

BJ's, Goodwill & LA Fitness Center Ground Lease
LAST SITE AVAILABLE IN PROJECT!
SE Corner of Dunlawton Ave. & Yorktowne Blvd.
 Port Orange, Florida (Daytona Area)



Lease Rate: \$65,000 NNN/Year - Excellent Signage on Major Roads!

PROPERTY HIGHLIGHTS	
Anchor Tenants	BJ's Wholesale, LA Fitness, Goodwill
Site	LAST OUTPARCEL AVAILABLE! 0.55 acre (usable, improved and pad ready)
Other Tenants in Center	Wawa, Pollo Tropical, CVS, Golden Corral, Sleep Number, Culver's and more
Traffic Counts	46,000 AADT
Across Street From	Super Target, Lowe's, and more
Deal Type	Ground Lease, Build to Suit
Location	SE Corner of first 4-way signaled intersection east of I-95 in Port Orange, FL
Trade Area	Daytona Beach MSA

EXCLUSIVELY MARKETED BY:

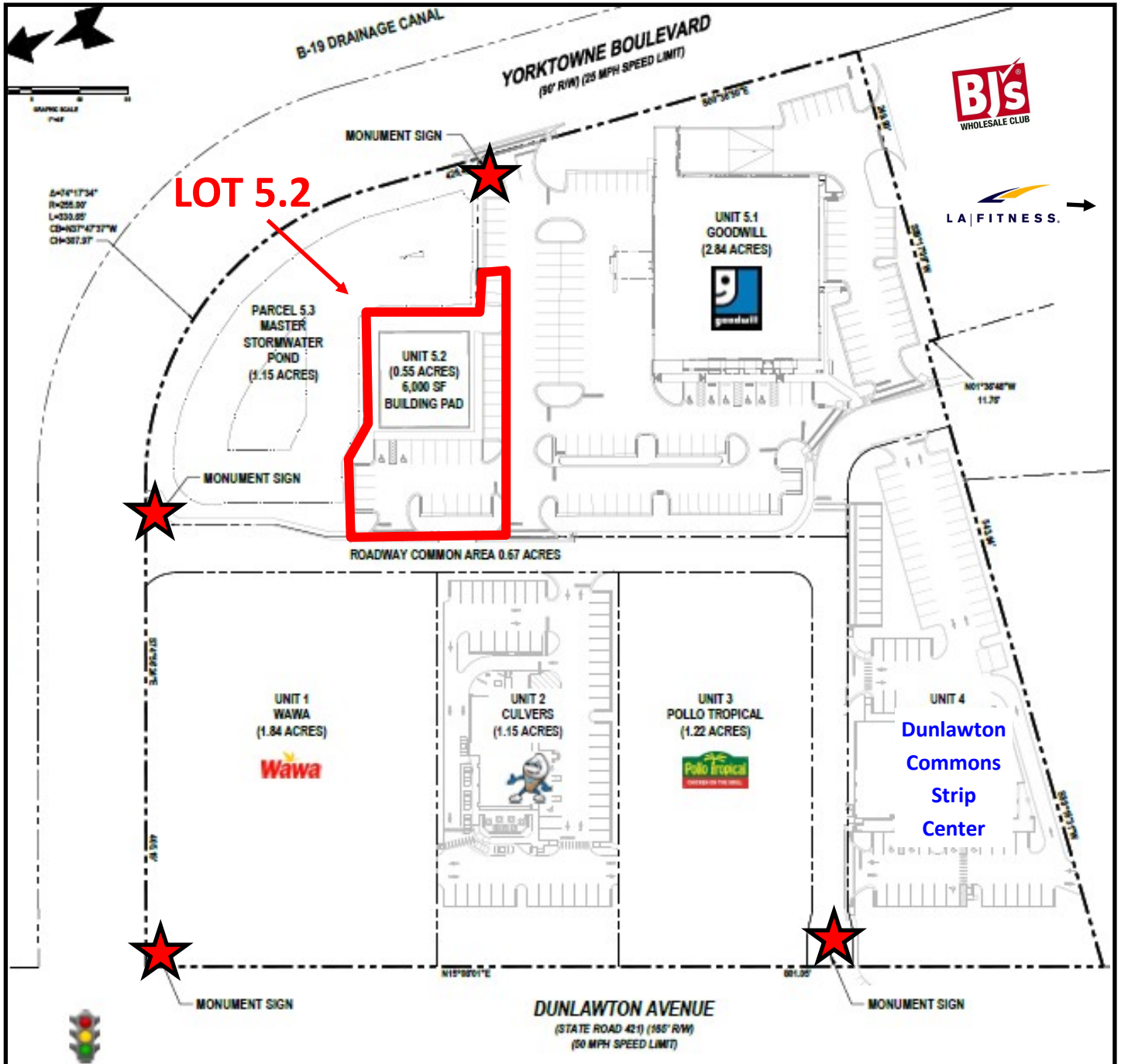


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SITE PLAN





LOCATION HIGHLIGHTS

Port Orange, Florida has exploded with retail growth over the past several years. CBL's Pavilion project brought Hollywood Theatres, Michael's, Belk and more. Super Target, Lowe's Walmart, have been in the market for some time and this project brought in BJ's Wholesale, LA Fitness, and Goodwill.

The Dunlawton corridor at I-95 is the most impactful, high-traffic retail location in Port Orange with few "Main & Main" retail site opportunities remaining.

SITE DETAILS			
Size	<u>Outparcel:</u> Unit 5.2: 0.55 Usable Acres LAST OUTPARCEL AVAILABLE!	Signage	Available at 4 Monument Locations in Project Includes: Corner of Dunlawton Yorktowne, and Dunlawton Access. \$14,000 one-time signage fee.
Zoning	Interchange Commercial District (ICD) - City of Port Orange, allows a wide variety of retail and other commercial uses.	Pricing	— NNN Ground Lease: \$65,000/year Initial Rent — NNN Build to Suit: Negotiable — <i>(Other one-time fees may apply.)</i>
Primary Access	<u>Dunlawton Ave.</u> <ul style="list-style-type: none"> RI/RO 550' from Yorktowne between Units 3 & 4 <u>Yorktowne Blvd.</u> <ul style="list-style-type: none"> RI/RO/LO 330' from Dunlawton, between Units 1 & 5 	Secondary Access	<u>Dunlawton Ave.</u> <ul style="list-style-type: none"> RI/RO at Car Wash 1,000' from Yorktowne LI/RI/RO 1220' from Yorktowne at SCCU site <u>Yorktowne Blvd.</u> <ul style="list-style-type: none"> Full Access east of BJ's at rear of project <u>Taylor Rd.</u> <ul style="list-style-type: none"> RI/RO 660' from Dunlawton at Golden Corral



DEMOGRAPHICS			
Drive Time	5 mins	10 mins	15 mins
Population	24,024	88,270	165,227
Avg. HH Inc.	\$53,138	\$55,678	\$53,152
Radius	1 mile	3 mile	5 mile
Population	6,122	53,251	94,780
Avg. HH Inc.	\$56,705	\$57,960	\$57,452

