

## 2.6+/- ACRE OFFICE/MEDICAL SITE



### PROPERTY DESCRIPTION

2.6+/- Acre Office/Medical Site.  
 Signalized corner.  
 323+/- feet of frontage on Clyde Morris Boulevard and  
 437+/- feet of frontage on Strickland Range Road.  
 Conceptual Site Plan for a 2-Story 23,800 SF building or  
 20,000 SF in four buildings.  
 Located at the front of Laurel Dunes, DR Horton's brand  
 new 168 unit townhouse community.  
 Zoning permitted uses include Office, Professional, and  
 Health Care Uses.  
 Approximately 2 miles to I-95 and 1.9 miles to  
 AdventHealth Daytona Beach.

### LOCATION DESCRIPTION

Located less than one mile north of 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 area

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### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,500,000
<b>LOT SIZE:</b>	2.6+/- Acres
<b>PARCEL NO:</b>	A portion of 5203-00-00-0034
<b>TRAFFIC COUNT:</b>	14,800 AADT
<b>ZONING:</b>	PD-G, Planned Development-General

### DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,004	22,714	47,477
<b>TOTAL POPULATION</b>	2,156	52,435	111,551
<b>AVERAGE HH INCOME</b>	\$67,268	\$61,035	\$64,194

### LOCATION ADDRESS

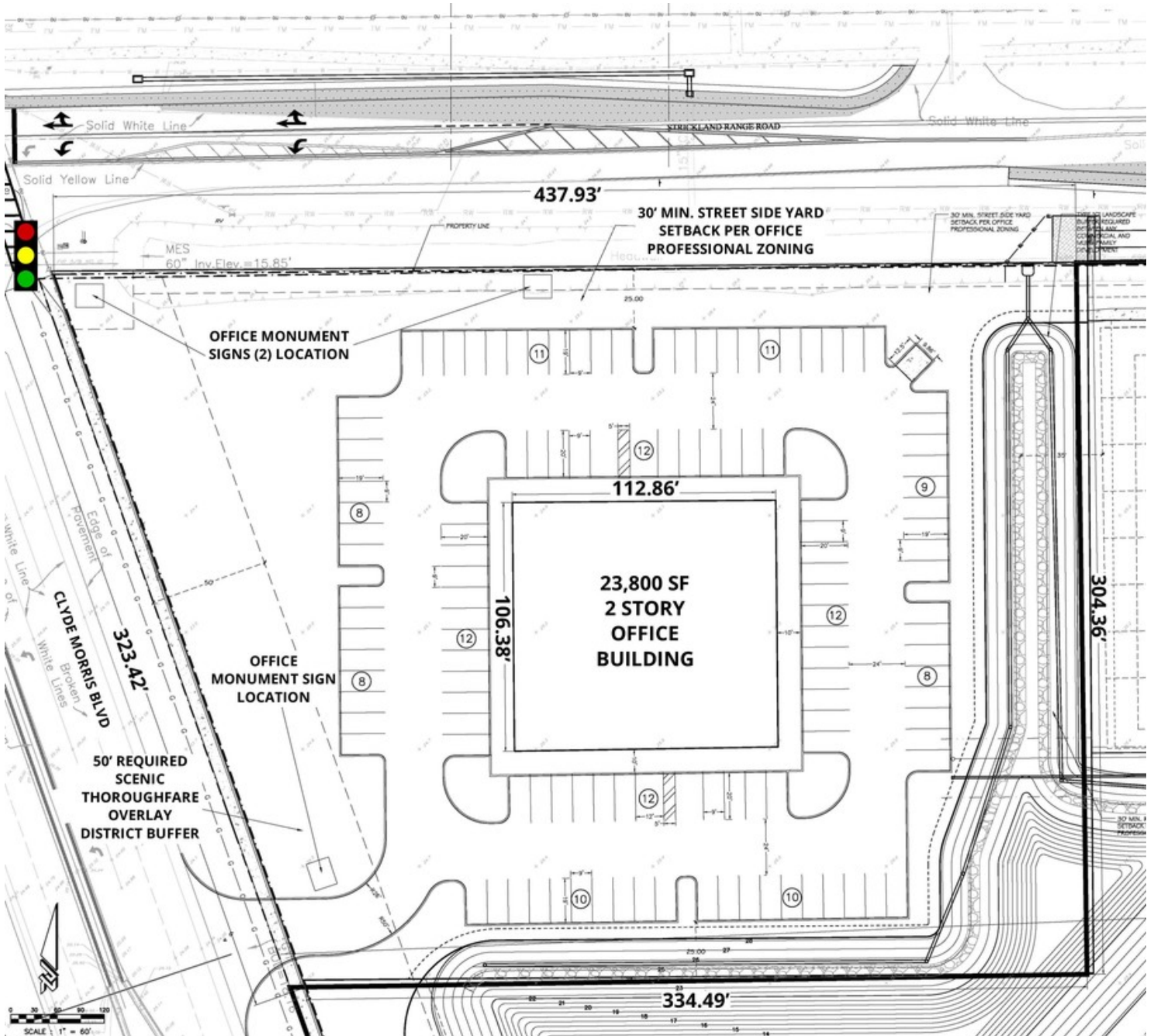
SEC of Clyde Morris Boulevard & Strickland Range Road  
 Daytona Beach, FL 32117

2.6+/- ACRE OFFICE/MEDICAL SITE SEC Of Clyde Morris Blvd And Strickland Range Road Daytona Beach, FL 32



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# CONCEPTUAL PLAN A



## 23,800 SF TWO-STORY BUILDING - 122 PARKING SPACES

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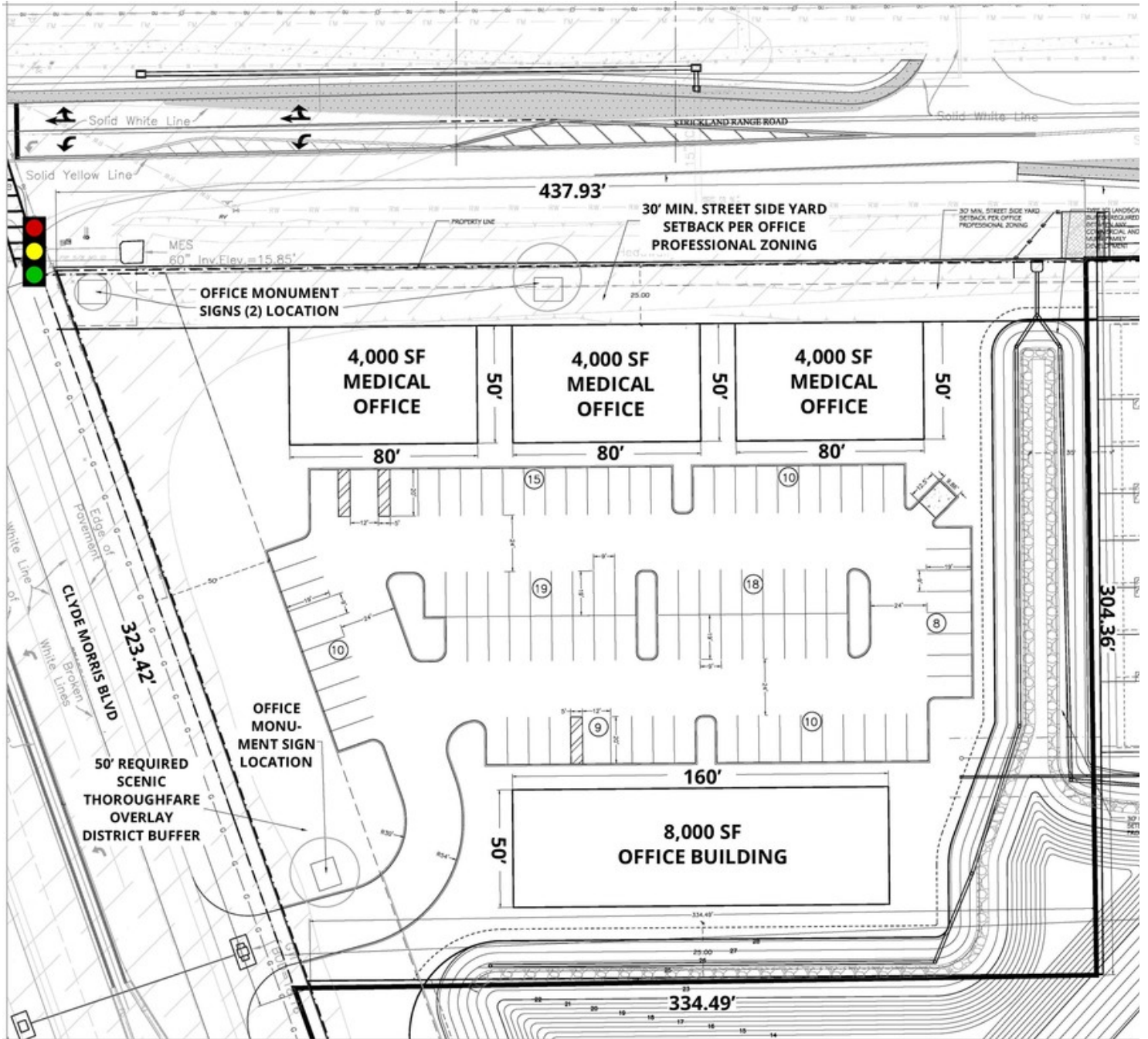
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# CONCEPTUAL PLAN B



**20,000 SF IN FOUR BUILDINGS - 99 PARKING SPACES**

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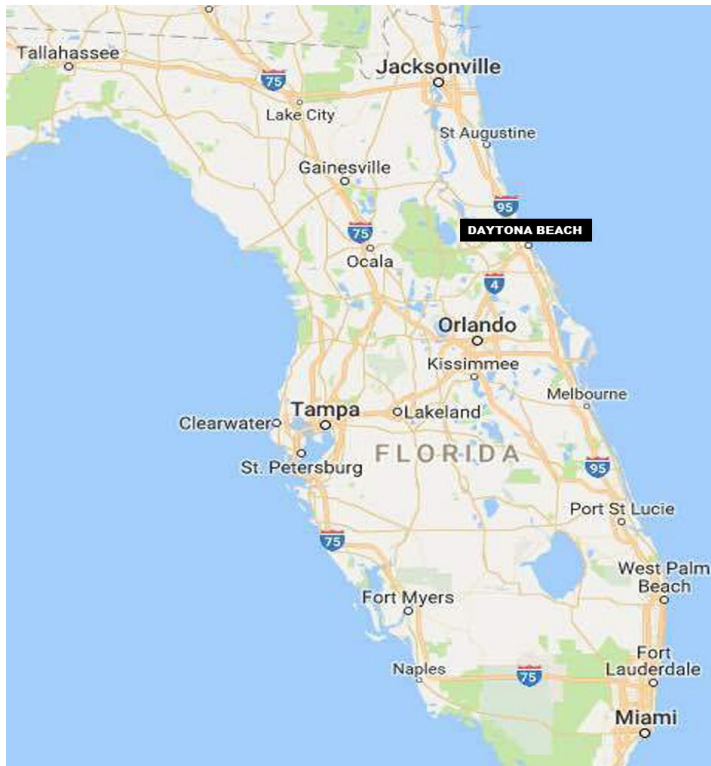
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## DAYTONA BEACH OVERVIEW



## 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 \$4.6 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 - 5,706 Students
  - Stetson University - 3,081 students
  - Bethune-Cookman University - 3,992 students
  - Daytona State College - 13,248 students

## FAST GROWING LPGA BLVD CORRIDOR

- Located 7 miles south of 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
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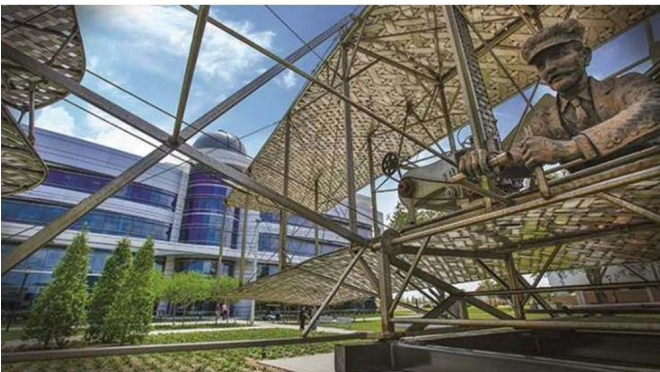
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## AREA EMPLOYERS



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## TOP LOCAL EMPLOYERS

COMPANY	NUMBER OF EMPLOYEES
Energizer [NYSE: ENR]	250
AdventHealth	5,885
Daytona State College	1,490
Tanger Outlets [NYSE: SKT]	900
Teledyne [NYSE: TDY]	525
Daytona Beverages	140
Costa	230
Trader Joe's	500
AO Precision	135
B. Braun/Gambro	135
TopBuild [NYSE: BLD]	250
International Speedway Corp. [NYSE: ISCA]	1,000
Halifax Health	4,050
Bethune Cookman University	650
Brown & Brown [NYSE: BRO]	600+
Embry Riddle Aeronautical University	1,405
Raydon	250
U.S. Foods	550
Volusia County Schools	7,521
Volusia Count Government	3,408
Publix Supermarkets, Inc.	3,244
Brunswick Corporation	1,139

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RETAILER MAP



Map data ©2021 Imagery ©2021 , Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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