

# Nova Property Management

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Ormond Beach, FL 32174  
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Fax: 386.672.2674  
E-Mail: [novapropmgmt@gmail.com](mailto:novapropmgmt@gmail.com)  
Website: [www.novapropertymgmt.com](http://www.novapropertymgmt.com)

Re: Daytona Auto Mall

Highly Visible 2.58 acre Corner Lot for Gas Station/Convenience Store and/or Restaurant or Alternate Commercial Site use at SE corner of LPGA Blvd. and Tomoka Farms Road (Western exit of I-95) in Daytona Beach, Florida.

To Prospective End Users and/or Developers

The following information on our above referenced commercial site is contained within the following pages. It will be our pleasure to provide any further assistance.

Subject property has electric, water, sewer and telephone on site and has off site water retention available.

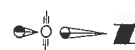
Signage is available and visible from I-95.

The Daytona Auto Mall, Furniture Row, and a 700,000 sq. ft. Trader Joe's Distribution Center, Tanger Outlet Mall (consisting of 80 upscale stores), Tomoka Town Center, (100,000 sq. ft.), Sam's Club, Minto Senior Planned Community (7,000 + homes), and a new apartment complex are among some of the existing and proposed commercial projects within a one mile radius.

As this market emerges, it will be an important retail component of the immediate vicinity.

Please review the enclosed material and feel free to contact me with any additional questions.

Steven I Unatin  
Cell phone: 386-212-7311



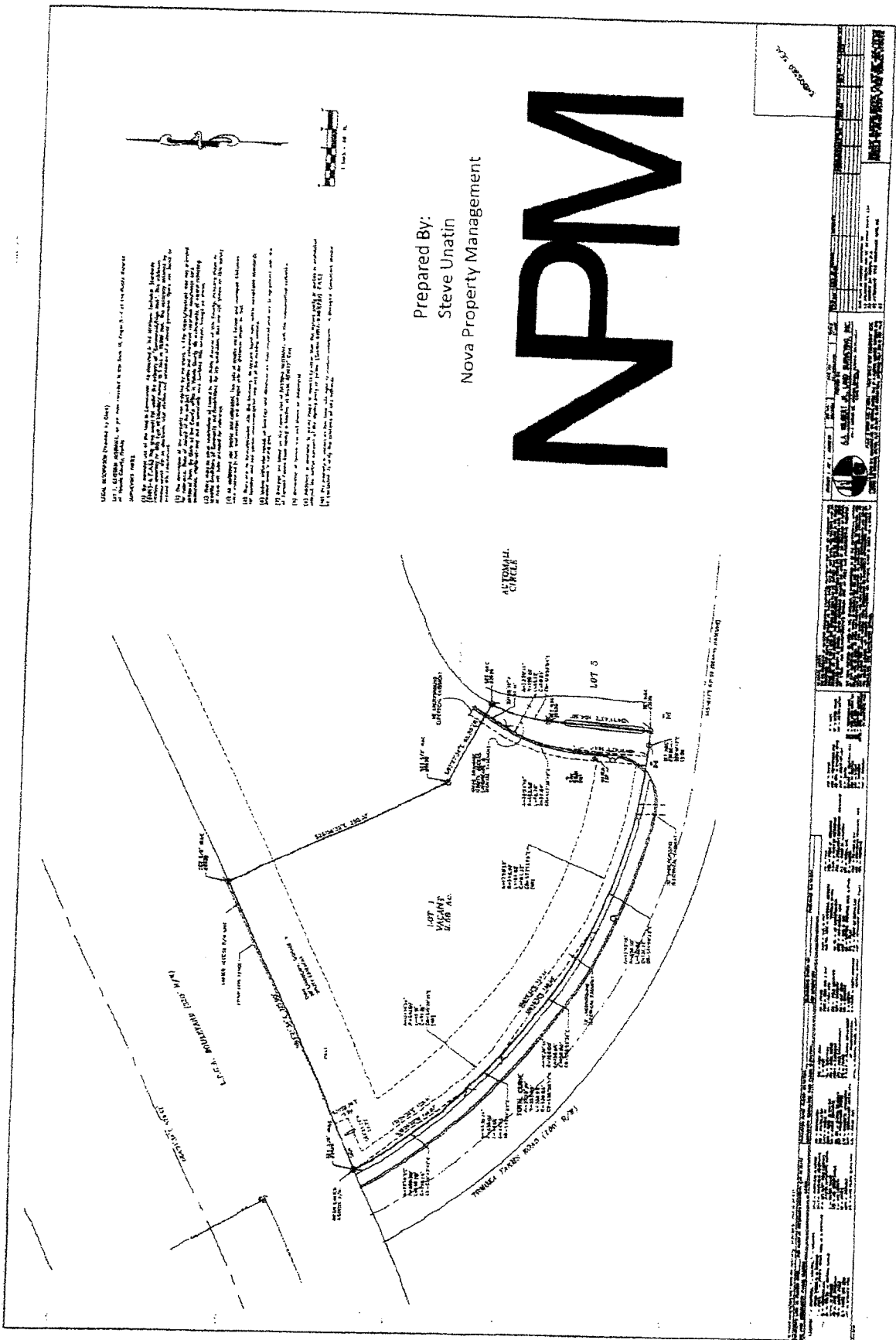
LEGAL DESCRIPTION PROVIDED TO CLIENT  
 LOT 1, LOT 2 AND LOT 3, BEING PART OF THE 100 AC. TRACT OF LAND  
 IN THE CITY OF CHICAGO, ILLINOIS

THESE ARE THE TERMS AND CONDITIONS OF THE SALE OF THE ABOVE DESCRIBED PROPERTY, TOGETHER WITH THE DEED, TO BE SIGNED BY THE SELLER AND THE BUYER, AND TO BE FILED IN THE PUBLIC RECORDS OF THE CITY OF CHICAGO, ILLINOIS.

1. The property is being sold to the buyer, who shall be deemed to have accepted the same as shown on the plat, and shall be bound by the same, and shall not be entitled to any objection or demand on account of any error or mistake in the plat, or on account of any defect in the title, or on account of any other cause whatsoever.

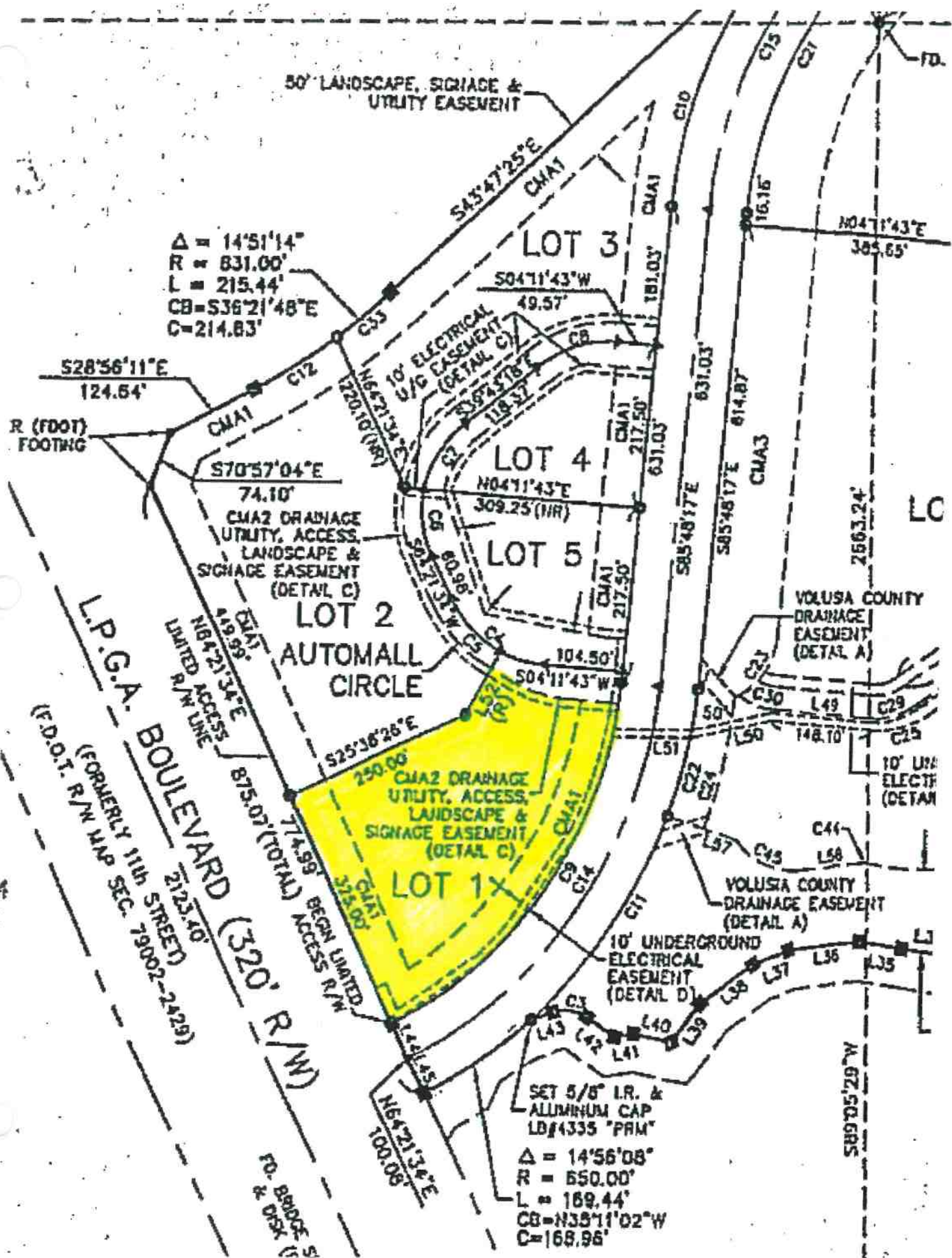
Prepared By:  
 Steve Unatin  
 Nova Property Management

**NPM**



| LEGAL DESCRIPTION |                 | ACRES       |                | SQUARE FEET    |  | PERCENTAGE OF TOTAL |  |
|-------------------|-----------------|-------------|----------------|----------------|--|---------------------|--|
| LOT 1             | 1.00 AC.        | 1.00        | 136,000        | 33.33%         |  |                     |  |
| LOT 2             | 1.00 AC.        | 1.00        | 136,000        | 33.33%         |  |                     |  |
| LOT 3             | 1.00 AC.        | 1.00        | 136,000        | 33.33%         |  |                     |  |
| <b>TOTAL</b>      | <b>3.00 AC.</b> | <b>3.00</b> | <b>408,000</b> | <b>100.00%</b> |  |                     |  |















# Traffic Count Report

## Lot 1 AutoMail

1537 N Tomoka Farms Rd, Daytona Beach, FL 32124

Building Type: Land

Class: -

RBA: -

Typical Floor: -

Total Available: 0 SF

% Leased: 0%

Rent/SF/Yr: -



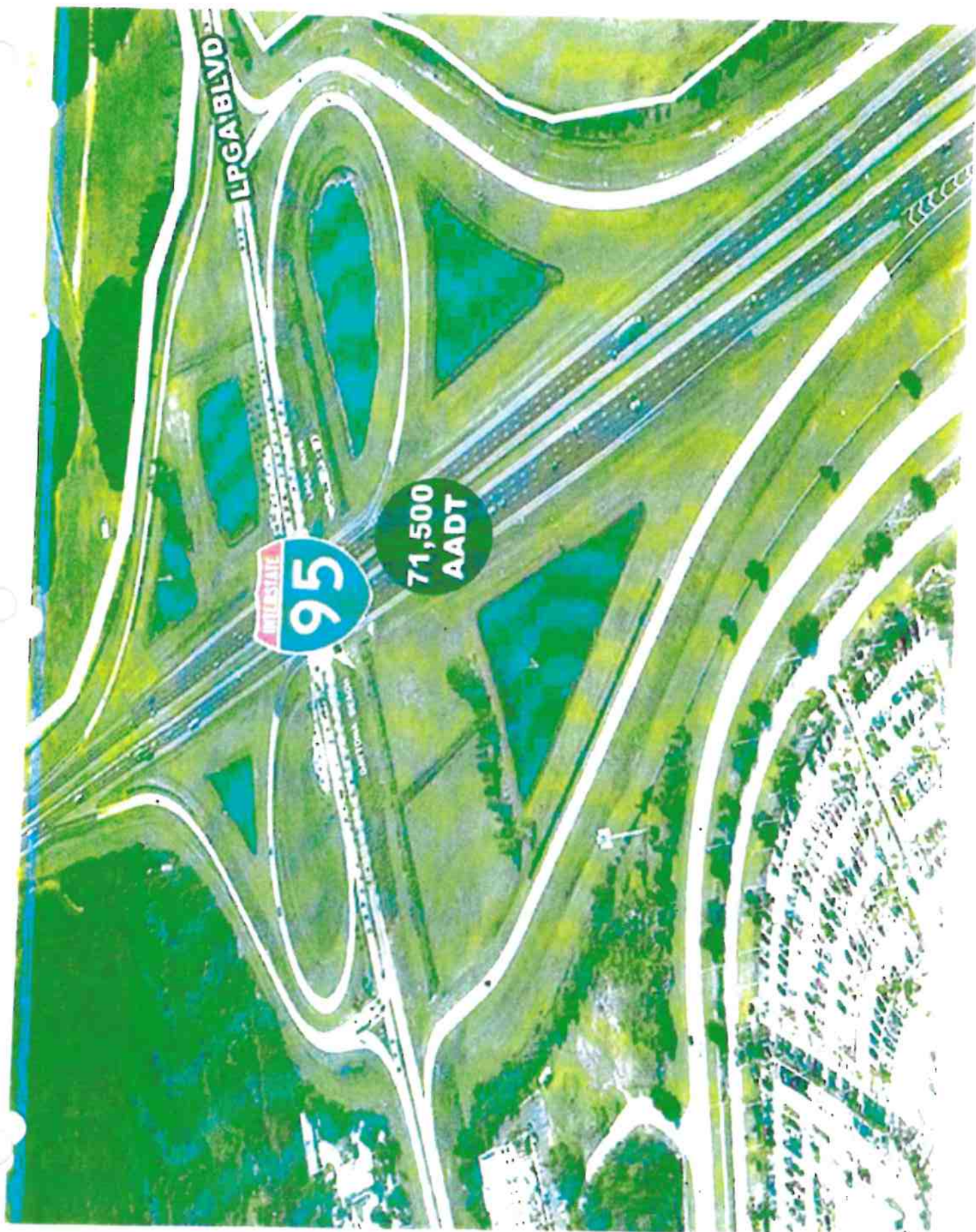
Google

0.5 miles

Map data ©2018 Google

| Street            | Cross Street      | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|-------------------|-------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 Lpga Blvd       | Tomoka Farms Rd N | 0.09 NE        | 2016       | 9,570            | MPSI        | .15                     |
| 2 Lpga Blvd       | Tomoka Farms Rd N | 0.09 NE        | 2014       | 8,931            | MPSI        | .15                     |
| 3 Technology Blvd | Lpga Blvd         | 0.01 N         | 2010       | 24,569           | MPSI        | .67                     |
| 4 Technology Blvd | Lpga Blvd         | 0.01 NW        | 2016       | 27,120           | MPSI        | .67                     |
| 5 I-95            | Lpga Blvd         | 0.94 N         | 2016       | 68,000           | MPSI        | .89                     |
| 6 I-95            | Lpga Blvd         | 0.94 N         | 2014       | 68,266           | MPSI        | .89                     |
| 7 Williamson Blvd | Cornerstone Blvd  | 0.06 N         | 2016       | 14,910           | MPSI        | .89                     |
| 8 Williamson Blvd | Cornerstone Blvd  | 0.06 N         | 2014       | 20,267           | MPSI        | .89                     |





# Demographic Summary Report

## Lot 1 AutoMall

1537 N Tomoka Farm Rd, Daytona Beach, FL 32124

Building Type: Land

Class: -

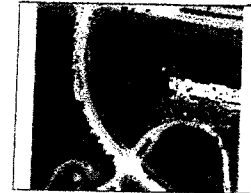
RBA: -

Typical Floor: -

Total Available: 0 SF

% Leased: 0%

Rent/SF/Yr: -



| Radius                                    | 1 Mile     | 3 Mile        | 5 Mile        |
|-------------------------------------------|------------|---------------|---------------|
| <b>Population</b>                         |            |               |               |
| 2022 Projection                           | 749        | 24,031        | 85,216        |
| 2017 Estimate                             | 671        | 22,461        | 80,250        |
| 2010 Census                               | 438        | 20,040        | 74,728        |
| Growth 2017 - 2022                        | 11.62%     | 6.99%         | 6.19%         |
| Growth 2010 - 2017                        | 53.20%     | 12.08%        | 7.39%         |
| <b>2017 Population by Hispanic Origin</b> | 48         | 1,405         | 5,313         |
| <b>2017 Population</b>                    | 671        | 22,461        | 80,250        |
| White                                     | 533 79.43% | 13,631 60.69% | 54,818 68.31% |
| Black                                     | 69 10.28%  | 7,480 33.30%  | 21,200 26.42% |
| Am. Indian & Alaskan                      | 1 0.15%    | 66 0.29%      | 317 0.40%     |
| Asian                                     | 48 7.15%   | 745 3.32%     | 2,123 2.65%   |
| Hawaiian & Pacific Island                 | 1 0.15%    | 9 0.04%       | 30 0.04%      |
| Other                                     | 19 2.83%   | 530 2.36%     | 1,761 2.19%   |
| U.S. Armed Forces                         | 0          | 29            | 113           |
| <b>Households</b>                         |            |               |               |
| 2022 Projection                           | 319        | 10,340        | 36,111        |
| 2017 Estimate                             | 286        | 9,678         | 34,019        |
| 2010 Census                               | 190        | 8,710         | 31,834        |
| Growth 2017 - 2022                        | 11.54%     | 6.84%         | 6.15%         |
| Growth 2010 - 2017                        | 50.53%     | 11.11%        | 6.86%         |
| Owner Occupied                            | 221 77.27% | 4,922 50.86%  | 20,076 59.01% |
| Renter Occupied                           | 65 22.73%  | 4,756 49.14%  | 13,943 40.99% |
| <b>2017 Households by HH Income</b>       | 287        | 9,679         | 34,020        |
| Income: <\$25,000                         | 65 22.65%  | 3,685 38.07%  | 12,382 36.40% |
| Income: \$25,000 - \$50,000               | 41 14.29%  | 3,252 33.60%  | 10,586 31.12% |
| Income: \$50,000 - \$75,000               | 38 13.24%  | 1,077 11.13%  | 4,679 13.75%  |
| Income: \$75,000 - \$100,000              | 38 13.24%  | 572 5.91%     | 2,398 7.05%   |
| Income: \$100,000 - \$125,000             | 23 8.01%   | 492 5.08%     | 1,710 5.03%   |
| Income: \$125,000 - \$150,000             | 39 13.59%  | 255 2.63%     | 896 2.63%     |
| Income: \$150,000 - \$200,000             | 14 4.88%   | 203 2.10%     | 805 2.37%     |
| Income: \$200,000+                        | 29 10.10%  | 143 1.48%     | 564 1.66%     |
| <b>2017 Avg Household Income</b>          | \$93,997   | \$46,879      | \$49,566      |
| <b>2017 Med Household Income</b>          | \$74,463   | \$32,318      | \$34,060      |



## Demographic Detail Report

### Lot 1 AutoMall

1537 N Tomoka Farms Rd, Daytona Beach, FL 32124

Building Type: Land

Class: -

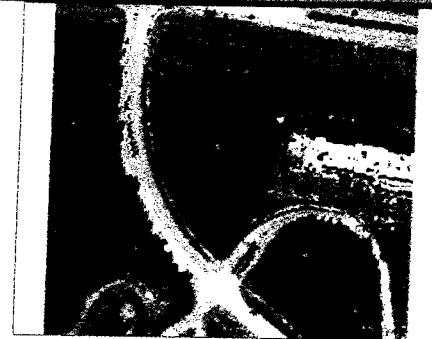
RBA: -

Typical Floor: -

Total Available: 0 SF

% Leased: 0%

Rent/SF/Yr: -



| Radius                        | 1 Mile       | 3 Mile        | 5 Mile        |
|-------------------------------|--------------|---------------|---------------|
| <b>Population</b>             |              |               |               |
| 2022 Projection               | 749          | 24,031        | 85,216        |
| 2017 Estimate                 | 671          | 22,461        | 80,250        |
| 2010 Census                   | 438          | 20,040        | 74,728        |
| Growth 2017 - 2022            | 11.62%       | 6.99%         | 6.19%         |
| Growth 2010 - 2017            | 53.20%       | 12.08%        | 7.39%         |
| <b>2017 Population by Age</b> | <b>671</b>   | <b>22,461</b> | <b>80,250</b> |
| Age 0 - 4                     | 37 5.51%     | 1,367 6.09%   | 4,411 5.50%   |
| Age 5 - 9                     | 37 5.51%     | 1,270 5.65%   | 4,274 5.33%   |
| Age 10 - 14                   | 29 4.32%     | 1,144 5.09%   | 4,084 5.09%   |
| Age 15 - 19                   | 24 3.58%     | 1,176 5.24%   | 4,504 5.61%   |
| Age 20 - 24                   | 33 4.92%     | 1,567 6.98%   | 5,463 6.81%   |
| Age 25 - 29                   | 49 7.30%     | 1,915 8.53%   | 5,931 7.39%   |
| Age 30 - 34                   | 51 7.60%     | 1,691 7.53%   | 5,046 6.29%   |
| Age 35 - 39                   | 47 7.00%     | 1,371 6.10%   | 4,304 5.36%   |
| Age 40 - 44                   | 42 6.26%     | 1,188 5.29%   | 4,165 5.19%   |
| Age 45 - 49                   | 39 5.81%     | 1,179 5.25%   | 4,500 5.61%   |
| Age 50 - 54                   | 44 6.56%     | 1,352 6.02%   | 5,422 6.76%   |
| Age 55 - 59                   | 48 7.15%     | 1,404 6.25%   | 5,727 7.14%   |
| Age 60 - 64                   | 52 7.75%     | 1,354 6.03%   | 5,443 6.78%   |
| Age 65 - 69                   | 53 7.90%     | 1,324 5.89%   | 5,144 6.41%   |
| Age 70 - 74                   | 38 5.66%     | 1,071 4.77%   | 4,062 5.06%   |
| Age 75 - 79                   | 23 3.43%     | 785 3.49%     | 2,942 3.67%   |
| Age 80 - 84                   | 14 2.09%     | 579 2.58%     | 2,166 2.70%   |
| Age 85+                       | 11 1.64%     | 724 3.22%     | 2,662 3.32%   |
| Age 65+                       | 139 20.72%   | 4,483 19.96%  | 16,976 21.15% |
| <b>Median Age</b>             | <b>43.40</b> | <b>39.00</b>  | <b>42.50</b>  |
| <b>Average Age</b>            | <b>42.60</b> | <b>40.70</b>  | <b>42.10</b>  |

# Demographic Detail Report

## Lot 1 AutoMall

1537 N Tomoka Farms Rd, Daytona Beach, FL 32124

| Radius                                              | 1 Mile       | 3 Mile        | 5 Mile        |
|-----------------------------------------------------|--------------|---------------|---------------|
| <b>2017 Population By Race</b>                      | <b>671</b>   | <b>22,461</b> | <b>80,250</b> |
| White                                               | 533 79.43%   | 13,631 60.69% | 54,818 68.31% |
| Black                                               | 69 10.28%    | 7,480 33.30%  | 21,200 26.42% |
| Am. Indian & Alaskan                                | 1 0.15%      | 66 0.29%      | 317 0.40%     |
| Asian                                               | 48 7.15%     | 745 3.32%     | 2,123 2.65%   |
| Hawaiian & Pacific Island                           | 1 0.15%      | 9 0.04%       | 30 0.04%      |
| Other                                               | 19 2.83%     | 530 2.36%     | 1,761 2.19%   |
| <b>Population by Hispanic Origin</b>                | <b>671</b>   | <b>22,461</b> | <b>80,250</b> |
| Non-Hispanic Origin                                 | 623 92.85%   | 21,056 93.74% | 74,937 93.38% |
| Hispanic Origin                                     | 48 7.15%     | 1,405 6.26%   | 5,312 6.62%   |
| <b>2017 Median Age, Male</b>                        | <b>40.90</b> | <b>36.60</b>  | <b>40.40</b>  |
| <b>2017 Average Age, Male</b>                       | <b>41.40</b> | <b>39.10</b>  | <b>40.70</b>  |
| <b>2017 Median Age, Female</b>                      | <b>46.30</b> | <b>41.60</b>  | <b>44.60</b>  |
| <b>2017 Average Age, Female</b>                     | <b>43.90</b> | <b>42.20</b>  | <b>43.30</b>  |
| <b>2017 Population by Occupation Classification</b> | <b>563</b>   | <b>18,443</b> | <b>66,579</b> |
| Civilian Employed                                   | 315 55.95%   | 8,473 45.94%  | 31,283 46.99% |
| Civilian Unemployed                                 | 16 2.84%     | 625 3.39%     | 2,128 3.20%   |
| Civilian Non-Labor Force                            | 232 41.21%   | 9,317 50.52%  | 33,060 49.66% |
| Armed Forces                                        | 0 0.00%      | 28 0.15%      | 108 0.16%     |
| <b>Households by Marital Status</b>                 |              |               |               |
| Married                                             | 154          | 3,242         | 12,110        |
| Married No Children                                 | 110          | 2,301         | 8,596         |
| Married w/Children                                  | 44           | 942           | 3,514         |
| <b>2017 Population by Education</b>                 | <b>530</b>   | <b>16,751</b> | <b>61,727</b> |
| Some High School, No Diploma                        | 25 4.72%     | 2,480 14.81%  | 8,473 13.73%  |
| High School Grad (Incl Equivalency)                 | 85 16.04%    | 5,458 32.58%  | 19,174 31.06% |
| Some College, No Degree                             | 203 38.30%   | 4,823 28.79%  | 18,207 29.50% |
| Associate Degree                                    | 20 3.77%     | 815 4.87%     | 4,214 6.83%   |
| Bachelor Degree                                     | 124 23.40%   | 2,186 13.05%  | 7,565 12.26%  |
| Advanced Degree                                     | 73 13.77%    | 989 5.90%     | 4,094 6.63%   |



# Demographic Detail Report

## Lot 1 AutoMail

1537 N Tomoka Farms Rd, Daytona Beach, FL 32124

| Radius                               | 1 Mile     | 3 Mile        | 5 Mile        |
|--------------------------------------|------------|---------------|---------------|
| <b>2017 Population by Occupation</b> | <b>577</b> | <b>15,437</b> | <b>56,908</b> |
| Real Estate & Finance                | 12 2.08%   | 391 2.53%     | 1,419 2.49%   |
| Professional & Management            | 185 32.06% | 2,964 19.20%  | 11,553 20.30% |
| Public Administration                | 4 0.69%    | 411 2.66%     | 1,344 2.36%   |
| Education & Health                   | 89 15.42%  | 2,136 13.84%  | 7,515 13.21%  |
| Services                             | 39 6.76%   | 2,132 13.81%  | 7,724 13.57%  |
| Information                          | 0 0.00%    | 169 1.09%     | 463 0.81%     |
| Sales                                | 93 16.12%  | 1,976 12.80%  | 8,129 14.28%  |
| Transportation                       | 0 0.00%    | 115 0.74%     | 713 1.25%     |
| Retail                               | 70 12.13%  | 1,336 8.65%   | 5,167 9.08%   |
| Wholesale                            | 0 0.00%    | 121 0.78%     | 621 1.09%     |
| Manufacturing                        | 30 5.20%   | 675 4.37%     | 2,520 4.43%   |
| Production                           | 11 1.91%   | 981 6.35%     | 3,865 6.79%   |
| Construction                         | 16 2.77%   | 1,026 6.65%   | 2,905 5.10%   |
| Utilities                            | 6 1.04%    | 189 1.22%     | 829 1.46%     |
| Agriculture & Mining                 | 0 0.00%    | 15 0.10%      | 154 0.27%     |
| Farming, Fishing, Forestry           | 0 0.00%    | 5 0.03%       | 110 0.19%     |
| Other Services                       | 22 3.81%   | 795 5.15%     | 1,877 3.30%   |

|                                       |            |              |               |
|---------------------------------------|------------|--------------|---------------|
| <b>2017 Worker Travel Time to Job</b> | <b>306</b> | <b>8,262</b> | <b>30,434</b> |
| <30 Minutes                           | 285 93.14% | 7,123 86.21% | 24,934 81.93% |
| 30-60 Minutes                         | 15 4.90%   | 660 7.99%    | 3,970 13.04%  |
| 60+ Minutes                           | 6 1.96%    | 479 5.80%    | 1,530 5.03%   |

|                                   |            |              |               |
|-----------------------------------|------------|--------------|---------------|
| <b>2010 Households by HH Size</b> | <b>189</b> | <b>8,710</b> | <b>31,834</b> |
| 1-Person Households               | 43 22.75%  | 3,072 35.27% | 10,832 34.03% |
| 2-Person Households               | 88 46.56%  | 3,032 34.81% | 11,320 35.56% |
| 3-Person Households               | 31 16.40%  | 1,266 14.54% | 4,636 14.56%  |
| 4-Person Households               | 18 9.52%   | 725 8.32%    | 2,852 8.96%   |
| 5-Person Households               | 6 3.17%    | 371 4.26%    | 1,366 4.29%   |
| 6-Person Households               | 2 1.06%    | 139 1.60%    | 508 1.60%     |
| 7 or more Person Households       | 1 0.53%    | 105 1.21%    | 320 1.01%     |

|                                    |             |             |             |
|------------------------------------|-------------|-------------|-------------|
| <b>2017 Average Household Size</b> | <b>2.30</b> | <b>2.20</b> | <b>2.20</b> |
|------------------------------------|-------------|-------------|-------------|

### Households

|                    |        |        |        |
|--------------------|--------|--------|--------|
| 2022 Projection    | 319    | 10,340 | 36,111 |
| 2017 Estimate      | 286    | 9,678  | 34,019 |
| 2010 Census        | 190    | 8,710  | 31,834 |
| Growth 2017 - 2022 | 11.54% | 6.84%  | 6.15%  |
| Growth 2010 - 2017 | 50.53% | 11.11% | 6.86%  |

# Demographic Detail Report

## Lot 1 AutoMall

1537 N Tomoka Farm Rd, Daytona Beach, FL 32124

| Radius                                | 1 Mile           | 3 Mile           | 5 Mile           |
|---------------------------------------|------------------|------------------|------------------|
| <b>2017 Households by HH Income</b>   | <b>287</b>       | <b>9,679</b>     | <b>34,020</b>    |
| <\$25,000                             | 65 22.65%        | 3,685 38.07%     | 12,382 36.40%    |
| \$25,000 - \$50,000                   | 41 14.29%        | 3,252 33.60%     | 10,586 31.12%    |
| \$50,000 - \$75,000                   | 38 13.24%        | 1,077 11.13%     | 4,679 13.75%     |
| \$75,000 - \$100,000                  | 38 13.24%        | 572 5.91%        | 2,398 7.05%      |
| \$100,000 - \$125,000                 | 23 8.01%         | 492 5.08%        | 1,710 5.03%      |
| \$125,000 - \$150,000                 | 39 13.59%        | 255 2.63%        | 896 2.63%        |
| \$150,000 - \$200,000                 | 14 4.88%         | 203 2.10%        | 805 2.37%        |
| \$200,000+                            | 29 10.10%        | 143 1.48%        | 564 1.66%        |
| <b>2017 Avg Household Income</b>      | <b>\$93,997</b>  | <b>\$46,879</b>  | <b>\$49,566</b>  |
| <b>2017 Med Household Income</b>      | <b>\$74,463</b>  | <b>\$32,318</b>  | <b>\$34,060</b>  |
| <b>2017 Occupied Housing</b>          | <b>286</b>       | <b>9,678</b>     | <b>34,019</b>    |
| Owner Occupied                        | 221 77.27%       | 4,922 50.86%     | 20,076 59.01%    |
| Renter Occupied                       | 65 22.73%        | 4,756 49.14%     | 13,943 40.99%    |
| <b>2010 Housing Units</b>             | <b>309</b>       | <b>9,536</b>     | <b>34,655</b>    |
| 1 Unit                                | 302 97.73%       | 5,497 57.64%     | 23,993 69.23%    |
| 2 - 4 Units                           | 7 2.27%          | 250 2.62%        | 1,405 4.05%      |
| 5 - 19 Units                          | 0 0.00%          | 2,410 25.27%     | 5,357 15.46%     |
| 20+ Units                             | 0 0.00%          | 1,379 14.46%     | 3,900 11.25%     |
| <b>2017 Housing Value</b>             | <b>220</b>       | <b>4,923</b>     | <b>20,076</b>    |
| <\$100,000                            | 2 0.91%          | 2,296 46.64%     | 8,664 43.16%     |
| \$100,000 - \$200,000                 | 64 29.09%        | 1,664 33.80%     | 7,175 35.74%     |
| \$200,000 - \$300,000                 | 121 55.00%       | 718 14.58%       | 2,614 13.02%     |
| \$300,000 - \$400,000                 | 29 13.18%        | 184 3.74%        | 995 4.96%        |
| \$400,000 - \$500,000                 | 0 0.00%          | 14 0.28%         | 279 1.39%        |
| \$500,000 - \$1,000,000               | 4 1.82%          | 23 0.47%         | 271 1.35%        |
| \$1,000,000+                          | 0 0.00%          | 24 0.49%         | 78 0.39%         |
| <b>2017 Median Home Value</b>         | <b>\$236,363</b> | <b>\$109,946</b> | <b>\$119,150</b> |
| <b>2017 Housing Units by Yr Built</b> | <b>309</b>       | <b>10,451</b>    | <b>38,083</b>    |
| Built 2010+                           | 76 24.60%        | 549 5.25%        | 1,246 3.27%      |
| Built 2000 - 2010                     | 202 65.37%       | 2,452 23.46%     | 6,166 16.19%     |
| Built 1990 - 1999                     | 10 3.24%         | 1,694 16.21%     | 4,702 12.35%     |
| Built 1980 - 1989                     | 12 3.88%         | 2,498 23.90%     | 7,852 20.62%     |
| Built 1970 - 1979                     | 4 1.29%          | 943 9.02%        | 5,910 15.52%     |
| Built 1960 - 1969                     | 2 0.65%          | 1,353 12.95%     | 5,119 13.44%     |
| Built 1950 - 1959                     | 2 0.65%          | 688 6.58%        | 4,476 11.75%     |
| Built <1949                           | 1 0.32%          | 274 2.62%        | 2,612 6.86%      |
| <b>2017 Median Year Built</b>         | <b>2006</b>      | <b>1987</b>      | <b>1980</b>      |