



FOR SALE | RESTAURANT

FORMER VINCE CARTER'S RESTAURANT ON LPGA BLVD

2150 LPGA Boulevard | Daytona Beach, FL 32117



PRESENTED BY:

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PROPERTY HIGHLIGHTS

- Finest restaurant in Daytona Beach
- Signalized intersection on LPGA Boulevard
- 3.46+/- Acre Corner Site
- 11,035+/- SF Restaurant with Piano Lounge, Main Dining, Sports Lounge, and Two Outdoor Patios with seating areas
- Visible from Interstate 95
- Asking Price \$5,500,000





DISCLAIMER

FORMER VINCE CARTER'S RESTAURANT ON LPGA BLVD | DAYTONA BEACH, FL

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





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1 | PROPERTY INFORMATION





Executive Summary



SALE OVERVIEW

SALE PRICE:	\$5,500,000
LOT SIZE:	3.46+/- Acres
BUILDING SIZE:	11,035+/- SF
YEAR BUILT:	2010
PARCEL NO:	5204-01-00-0010
ZONING:	PD 'Planned District'

PROPERTY DESCRIPTION

Rare opportunity to acquire the finest restaurant constructed in Daytona Beach. Developed by NBA legend Vince Carter. The corner signalized property is located on Daytona Beach's LPGA Boulevard.

LPGA Boulevard is Daytona Beach's hottest development corridor:

- 350,000 SF Tangers Outlets
- Integra Land Company's new 264 luxury apartment complex
- North American Development Corp proposed 600,000 SF Tomoka Town Center and 400 multifamily units
- Cornerstone 88,000 SF class A office buildings
- Minto Communities 6,900+ proposed new homesites at Oasis Daytona
- LPGA golf course with 36 holes
- Daytona Auto Mall with twelve dealerships including Mercedes-Benz, BMW, Mini Cooper, Ford, Maserati, Dodge, Volkswagen, Jeep and more, plus nearby CarMax
- One exit north from Daytona International Speedway and One Daytona proposed 300,000 SF mixed-use project with Bass Pro Shops, and one exit south of Ormond Beach.

405 seating capacity.

The sale is to include the turn-key restaurant, sports lounge, private dining area, two outdoor patios with seating, piano lounge, plus all FF&E.

Visible from Interstate 95 and approximately 4.5 miles to Daytona International Speedway.





2 | LOCATION INFORMATION





Location Information

LOCATED JUST MINUTES TO:

- \$46,000,000 Tanger Factory Outlet Center - 350,000 SF built on 39 acres projected to generate 900 full and part-time jobs
- \$800,000,000 One Daytona mixed-use project, estimated 7,200 new jobs
- Embry Riddle \$12,000,000 Research and Technology Park, projected to create 300 new jobs
- Daytona Auto Mall \$25,000,000 expansion including Mercedes Benz, BMW, Maserati, and Mini Cooper, plus nearby CarMax
- Trader Joe's \$80,000,000 - 800,000 SF distribution warehouse
- Proposed \$130,000,000 Daytona Beach Resort projected 400 new jobs
- Daytona International Speedway and International Speedway Corporation 190,000 SF Headquarters
- Embry-Riddle Aeronautical University - more than 6,000 Faculty and Student Body
- 944 Bed Halifax Health Medical Center \$200,000,000 Addition
- Daytona Beach International Airport
- Daytona State College - more than 33,000 Students annually and 1,797 employees
- Bethune-Cookman University - Faculty and Student Body of more than 3,500
- International Speedway Boulevard Commercial Corridor and Interstate 95 \$246,300,000 new Interchange





Location Maps





Aerial Map





Retailer Map





Project Map





Submarket Overview | Daytona Beach, FL

The core of this historic city, Downtown Daytona Beach is located just a short distance from the former Vince Carter's Restaurant and was once the home of presidents and wealthy entrepreneurs.

Downtown's main promenade Beach Street is lined with over 50 shops and eateries. Every season fans fill up the stands to see Daytona Tortugas play in the historic Jackie Robinson Stadium on the waterfront. Beach Street has museums, exhibits, outdoor festivals, water activities, nightclubs, cafes and Florida's oldest Saturday Farmer's Market.

Downtown Daytona Beach is the only neighborhood in Daytona Beach where you can see a Broadway play, stop by the Halifax Historical Museum, enjoy the Daytona Beach International Festival, catch a baseball game, photograph the manatees, launch your boat, shop and dine out with friends all within walking distance.

Daytona International Speedway has completed a \$400 million renovation. The home to the Daytona 500 and several other NASCAR events including the Nextel Cup and Pepsi 400. Its 480 acre complex makes it the largest venue for motor sports in the world. It's also one of the busiest with 10 major racings weekends a year, not to mention a bunch of civic functions, bike and car shows.

Protogroup Inc. plans to build a \$130 million oceanfront resort hotel near the Ocean Center.

Nearby on the Halifax River, is The Casements the former winter home of John D. Rockefeller in the early 1900's and the former Ormond Hotel developed by Henry Flagler in the late 1800's.

The One Daytona \$800 million mixed-use project of shops, restaurants, hotels, and apartments across the street from Daytona International Speedway that promises to lure big-name businesses and create more than 7,200 new jobs. The first phase of the project will include 300,000 SF of retail, dining, and entertainment including Bass Pro Shops, Cobb Theatres, two hotels, and 300 apartment units.

Tanger Factory Outlet Center - 350,000 SF on 39 acres projected to generate 900 full and part-time jobs.

National grocery store chain Trader Joe's has built an 800,000 SF distribution center.

Home of LPGA International, a premier golf course, boasts two world-class four-star courses as rated by Golf Digest. Named for Arthur Hills and Rees Jones, The Hills Course and The Jones Course are distinct in design and play, but are both great for all skill levels.

Minto Communities is purchasing 3,300 acres at LPGA for 6,900 plus proposed homes.

The Halifax River Yacht Club has over 600 members. The 'Grand Old Lady' that had served so well for over a century was demolished in 2005 and the over \$2,000,000 new 20,000 plus square foot 2 story clubhouse was constructed to serve the larger membership.

The \$25 Million Daytona Auto Mall expansion including BMW, Maserati, and Mini Cooper plus nearby CarMax.

140,000 SF Sam's Club within the 186+/- acre in Tomoka Town Center, proposed 600,000 SF retail and 400 multifamily units.

\$246.3 million for a new interchange at Interstate 95 and Interstate 4.





Submarket Overview | Daytona Beach, FL

The \$13 million Cici and Hyatt Brown Art Museum, the new 26,000 SF home for the Brown's extensive collection of more than 2,700 Florida oil and watercolor paintings.

The Halifax River Yacht Club has over 600 members. The 'Grand Old Lady' that had served so well for over a century was demolished in 2005 and the over \$2,000,000 new 20,000 plus square foot 2 story clubhouse was constructed to serve the larger membership.

The Halifax Harbor Marina is a 550 slip, wet slip marina located in Daytona Beach, Florida. The marina is owned by the City of Daytona Beach. HH provides year round docking facilities for boaters seeking a permanent slip. Halifax Harbor Marina is considered one of America's finest marina facilities. It has been honored as Marina of the Year by Marina Dock Age, a marina business publication.

The \$20 million Daytona State College - News Journal Center is situated on the banks of the Halifax River in historic downtown Daytona Beach. The News-Journal Center is the perfect venue for medium-scale musical and theatrical performances, as well as conferences, graduations and other mid-sized events. With its striking façade and 40 foot windows overlooking the Halifax River, the News Journal Center serves both as a riverfront landmark and an economic engine for downtown. The three-story, 98,000 SF building has a visual arts gallery, an 860 seat proscenium theater with orchestra pit, and a 260 seat studio theater. Daytona State College is committed to providing our community high quality entertainment and educational experiences in this unique downtown venue. The entire theater is equipped with state-of-the-art theatrical, communication and data technology. The main DSC campus serves more than 33,000 students annually and employs 1,797 people.

The ever expanding Bethune-Cookman University with a faculty and student body of more than 3,500. Founded in 1904 as training school, then 1923 it became a co-ed high school.

Embry-Riddle Aeronautical University which boasts over 6,000 faculty and student body is located on the edge of Daytona International Airport. Construction has begun on the \$30 million Aerospace Research and Technology Park adjacent to the airport on approximately 90 acres, in addition to the \$28 million College of Arts and Sciences building on campus and will house the largest university owned telescope in Florida

Halifax Health Medical Center of Daytona Beach a 944-bed hospital. All major medical and surgical services are available. The 24-hour emergency department (ED) includes the area's only Level II Trauma Center and the only Pediatric ED. It also features "fast-track" services for less critical injuries. The 4th largest employer in the area with 3,957 employees.

Nearly 500,000 residents in the Daytona Beach metro area and 8 million visitors enjoy moderate weather, quality educational choices, exceptional recreational activities, an active arts community and, of course, one of the most beautiful, family-friendly beaches in Florida.



Submarket Overview | Daytona Beach, FL

Education, health care and government are the area's largest employers. Among the numerous corporate partners that call Daytona Beach home are:

- NASCAR and International Speedway Corporation - ISCA
- Ladies Professional Golf Association
- LPGA International
- Gambro-Renal Products (medical manufacturing)
- Brown & Brown, Inc. (insurance) - BRO
- Enrichment Industries (Vocational rehabilitation/manufacturing/assembly)
- Teledyne Oil and Gas (Engineered solutions for sub/sea pipeline) - TDY
- Advanced Ordnance (military Hardware)
- X1R (auto lubricants)
- Raydon (simulators)
- Piedmont Plastics, Inc. (plastics manufacturing)
- Embry-Riddle Aeronautical University (aviation-aerospace education)
- Halifax Community Health Systems (hospitals/health care)
- Florida Hospital Volusia-Flagler (hospitals/health care)
- Consolidated-Tomoka Land Co. (land development) - CTO
- Ocean Design (subsea Electrical and fiber-optic interconnect systems)
- Stonewood Holdings (Restaurant management)





Employment Drivers

Part of a greater metropolitan area of East Central Florida, the City of Daytona Beach is situated at the confluence of two major interstate highways that provide quick, easy access to the third largest consumer region in the United States with a population of more than 17 million. International airports in Daytona Beach and Orlando, railroad and nearby port facilities enhance Daytona Beach's efforts to provide a cost-effective and logistically important location to do business while providing an exceptional quality of life.

Daytona Beach is the regional commercial and cultural hub of the Deltona-Daytona Beach-Ormond Beach MSA with a population of 545,451. Beautiful ocean beaches bring worldwide acclaim. More than eight million tourists a year visit the area. Quality roads, miles of beautiful tree-lined streets through picturesque neighborhoods and street beautification programs are national models and reflect the pride of residents. Based on the "2004 Survey of Buying Power", the Orlando/Daytona Beach/ Melbourne, Florida media market is ranked 20th in population with 3.24 million people. It is also ranked 20th in Total Effective Buying Income (EBI) with \$61.3 billion.

Daytona Beach is a regional marketplace, giving way to a diverse group of highly successful retail businesses, manufacturing plants and associations. The city is an integral segment of the I-4 high-tech corridor with specialized industries in aerospace, automotive and manufacturing. Companies and their employees profit from a relatively low cost of living, steady economic growth and the benefits of well-planned development. Companies profit from available labor; training; an area designated as an enterprise zone; and quality public services.

VOLUSIA COUNTY MAJOR EMPLOYERS

COMPANY	INDUSTRY	EMPLOYMENT
Volusia County Schools	Education	7,503
Florida Hospital Volusia-Flagler Market	Healthcare	4,810
County of Volusia	Government	3,341
Halifax Health ²	Healthcare	3,197
Frontier Communications	Customer Service	1,200
Embry-Riddle Aeronautical University	Education	1,072
Daytona State College	Education	980
Florida Health Care Plans, Inc.	Healthcare	916

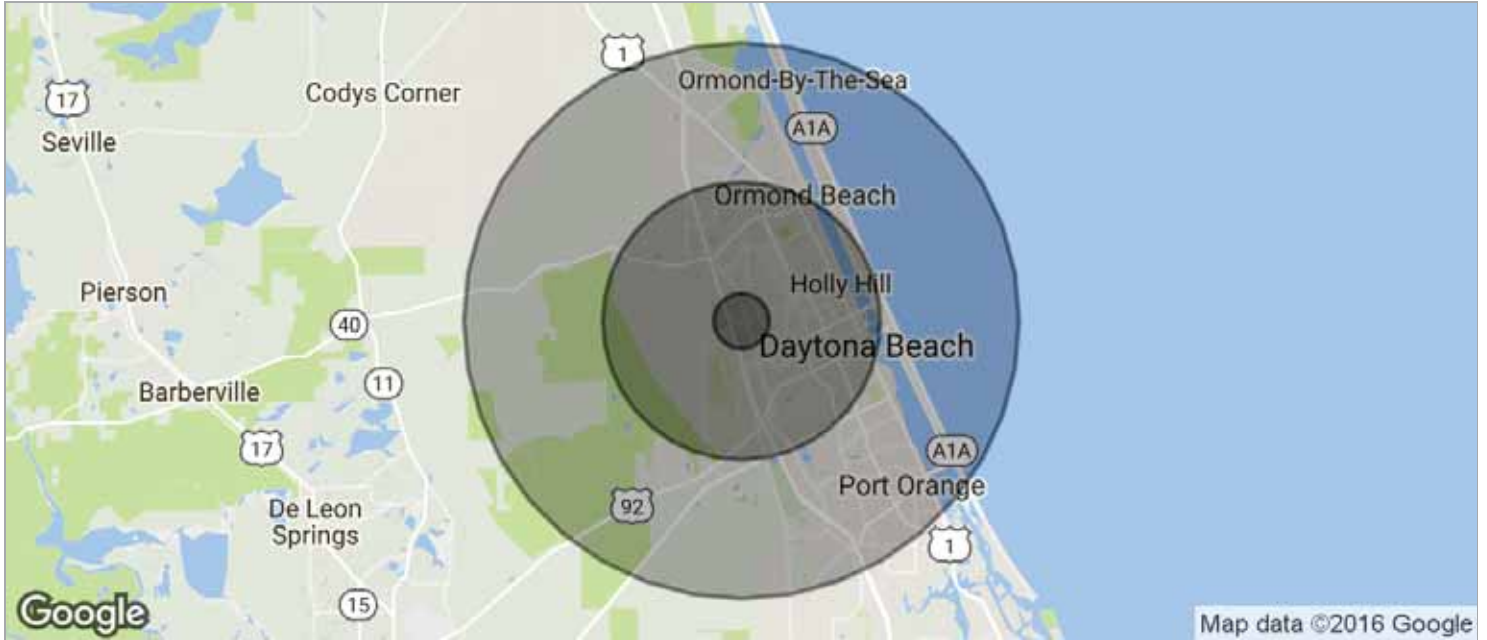




3 | DEMOGRAPHICS



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,494	84,723	201,611
MEDIAN AGE	42.9	38.5	43.5
MEDIAN AGE (MALE)	40.2	37.2	41.7
MEDIAN AGE (FEMALE)	42.8	40.6	45.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,202	33,153	85,116
# OF PERSONS PER HH	2.1	2.6	2.4
AVERAGE HH INCOME	\$42,735	\$46,027	\$52,611
AVERAGE HOUSE VALUE	\$345,533	\$192,933	\$210,085

* Demographic data derived from 2010 US Census





4 | ADDITIONAL INFORMATION





Exterior Photos



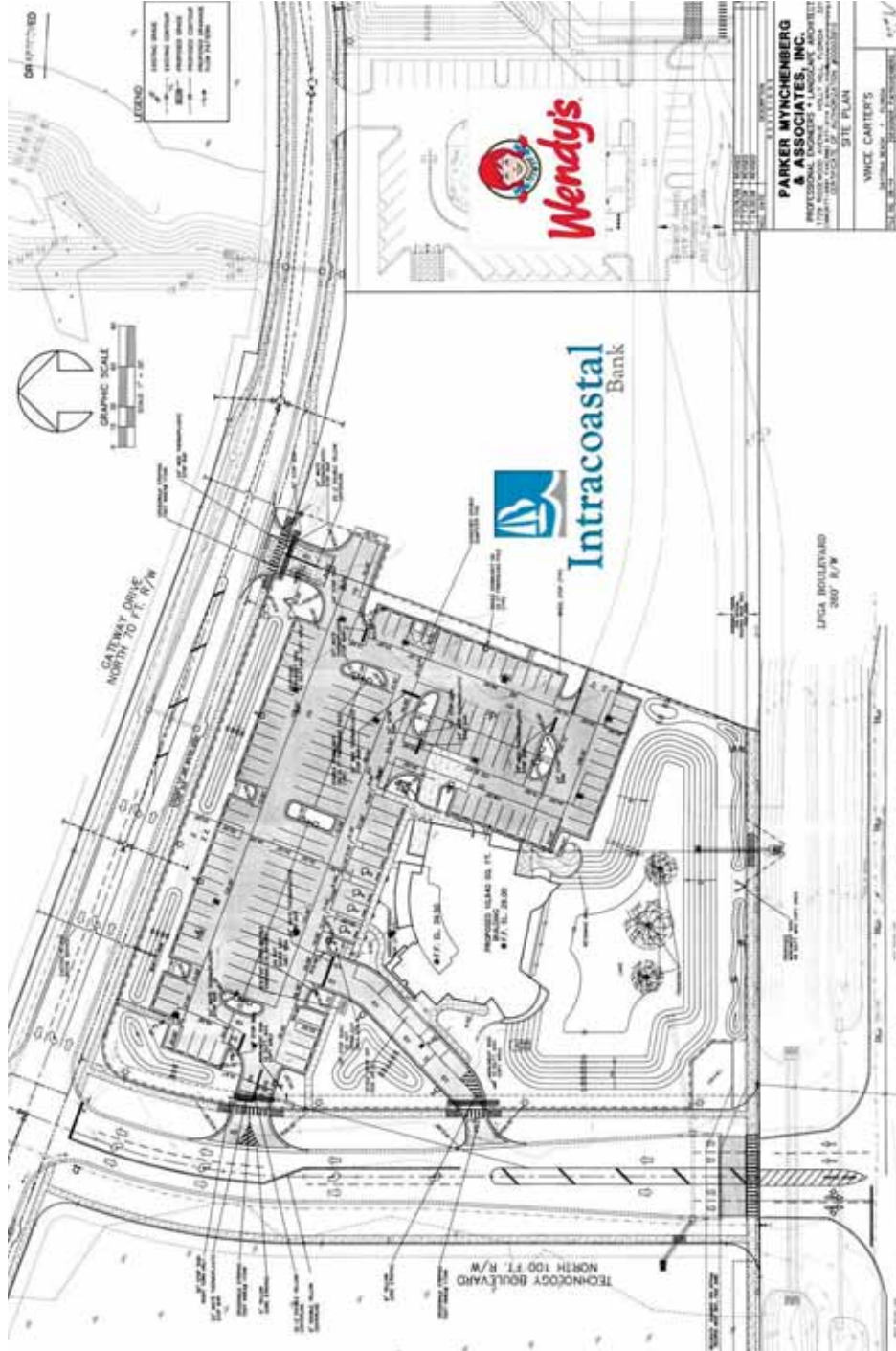


Interior Photos





Site Plan





5 | ADVISOR BIOS





Advisor Bio



John W. Trost, CCIM

Principal | Senior Advisor
SVN | Alliance Commercial Real Estate Advisors

WORKING IN COMMERCIAL REAL ESTATE SINCE 1985
IT IS ALL ABOUT YOU!

Your dreams, your needs, and your time. Working with you, on your team as agent and advocate from the beginning through to closing.

Seasoned professional with the education, designation, and experience. Bachelor of Business Administration - Degree in Finance from the University of Central Florida, the coveted Certified Commercial Investment Member [CCIM] designation, and the hands-on experience working with business professionals, developers, and investors.

A recognized leader with over 30 years experience in Commercial Real Estate Sales and Leasing. During that time working with developers, financial institutions, and property owners to maximize their returns and leverage their time in land and investment property sales from multifamily sites and subdivisions, to large and small retail shopping centers and office complexes, and church properties across Florida. As well as extensive experience in office and retail leasing to numerous national, regional, and local tenants.

Involved and a tremendous supporter of various youth and high school sporting activities, including weightlifting, football, basketball, and golf. Served on the board of local Pop Warner Football, High School Quarterback Club, and other non-profit organizations.

With tremendous growth and interest in the Volusia-Flagler market, you too can benefit from the strength of a commercial broker with the expertise and integrity to maximize your dollars and your time.

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Advisor Bio



Carl Lentz, CCIM

Principal | Managing Director
SVN | Alliance Commercial Real Estate Advisors

With an extensive commercial real estate background and career, Carl is a lifetime resident of East Central Florida and is incredibly knowledgeable of the market area. Carl has worked for smaller, local firms in the area and is now a Principal and Managing Director for SVN Alliance | Commercial Real Estate Advisors.

Carl earned his Certified Commercial Investment Member(CCIM) designation in 2008. He graduated with his Masters in Business Administration from the University of Central Florida and his Bachelors Degree from Emory University.

If you are buying, selling or leasing, Carl will be a valuable source of information for any real estate decisions.

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