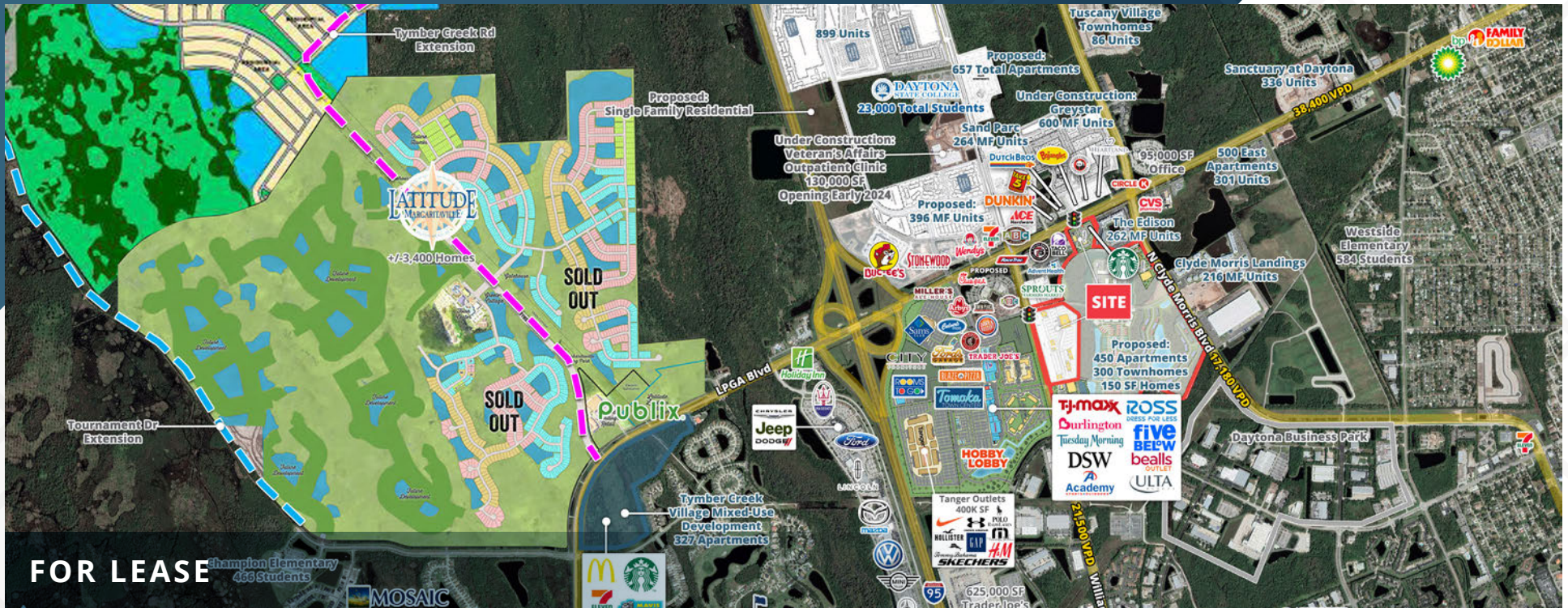


Prime Parcels in Daytona Beach

SEQ LPGA Blvd & N Williamson Blvd | Daytona Beach, FL 32117



0.5 - 5 AC
Ground Lease

2,000 - 40,000 SF
Building Lease

Contact
Broker
Rate

ABOUT THE PROPERTY

- Multiple parcel opportunities located at Daytona's best commercial interchange
- Near Tanger Outlet Center, new residential communities, retail, office and more
- Minutes from I-95 and I-4; easy access
- Frontage on LPGA Blvd, Williamson Blvd, Mason Avenue and Clyde Morris Blvd
- Immediate proximity to I-95 and Latitude Margaritaville 55+ community
- 1.85 miles to Advent Health Hospital
- 3.3 miles to Halifax Hospital

JOIN THESE RETAILERS

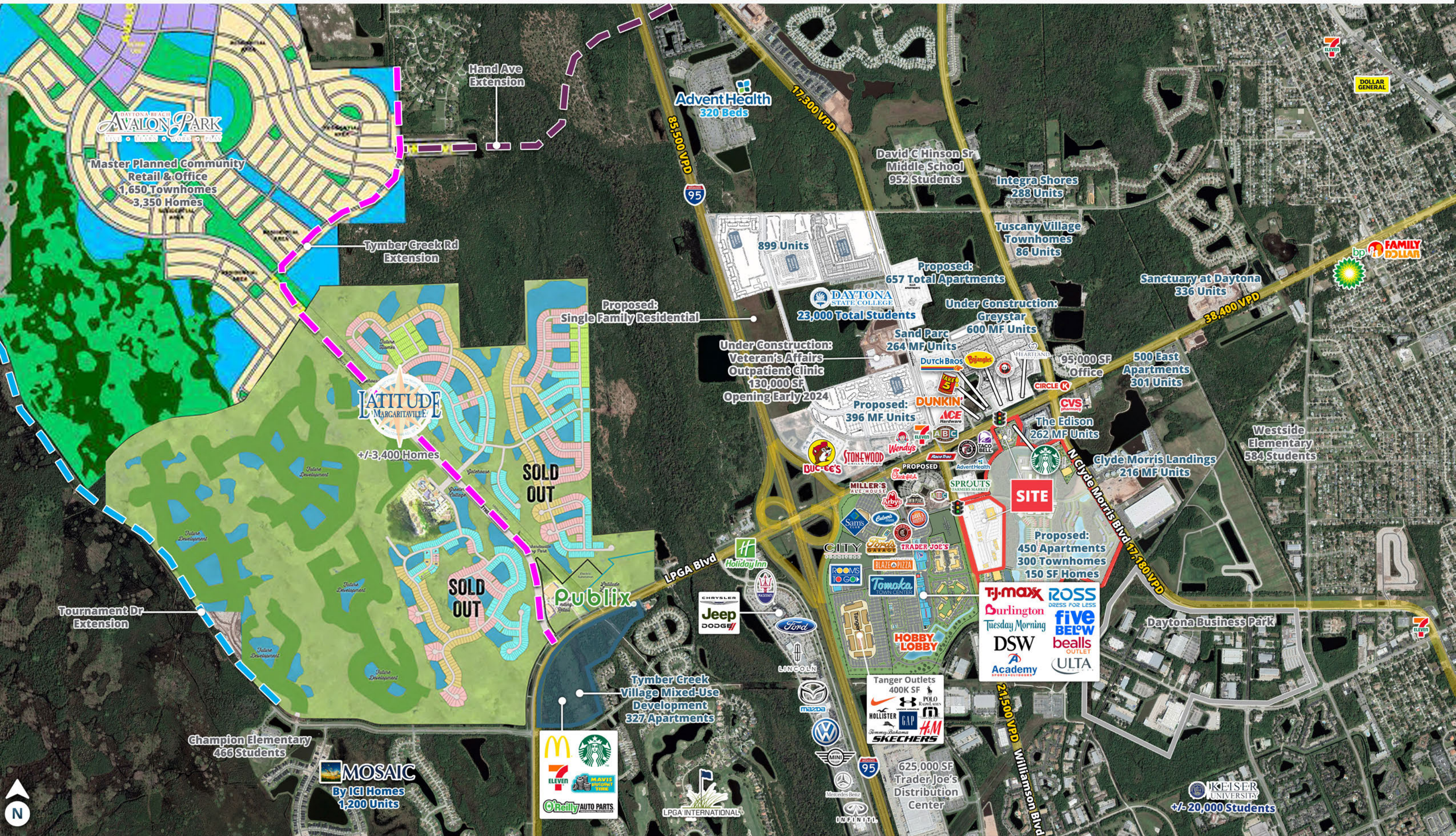


TRAFFIC COUNTS

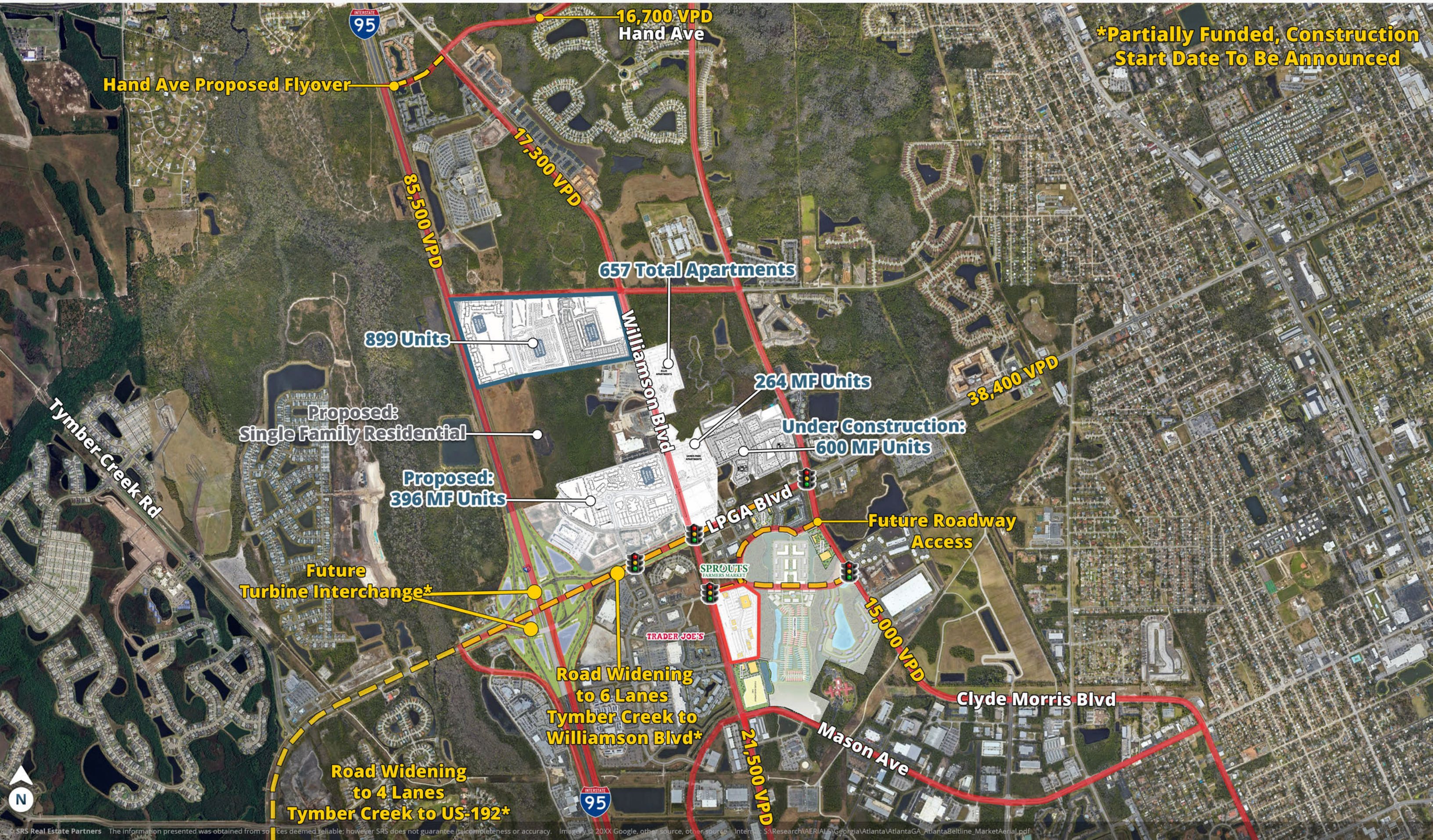
LPGA Blvd	26,210 VPD
Williamson Blvd	20,900 VPD
Clyde Morris Blvd	14,700 VPD
I-95	85,500 VPD

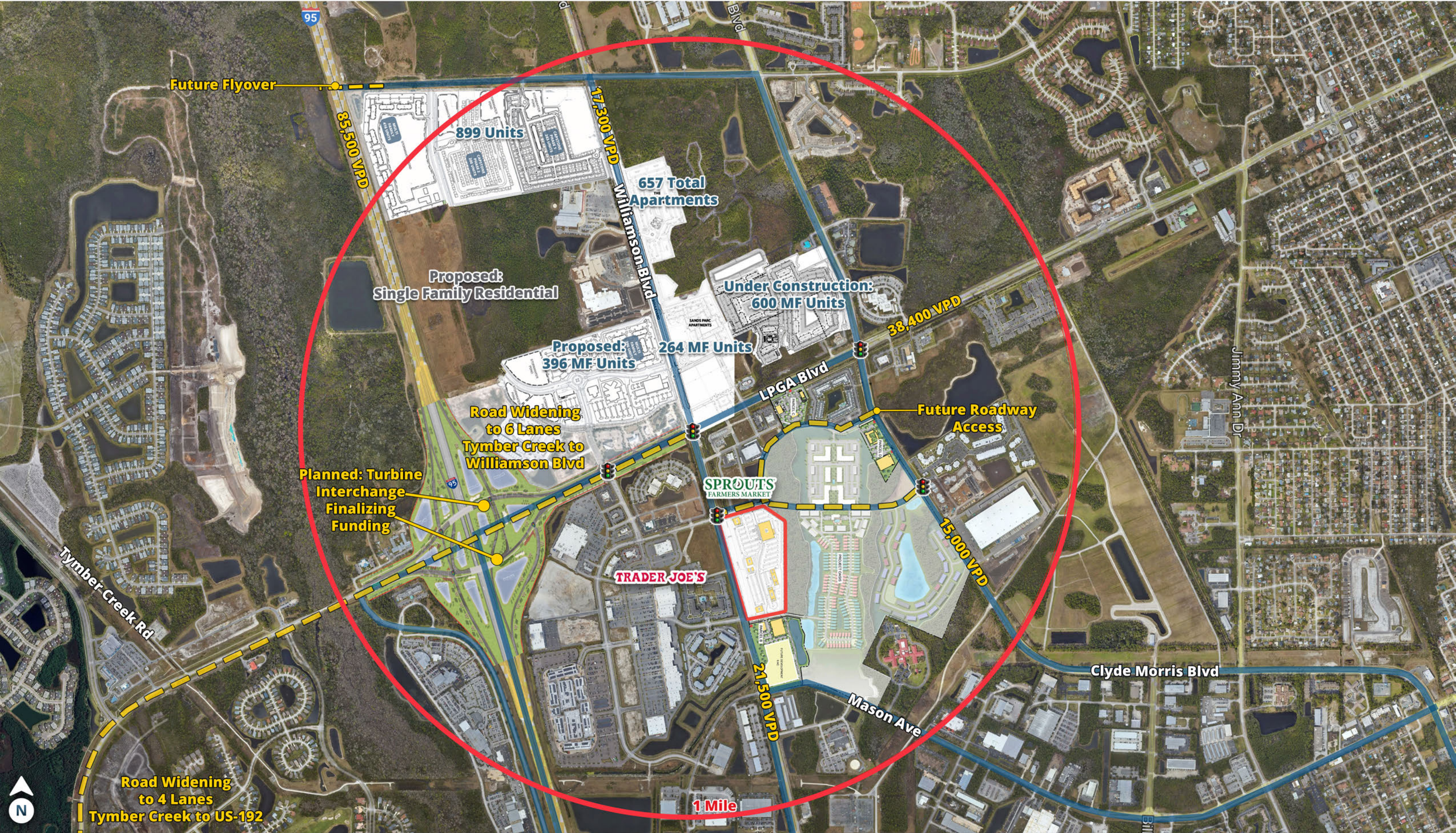
Year: 2022 | Source: FDOT

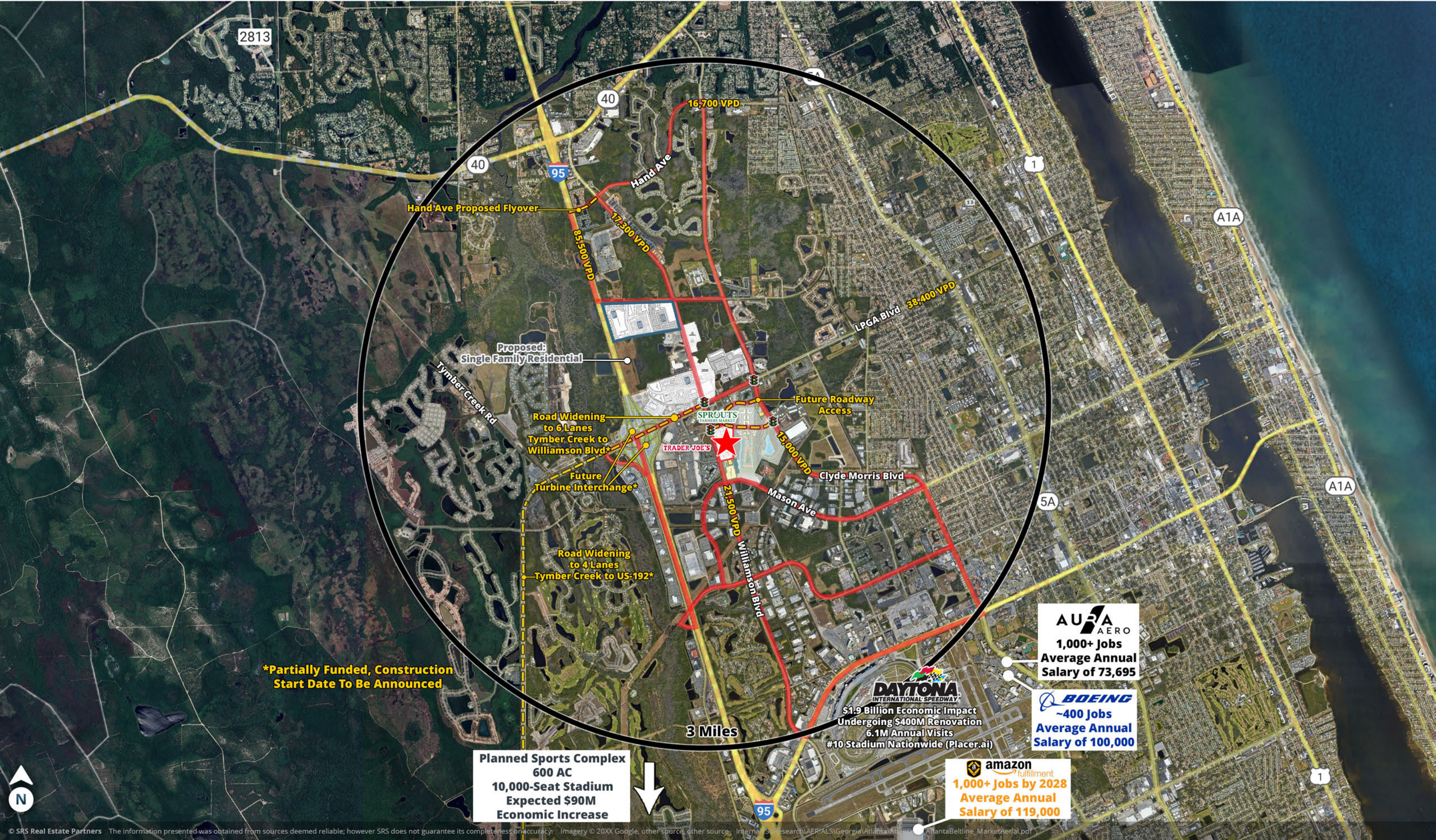










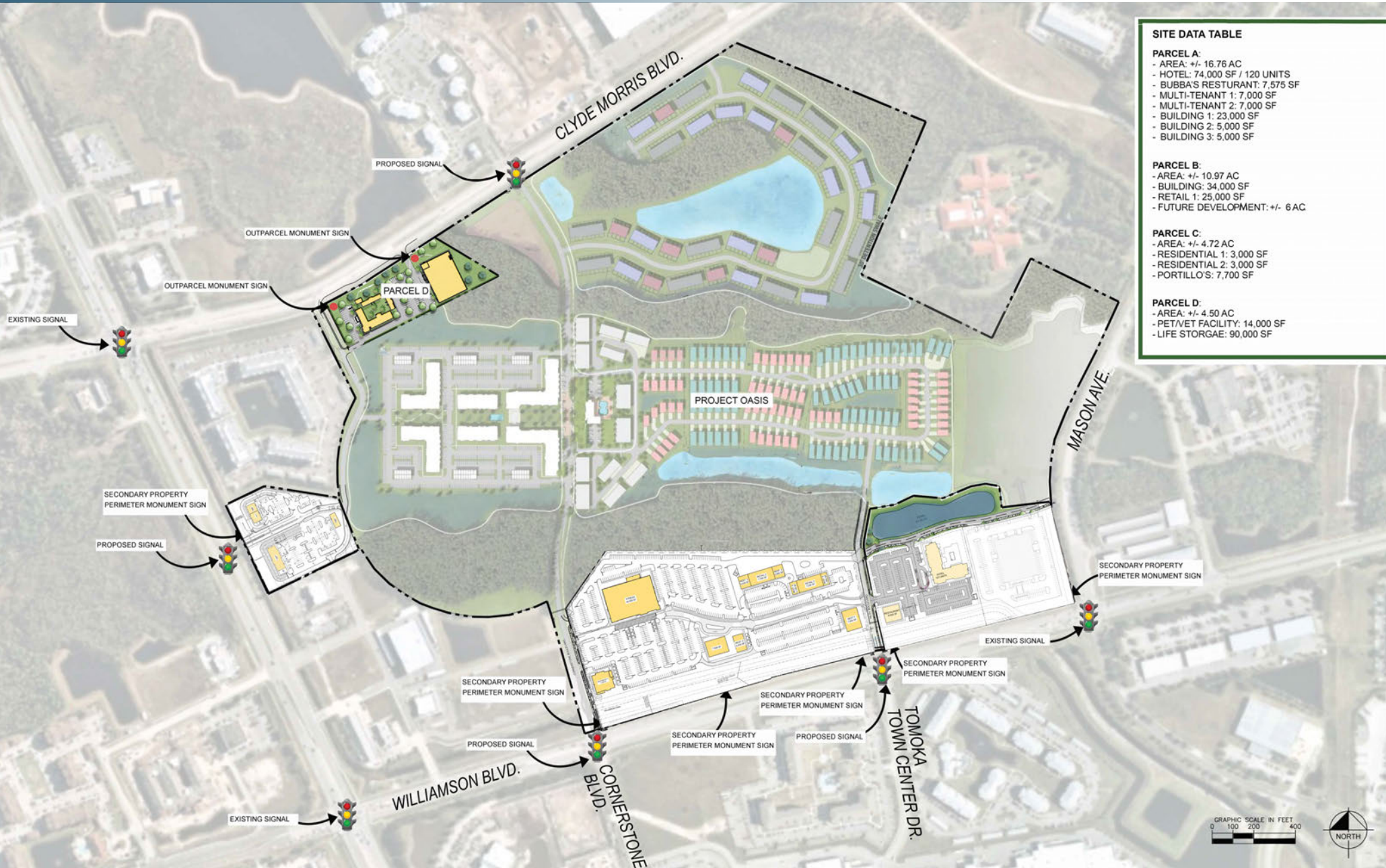


Prime Parcels in Daytona Beach

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OVERALL SITE PLAN

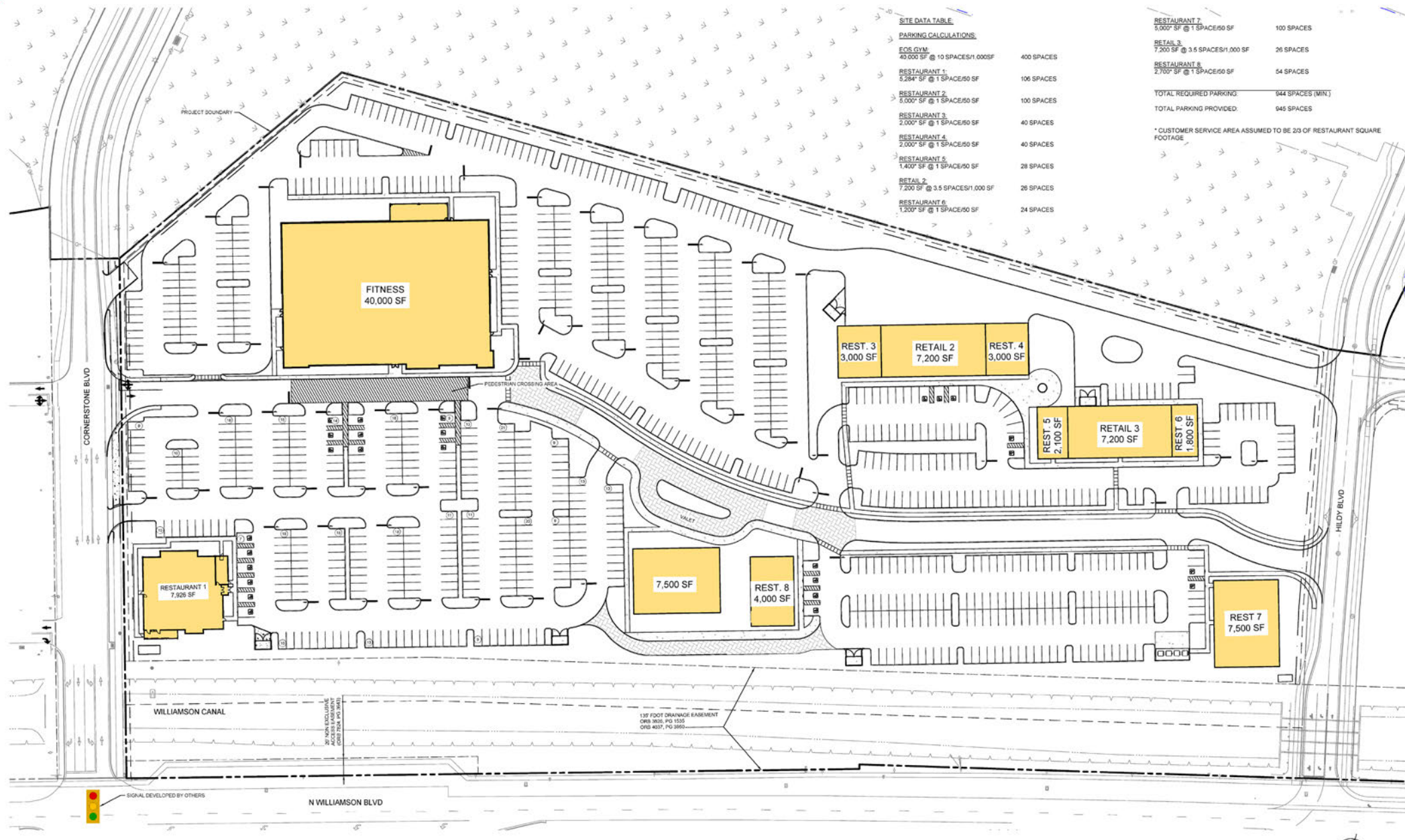


Prime Parcels in Daytona Beach

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CONCEPTUAL PARCEL A

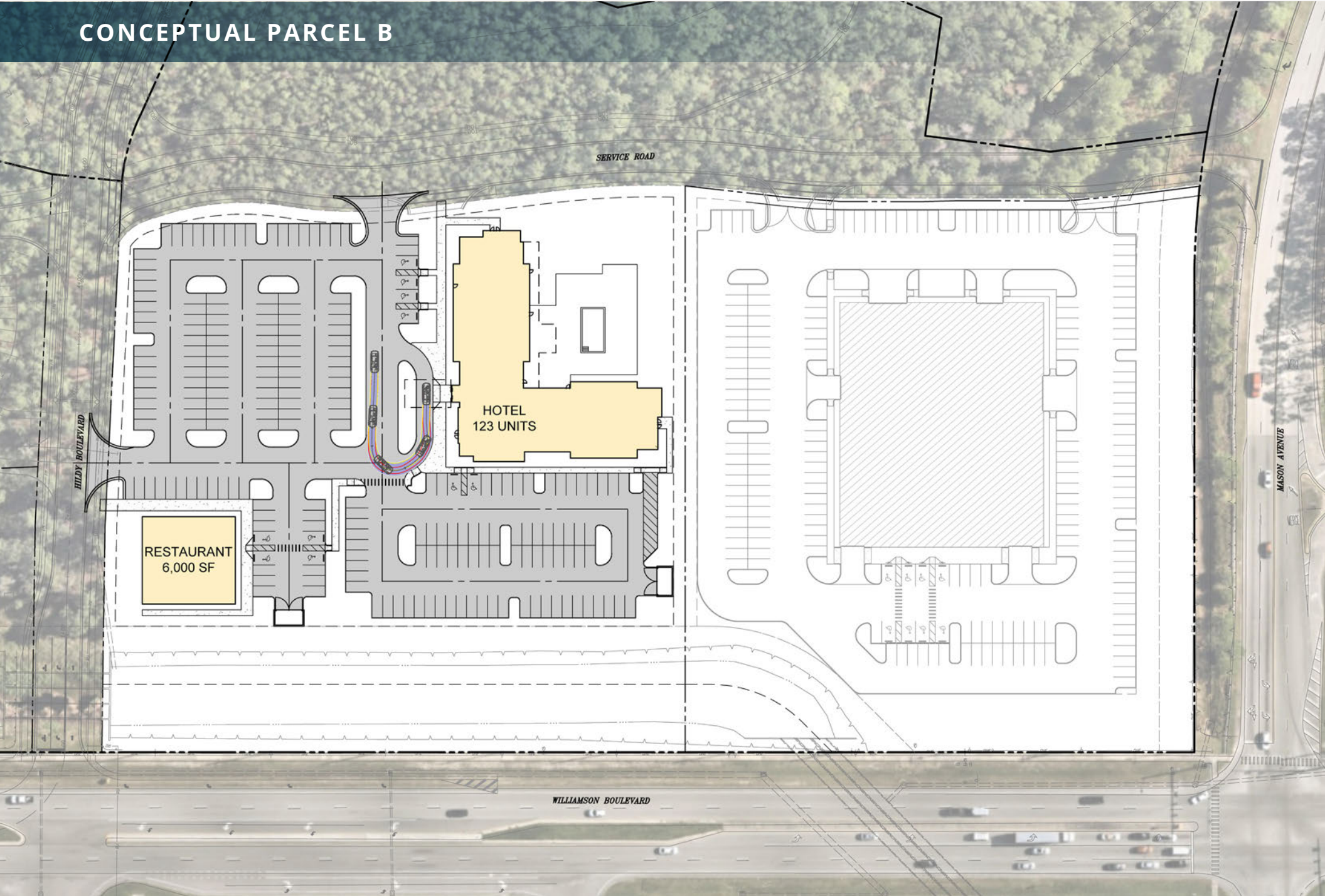


Prime Parcels in Daytona Beach

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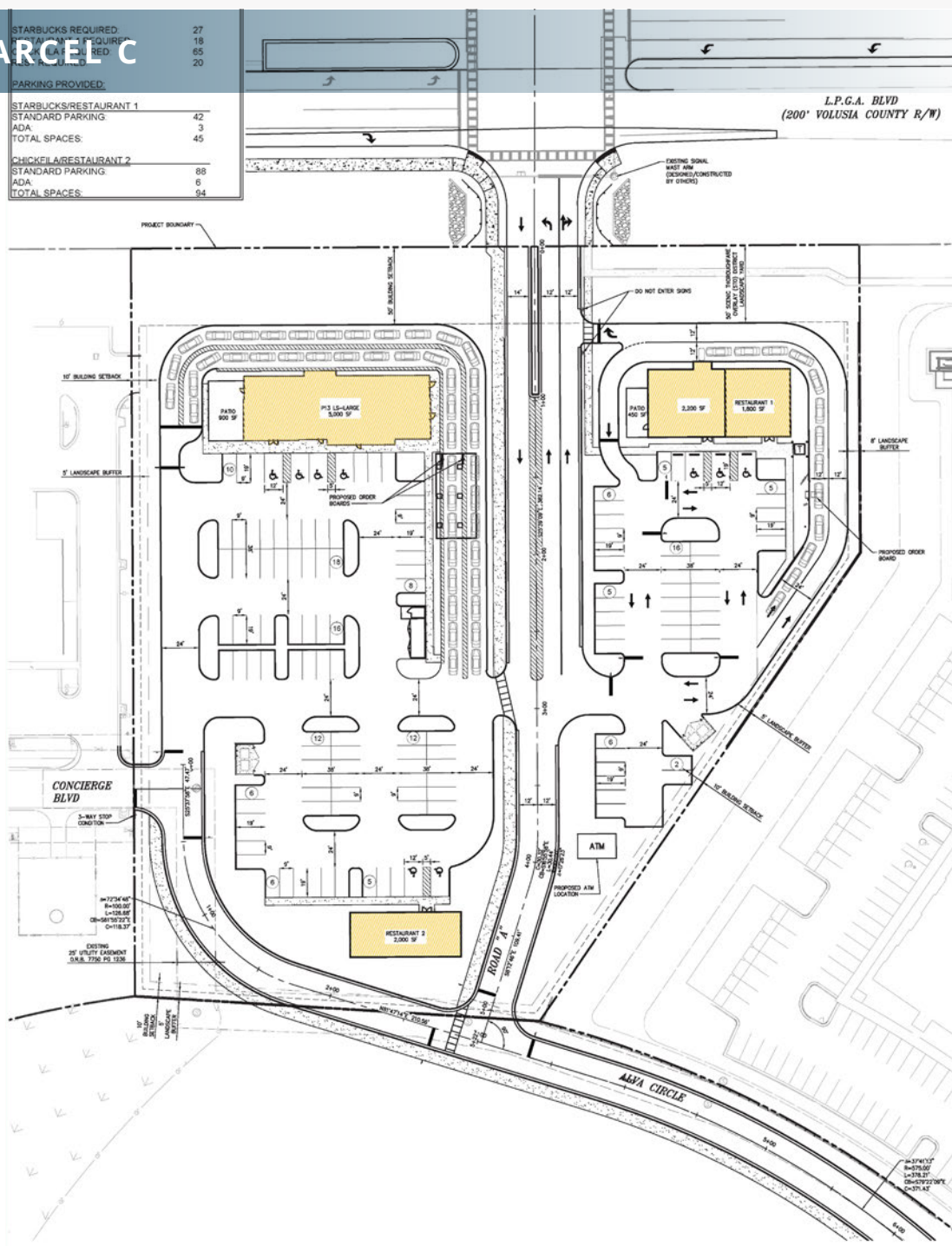
CONCEPTUAL PARCEL B



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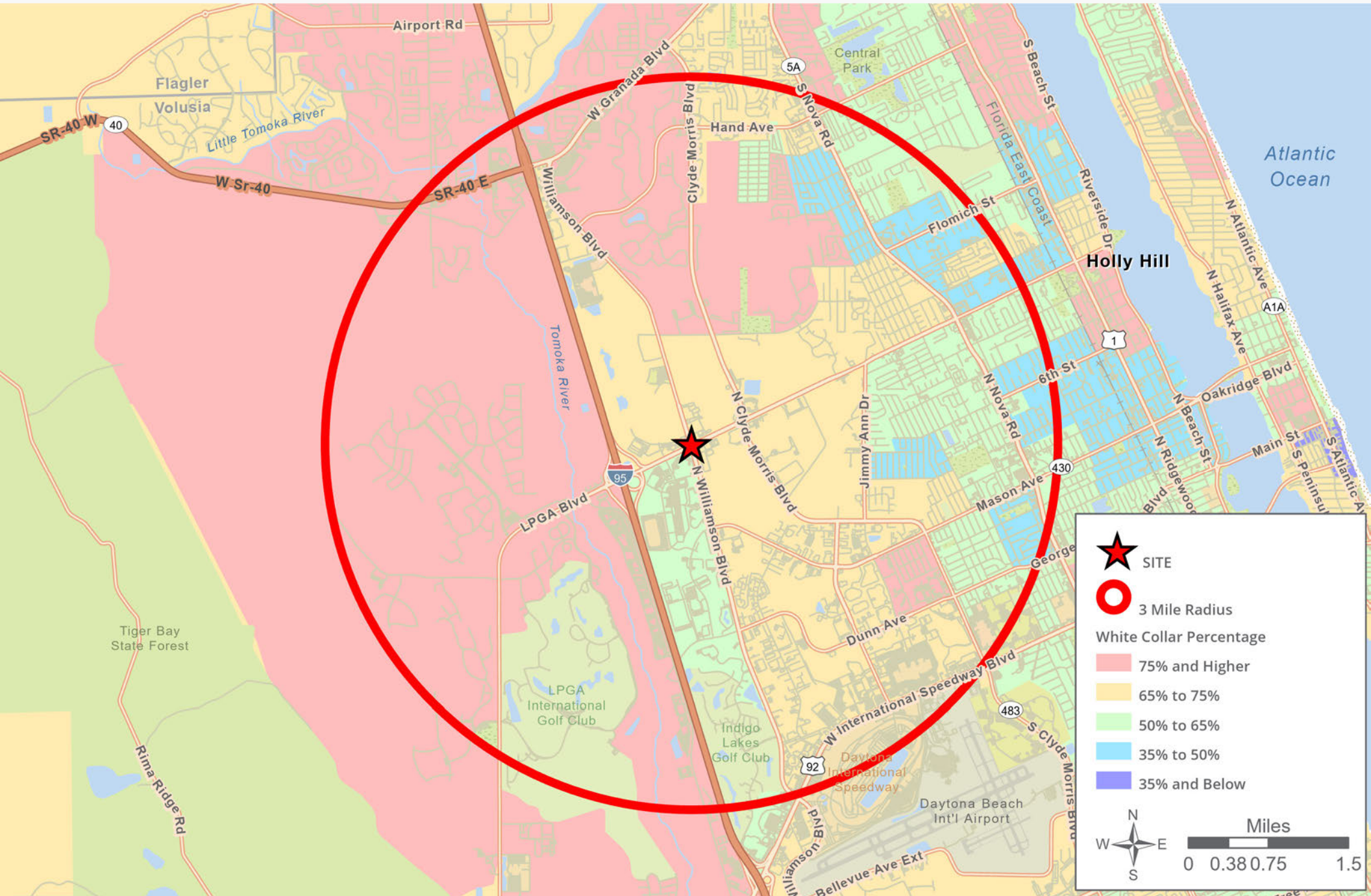


STARBUCKS REQUIRED:	27
RESTAURANT REQUIRED:	18
TOTAL REQUIRED:	65
SPACES AVAILABLE:	20
PARKING PROVIDED:	
STARBUCKS/RESTAURANT 1	
STANDARD PARKING:	42
ADA:	3
TOTAL SPACES:	45
CHICK-FIL-A/RESTAURANT 2	
STANDARD PARKING:	88
ADA:	6
TOTAL SPACES:	94



Area Overview

Daytona Beach, FL



Prime Parcels in Daytona Beach

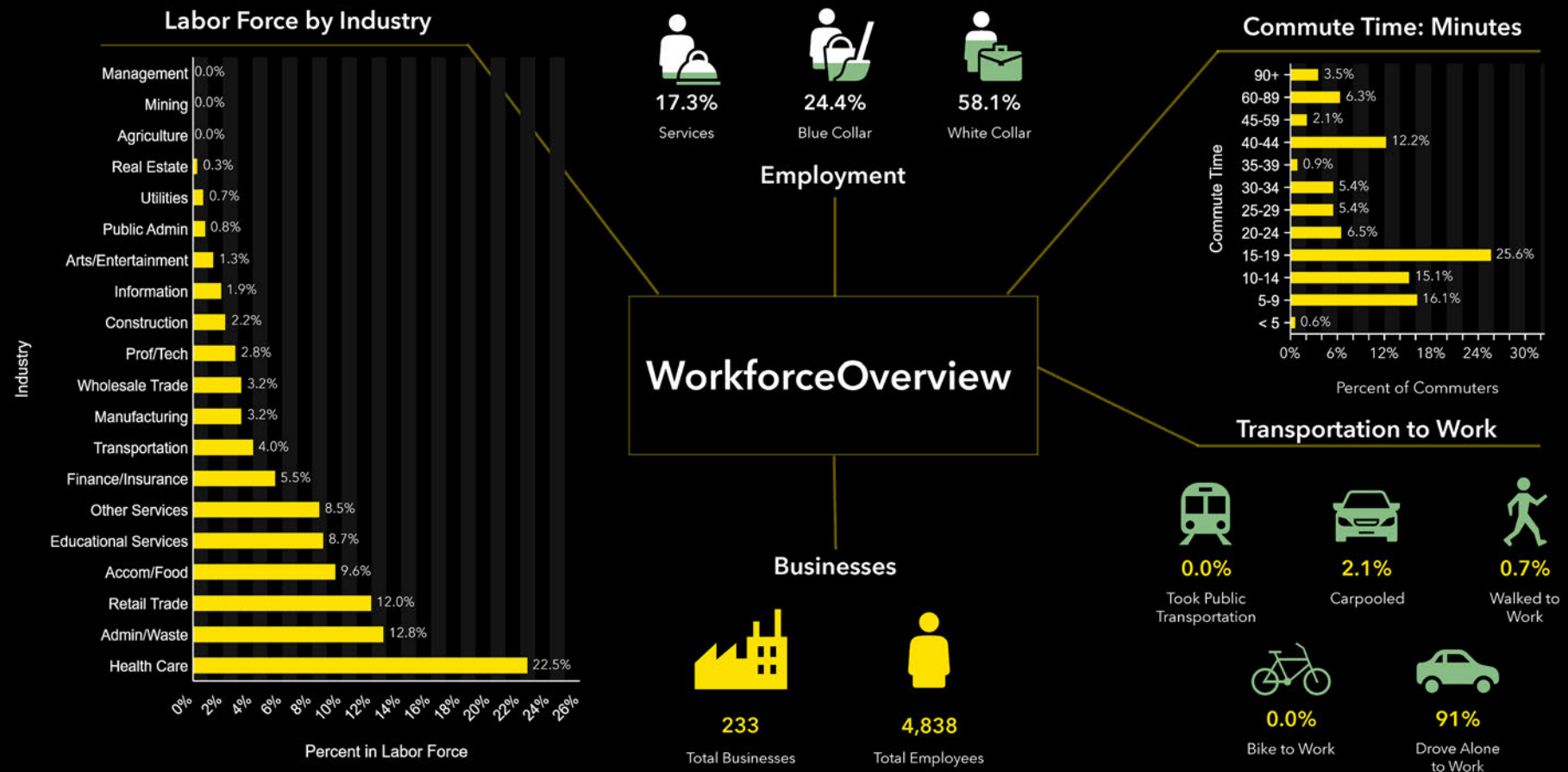
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Economic Development Profile

LPGA Blvd

Ring: 1 mile radius



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

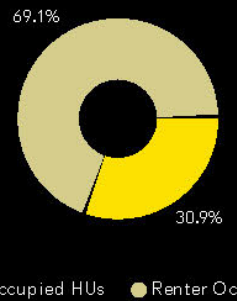
© 2025 Esri

Prime Parcels in Daytona Beach

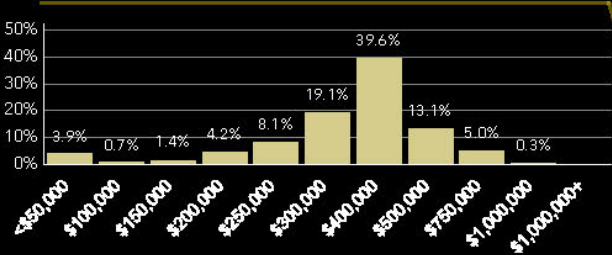
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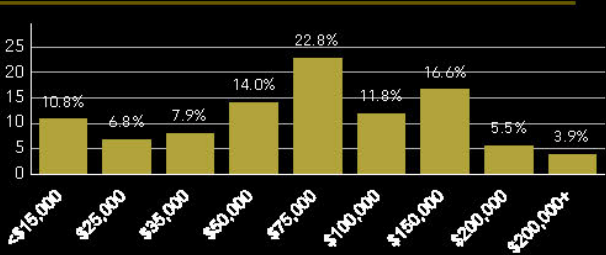
Home Ownership



Home Value

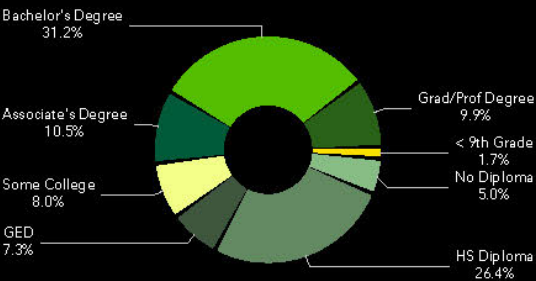


Household Income






Community Overview

Educational Attainment



Tapestry segments

	Retirement Communities 473 households	51.6% of Households	▼
	Set to Impress 293 households	32.0% of Households	▼
	Down the Road 149 households	16.3% of Households	▼

Key Facts

1,041 Total Housing Units	70 Housing Affordability Index	89 Households Below the Poverty Level
36.1 Median Age	\$51,037 Median Disposable Income	1,798 Total Population
48 Wealth Index	67 Diversity Index	204 Total Crime Index

Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

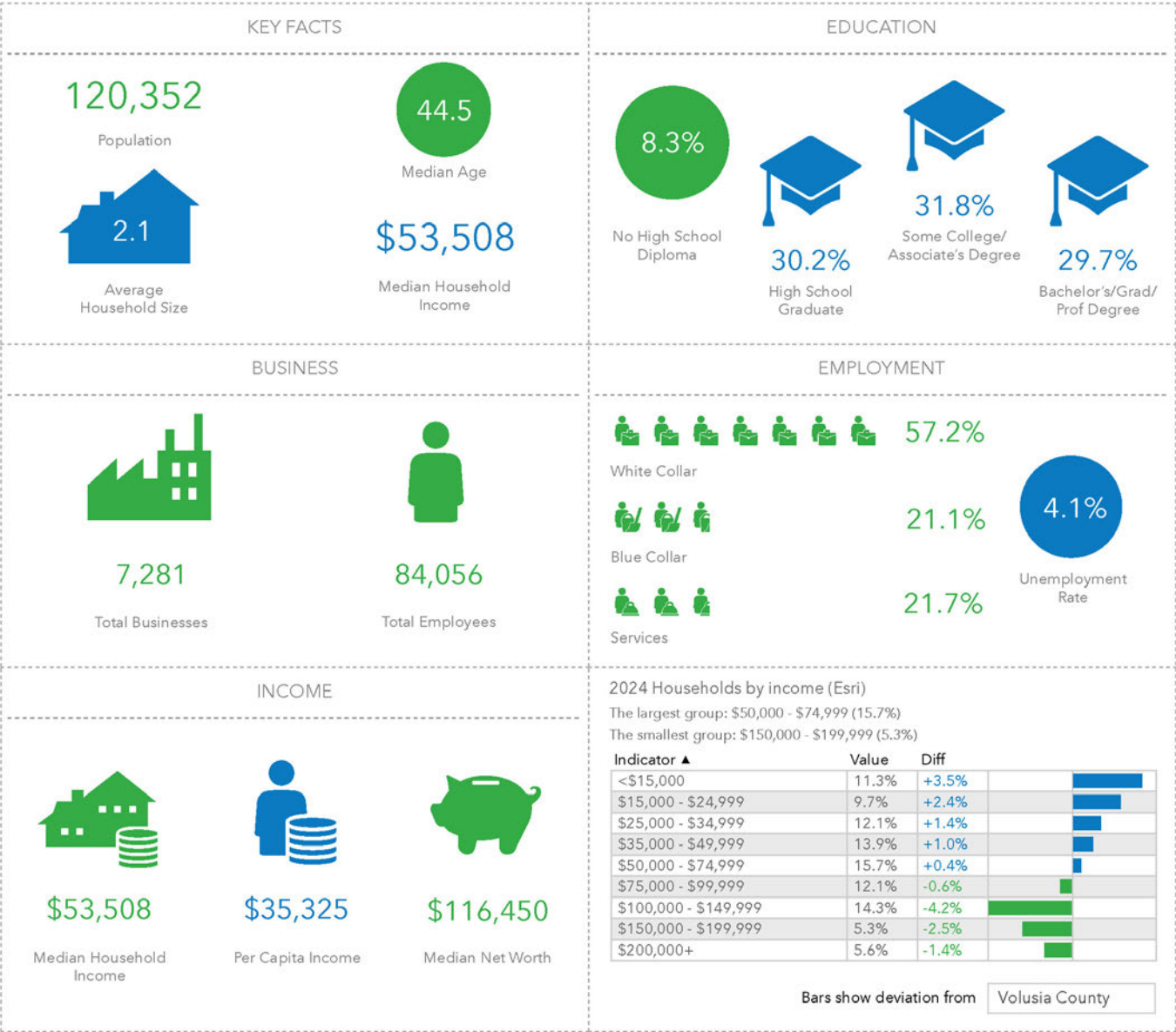
Prime Parcels in Daytona Beach

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Key Facts

LPGA Blvd
Ring: 5 mile radius



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2025 Esri

Prime Parcels in Daytona Beach

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Prime Parcels in Daytona Beach

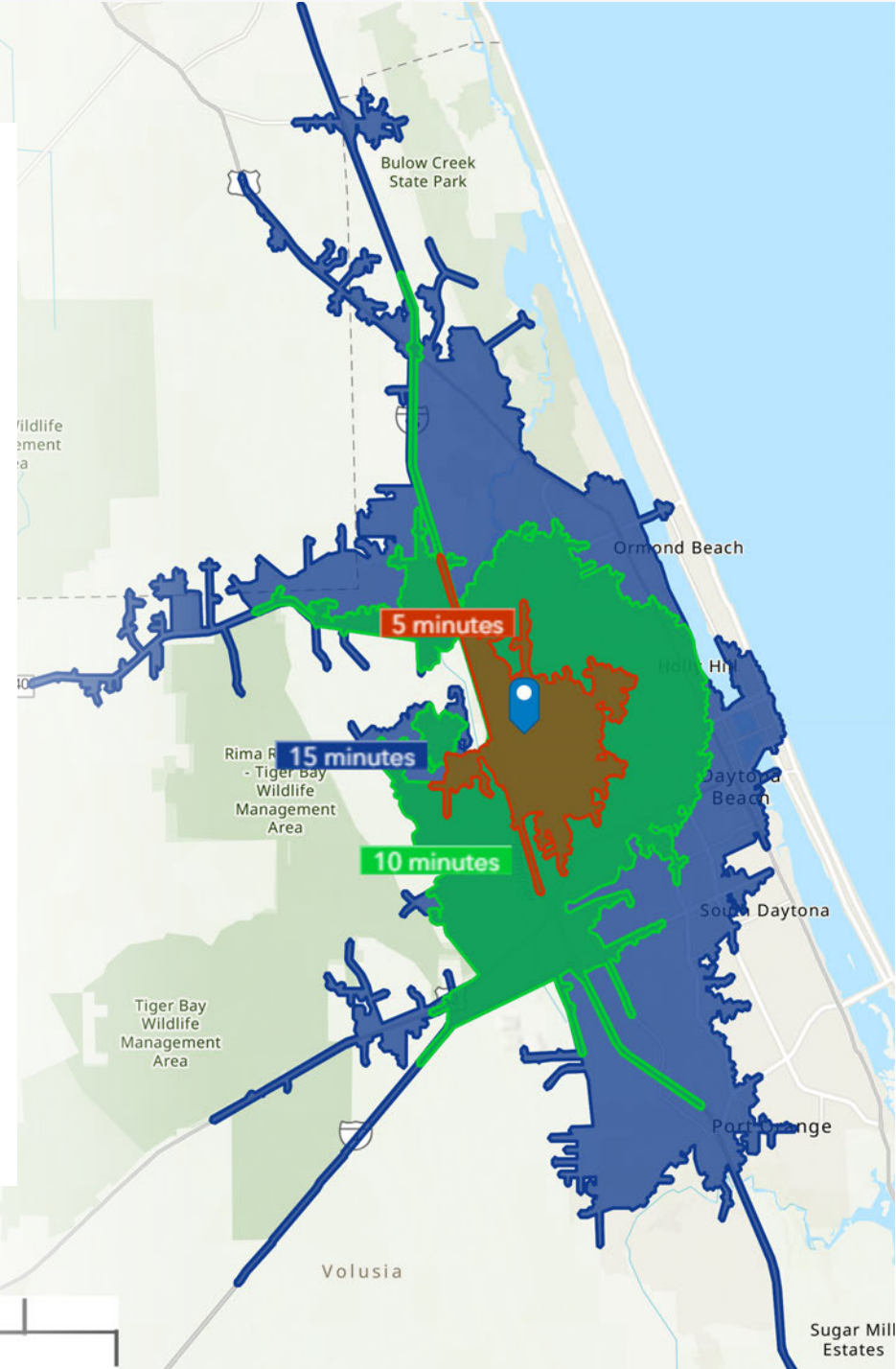
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DEMOGRAPHIC HIGHLIGHTS

	5 minutes	10 minutes	15 minutes
Population			
2024 Population	14,109	74,610	159,673
2000 Population	6,736	53,957	118,407
2010 Population	8,721	56,688	126,893
2029 Population	16,266	80,986	168,260
2000-2020 Population: Annual Growth Rate	2.27%	0.98%	1.06%
2010-2020 Population: Annual Growth Rate	1.92%	1.46%	1.42%
2023-2028 Population: Annual Growth Rate	2.89%	1.65%	1.05%
2024 Median Age	37.6	44.4	45.9
Households			
2000 Households	2,545	22,584	50,889
2010 Households	3,646	24,676	56,071
2024 Total Households	6,226	32,514	70,246
2029 Total Households	7,381	36,036	75,418
2000-2020 Households: Annual Growth Rate	2.80%	1.07%	1.11%
2010-2020 Households: Annual Growth Rate	1.94%	1.25%	1.24%
2023-2028 Households: Annual Growth Rate	3.46%	2.08%	1.43%
2024 Average Household Size	2.19	2.21	2.16
Housing Units			
2024 Total Housing Units	6,732	36,276	79,324
2024 Owner Occupied Housing Units	1,981	18,471	42,349
2024 Renter Occupied Housing Units	4,245	14,043	27,897
2024 Vacant Housing Units	506	3,762	9,078
Race and Ethnicity			
2024 White Alone	52.0%	60.2%	65.6%
2024 Black Alone	31.1%	24.6%	19.4%
2024 American Indian/Alaska Native Alone	0.3%	0.4%	0.3%
2024 Asian Alone	3.4%	2.9%	3.1%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Hispanic Origin (Any Race)	11.9%	10.3%	9.8%
Income			
2024 Median Household Income	\$57,947	\$54,303	\$57,401
2024 Average Household Income	\$71,045	\$79,609	\$81,847
2024 Per Capita Income	\$32,371	\$35,338	\$36,314
2024 Population 25+ by Educational Attainment			
Total	10,222	54,874	117,362
High School Graduate	28.3%	26.0%	25.2%
GED/Alternative Credential	5.4%	5.0%	4.7%
Some College, No Degree	15.8%	19.4%	20.0%
Associate Degree	10.5%	11.9%	12.3%
Bachelor's Degree	22.7%	19.8%	20.1%
Graduate/Professional Degree	9.2%	9.7%	9.8%
Data for all businesses in area			
Total Businesses:	812	4,072	8,628
Total Employees:	15,188	53,236	97,450
Total Residential Population:	14,109	74,610	159,673
Employee/Residential Population Ratio:	1:1	1:1	1:1
2024 Total Daytime Population	22,983	97,476	192,901
Workers	15,936	55,705	102,948
Residents	7,047	41,771	89,953

> Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Tomoka Town Center

1115 Cornerstone Blvd | Daytona Beach, FL 32117



MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

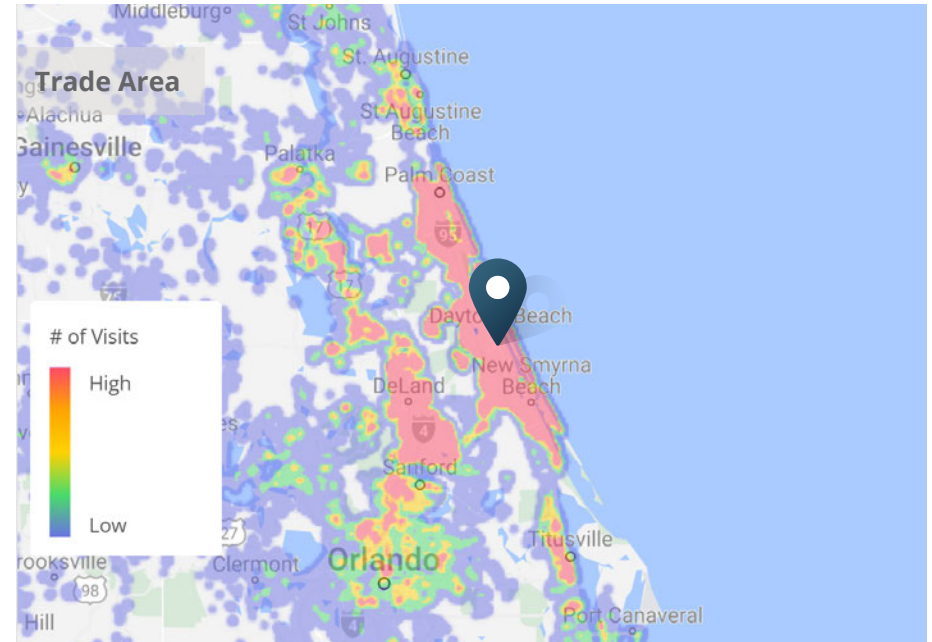
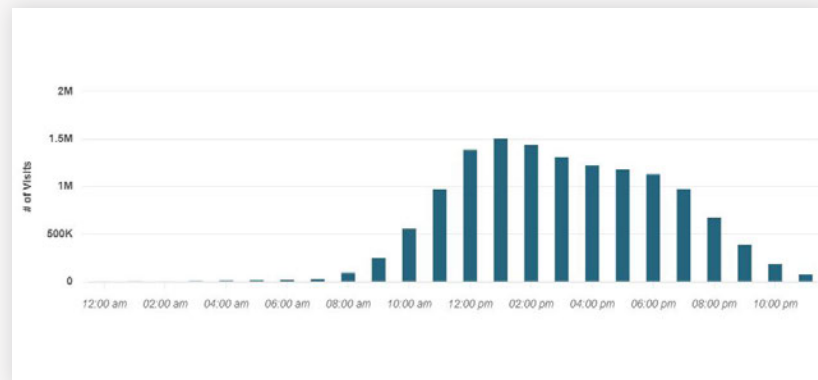
08/01/2022 - 07/31/2023

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
1.5M	6.5M	4.34

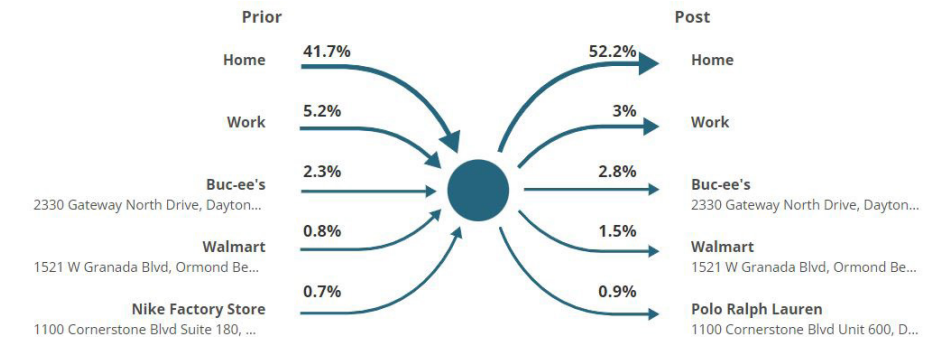
Daily Visits



Hourly Visits



Customer Journey



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Placer.ai



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SRSRE.COM

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