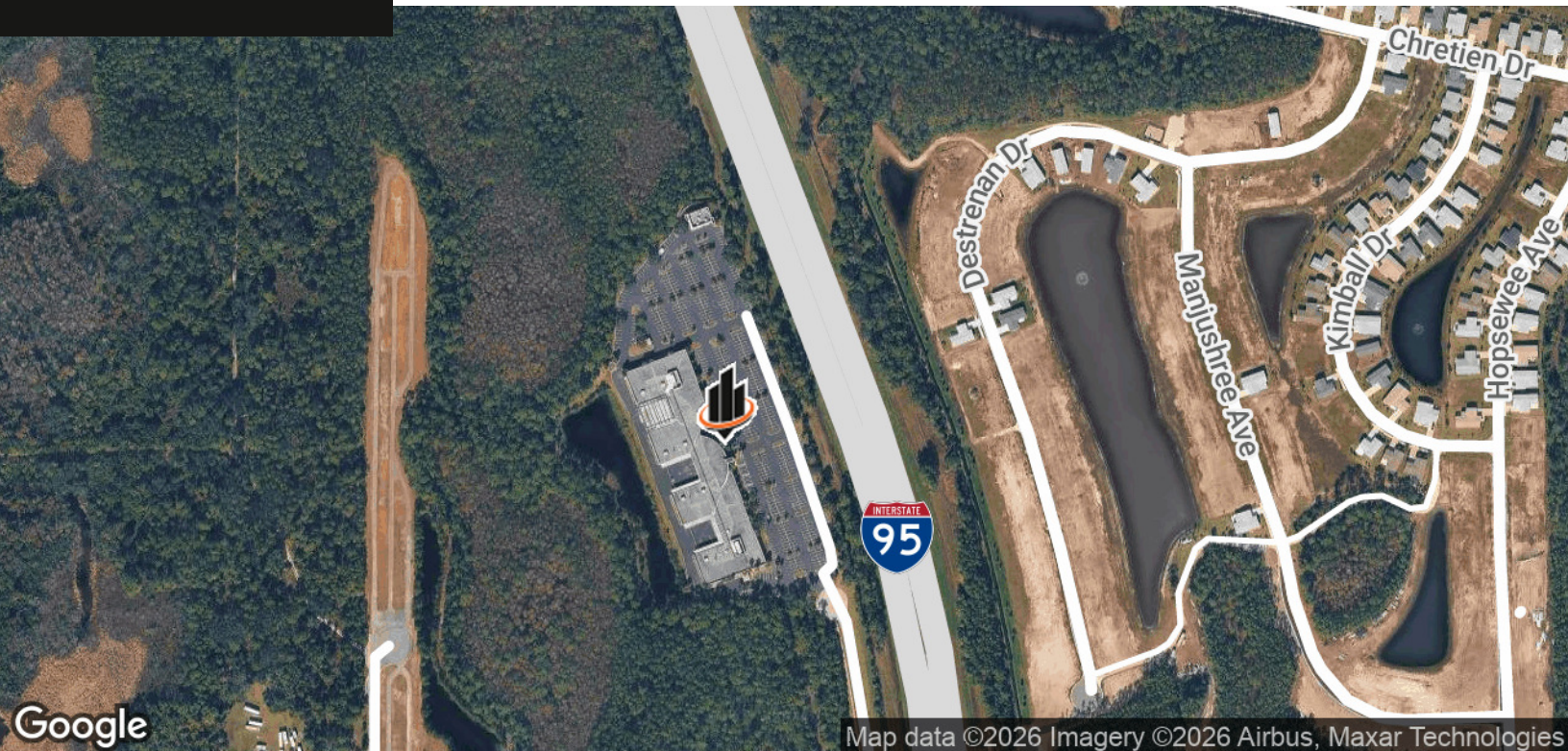


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Location Maps

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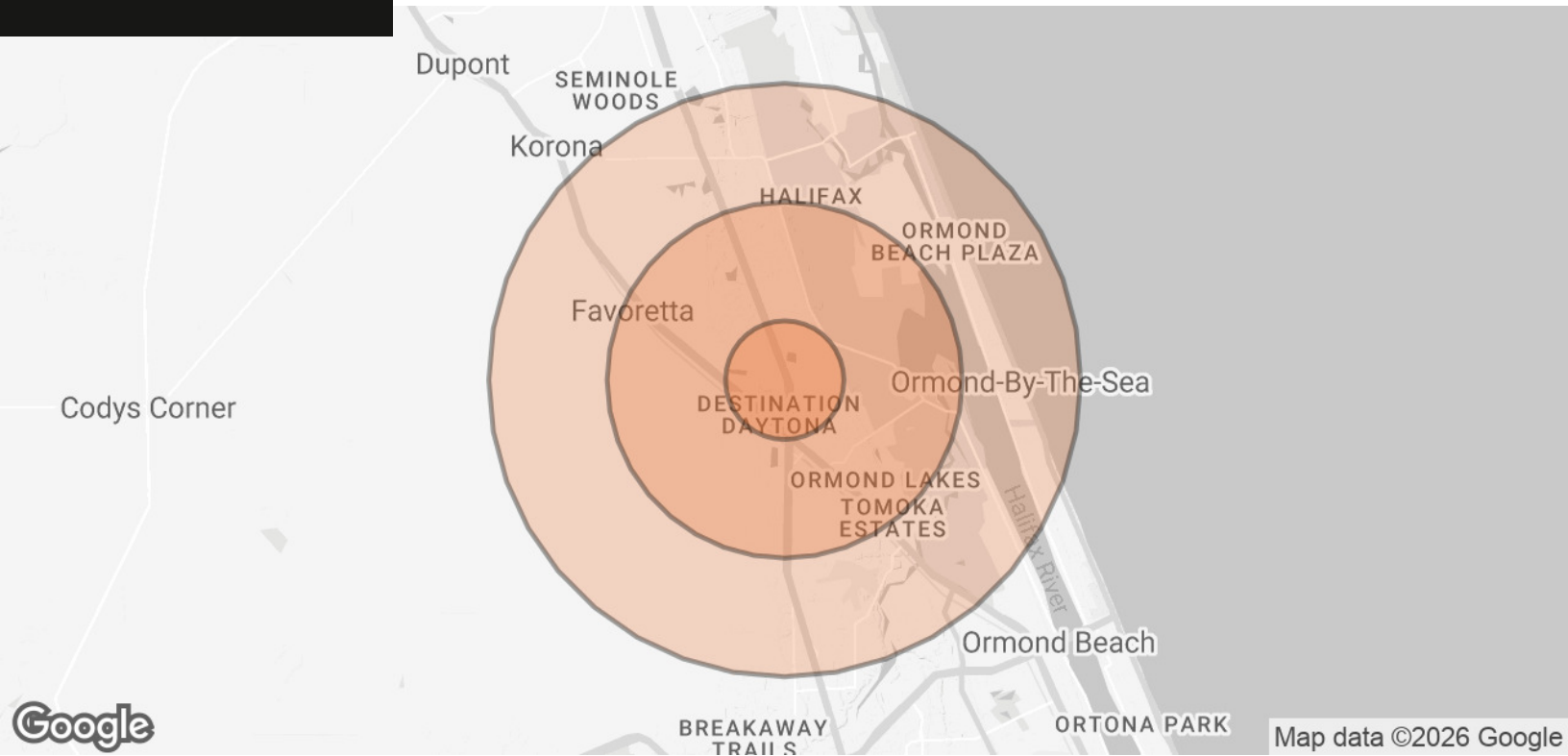
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Demographics Map & Report

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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

2020 American Community Survey (ACS)

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