

# For Sale 1.54 ac Site Available Fronting Holiday Inn Traffic Lit SWC of LPGA Blvd and I-95 | Daytona Beach | FL 32124



**Southeast Commercial—FL**  
 1341 Bedford Dr, Suite A  
 Baytree Corporate Park  
 Melbourne, FL 32940  
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# Property Highlights

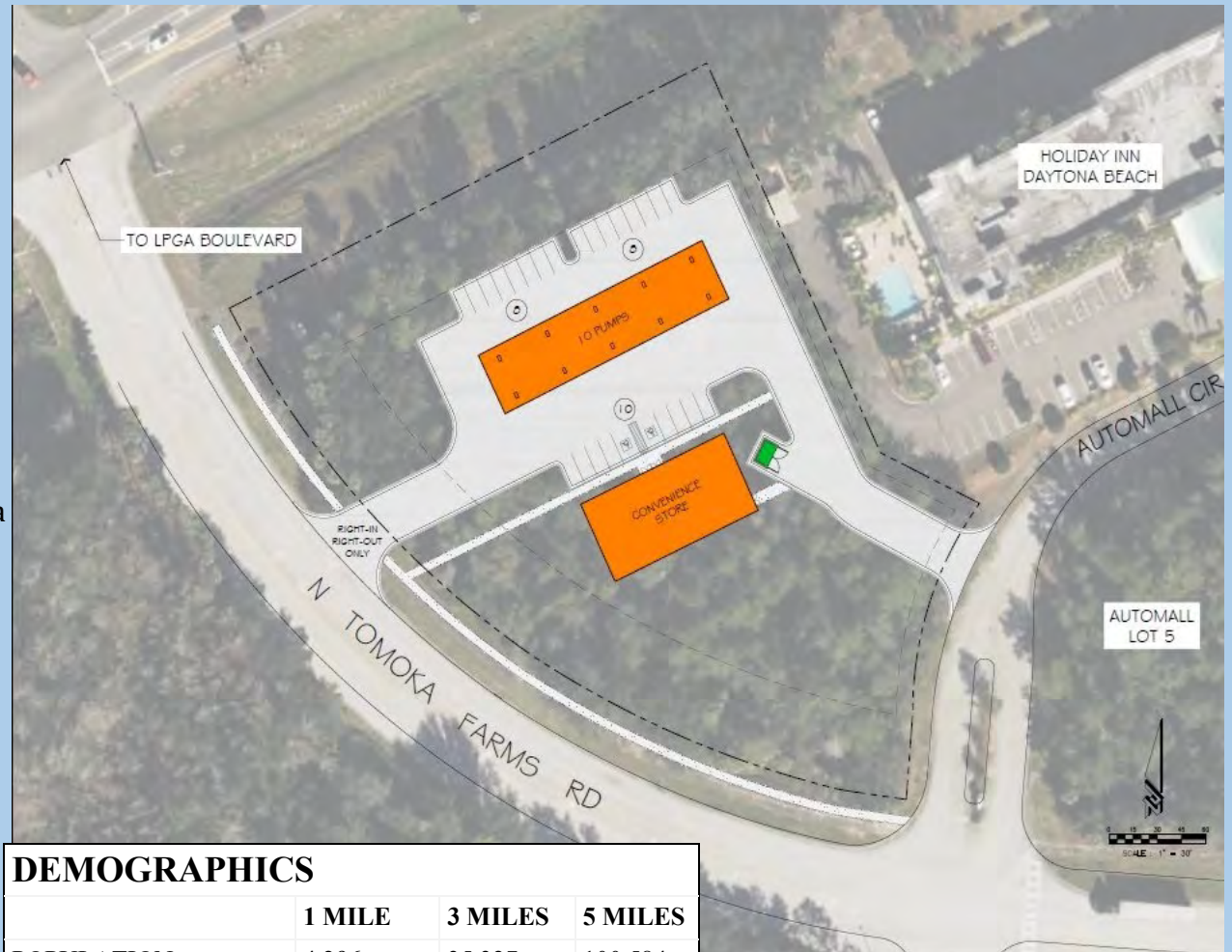
C-store conceptual shown. Available site is in a highly visible and well traveled location

## SITE HIGHLIGHTS

- 2.58 ac site, 1.54 ac net usable
- Offsite retention
- 2024 ALTA and Tree Survey available
- Proposed right in/right out on N Tomoka Farms Rd
- Traffic Lit Corner of LPGA Blvd and Tomoka Farms Rd at I-95 exit 265
- Proposed 4,900 SF building with pumps

## LOCATION HIGHLIGHTS

- Affluent area
- High demand area
- Close to high-end housing



## DEMOGRAPHICS

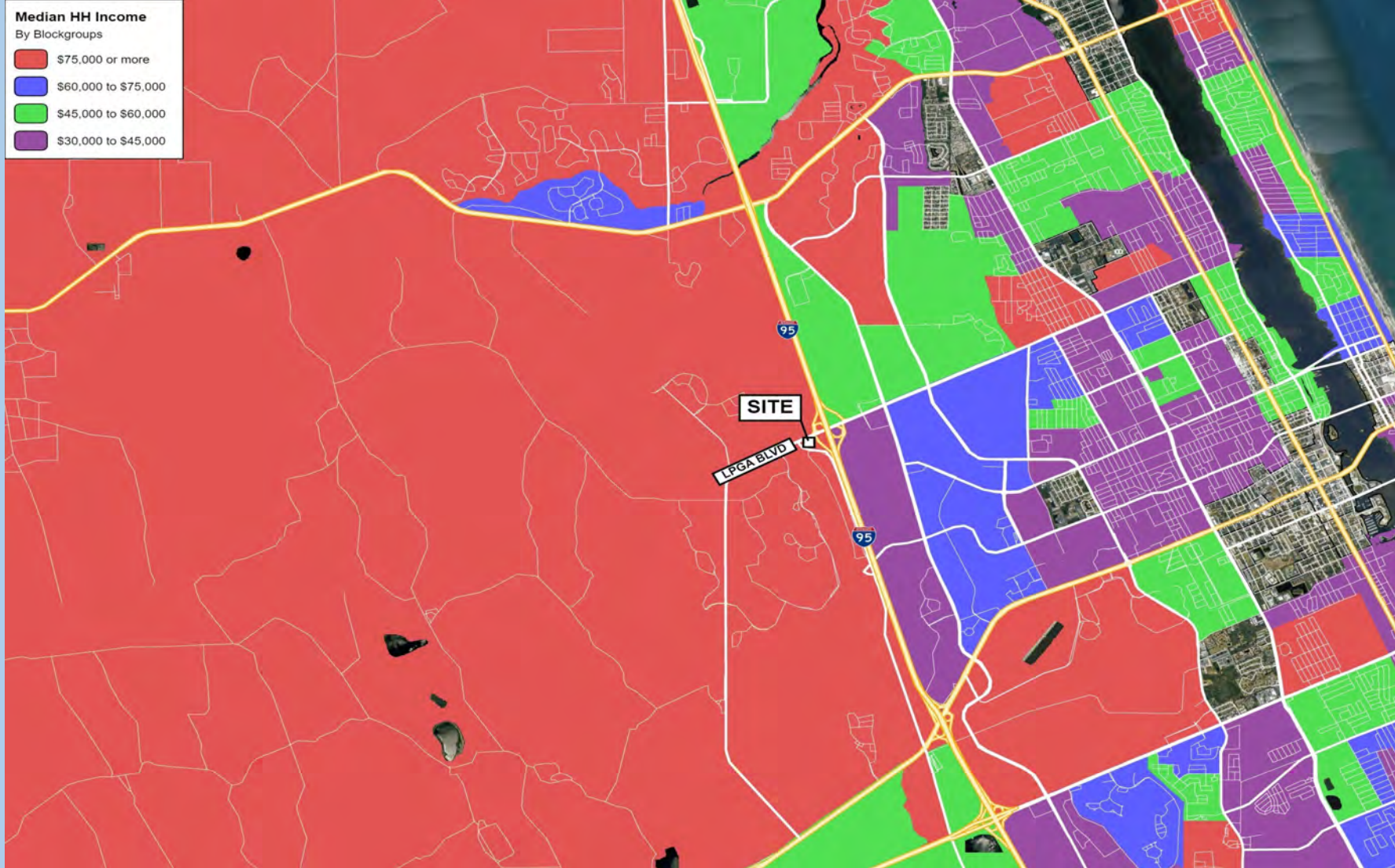
	1 MILE	3 MILES	5 MILES
POPULATION	4,296	35,327	100,584
MEDIAN HH INCOME	\$85,073	\$67,981	\$62,768
MEDIAN AGE	35.2	37.8	40.9



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# High Median Household Income Area



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# Property Photo



**TRAFFIC COUNTS**  
LPGA Blvd: 30,030 ADT (Volusia  
County Traffic Engineer)  
I-95: 82,500 ADT



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# Community Overview

## Development and Opportunity

Residents access an array of good employment options in management, healthcare, retail and finance. They also benefit from the boom in home building and construction in Volusia County.

- Site is across from the main entrance to Latitude Margaritaville, a 4,300 ac Master Planned 55+ community with 3,400 homes Under Development off LPGA and Tymber Creek Rd.
- At the entrance to the Daytona Auto Mall with 14 auto dealerships, largest selection of new and used automobiles in Florida.
- Half mile to the west, new development Tymber Creek, 46.10 +/- ac Mixed Use Development Off LPGA Blvd (south of Margaritaville).
- Latitude Landings: 200,000 SF open-air retail center with Publix Grocery Store anchoring the development. Phase I is complete and Phase II is currently being developed.
- Avalon Park: 2,600 ac Master Planned Community under development (north of Margaritaville and LPGA Blvd) 1,650 Townhomes, 5,000 Multifamily Units 3,350 Single Family Homes.
- Tymber Creek Village: 327 Multifamily units in the rear and retail on LPGA frontage.
- LPGA International: Is the home course of the LPGA Tour (Ladies Professional Golf Association) with numerous annual tournaments and has 6,226 single family homes
- Mosaic Homes: West of Tymber Creek Village and LPGA Blvd, 1,200 single family homes under development.

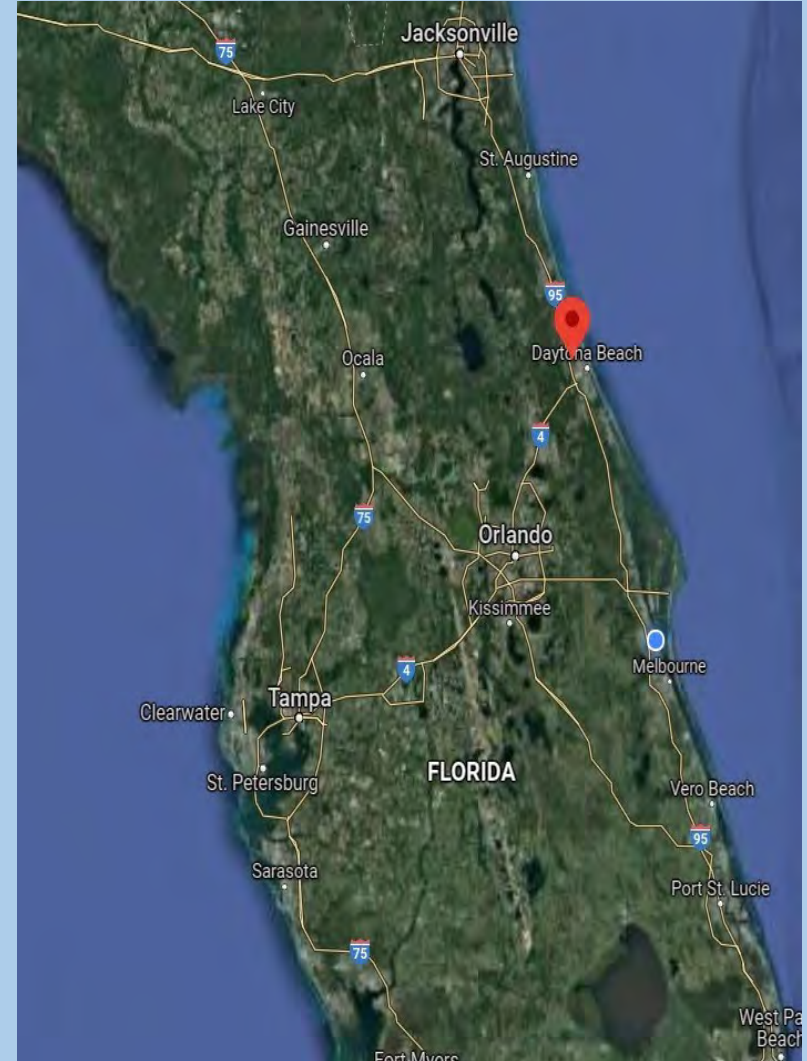


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# LPGA/Daytona Beach MSA

- Daytona Beach sees 10 million visitors annually
- Tanger Outlets- A definitive destination retail facility. Nearest outlet centers are 50+ miles away to the north in St Augustine, and 60+ miles away in SW Orlando near the attractions 1.5 miles from site
- Major distribution/manufacturing facilities- Anheuser-Busch/ Budweiser, Coca-Cola, Pepsi, Energizer, Costa Del Mar, Trader Joe's, and new Amazon 20 ac facility 2.3 miles from site
- Advent Regional Hospital Daytona Beach- 2 miles from site to the north - Expanding from 362 beds to 466 beds, with 425+ physicians holding privileges to practice here. Employs more than 1,700 care-team members 3.2 miles from site
- Daytona International Speedway- over 300 event days, including major annual events (Daytona 500, Rolex 24, Coke Zero 400) which are the impact equivalent of Super Bowls or National Championship events. 4.2 miles from site



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