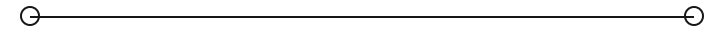


SALE

LPGA & Williamson - Daytona Beach Retail Building - 14,158 SF

2080 LPGA BOULEVARD

Daytona Beach, FL 32117



PRESENTED BY:

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Williamson Blvd

LPGA Blvd



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$7,900,000
NUMBER OF UNITS:	1
LOT SIZE:	1.19 Acres
BUILDING SIZE:	14,158 SF

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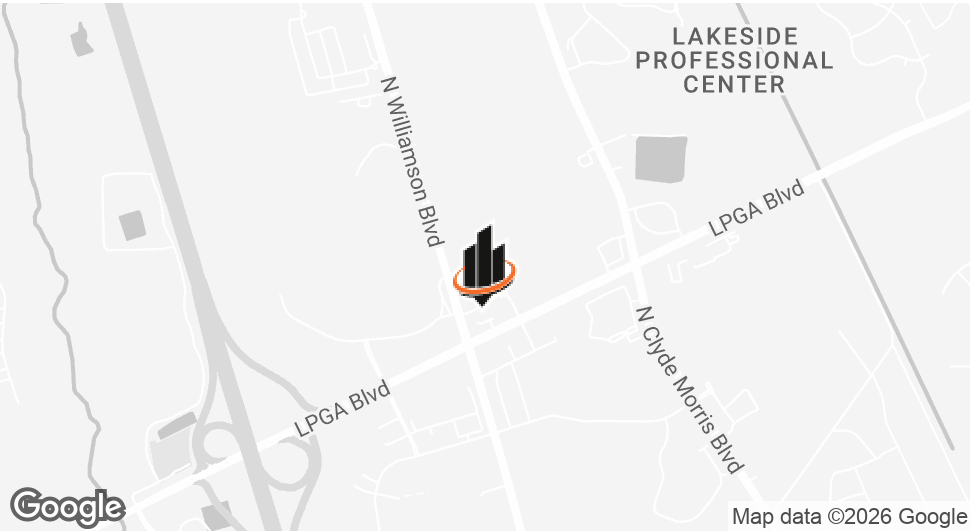
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PROPERTY DESCRIPTION

Presenting an exceptional retail investment opportunity in Daytona Beach, FL! This property showcases a spacious 14,158 SF building, specifically tailored for retail or street retail use. Built in 2024, the modern structure offers state-of-the-art amenities and a contemporary aesthetic, providing an enticing space for retail ventures. Zoned under PD-G, the site provides flexibility for various retail endeavors, setting the stage for an array of retail businesses to thrive in the bustling Daytona Beach area. With one unit available for occupancy, the property presents an ideal prospect for retail investors seeking a prime location with high visibility and substantial foot traffic, appealing to those looking to capitalize on the dynamic retail landscape of this thriving commercial district.

PROPERTY DETAILS & HIGHLIGHTS



BUILDING NAME	LPGA & Williamson - Daytona Beach Retail Building - 14,158 SF
PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Free Standing Building
APN	520304000011
BUILDING SIZE	14,158 SF
LOT SIZE	1.19 Acres
YEAR BUILT	2024
PARKING SPACES	43
CONSTRUCTION STATUS	Existing

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- NE Retail Corner of Williamson & LPGA Blvd in Daytona Beach, FL
- 14,158 SF building - 10,398 SF First Floor, 2,100 SF Outside Retail, 1,660 SF Mezannine
- Built in 2024 - Currently Operating as an ACE Hardware Franchise
- Zoned PD-G - Variety of Retail, Office, Health Care and Recreation Uses Allowed
- Average Daily Traffic - 39,500 VPD on LPGA, 20,900 VPD on Williamson
- Located in the Heart of the Vibrant LPGA Commercial Corridor

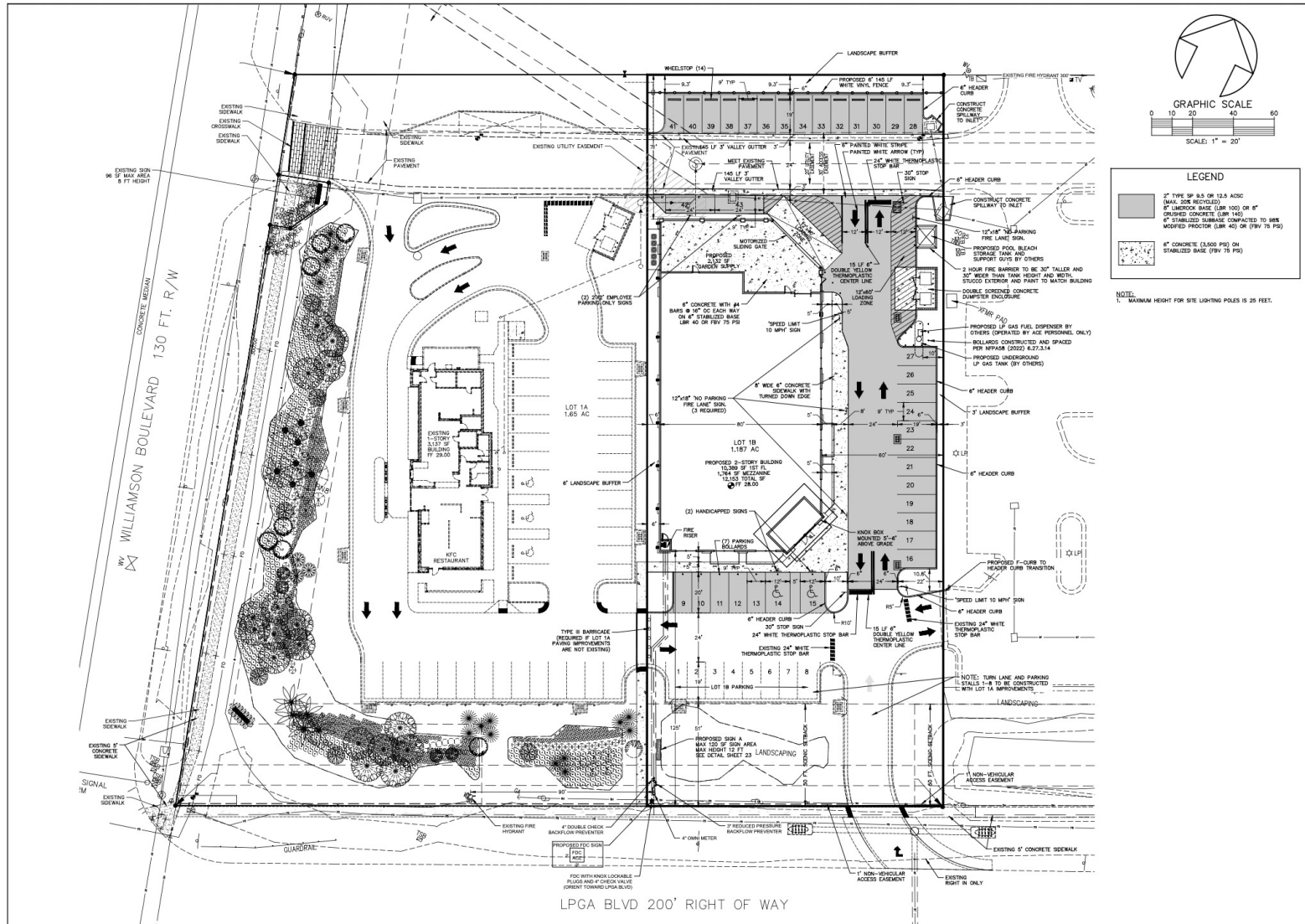
ADDITIONAL PHOTOS



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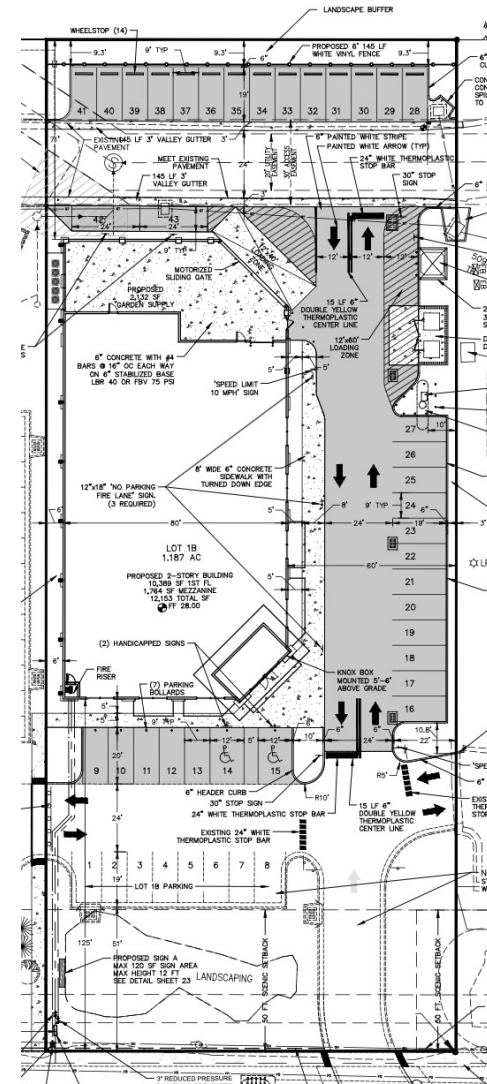
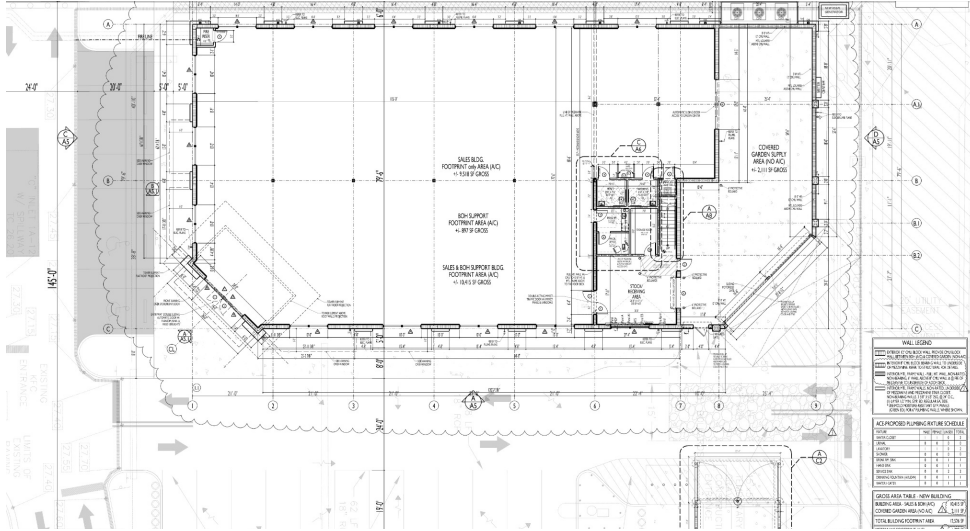
SITE PLAN



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PLANS



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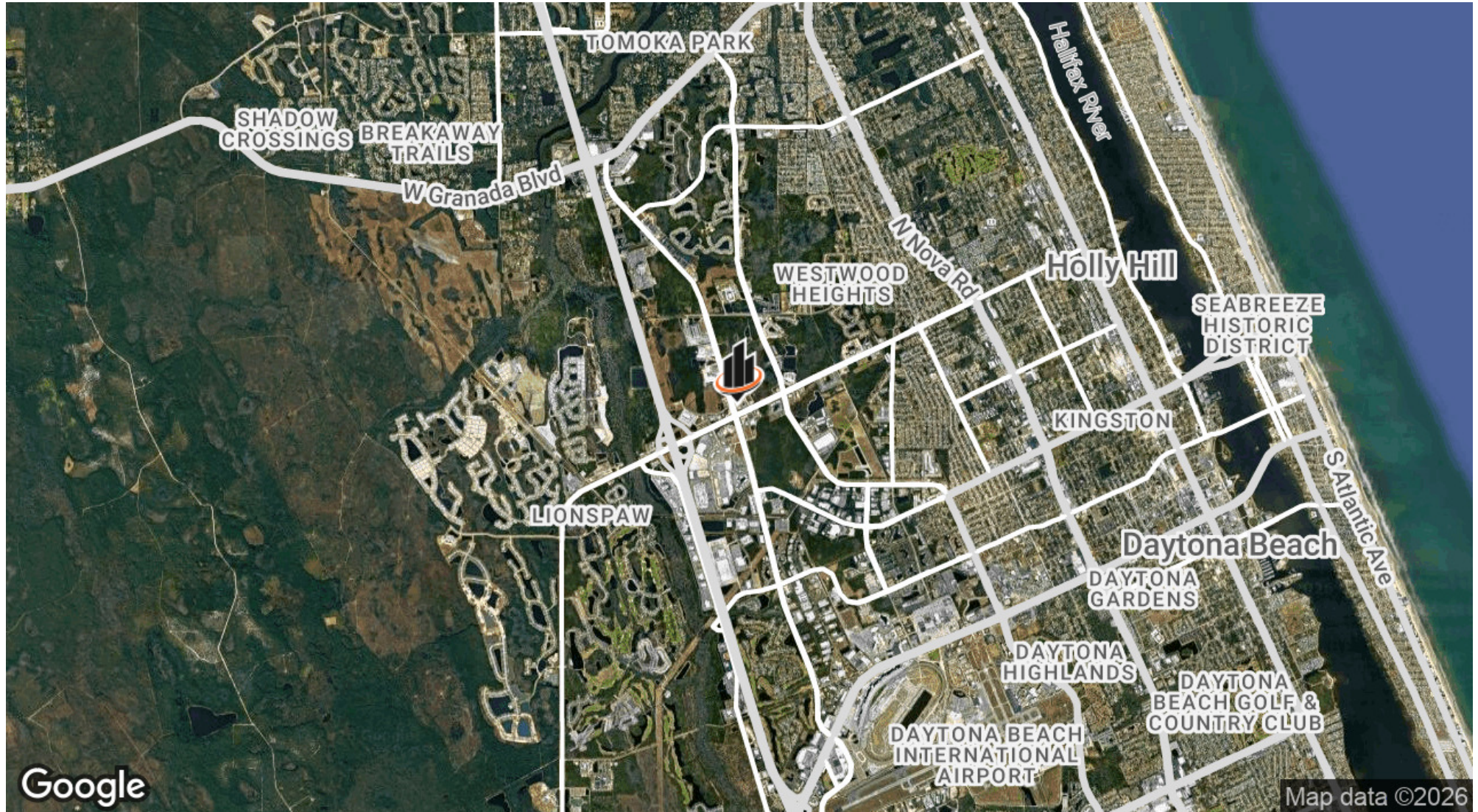
RETAILER MAP



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LOCATION MAP



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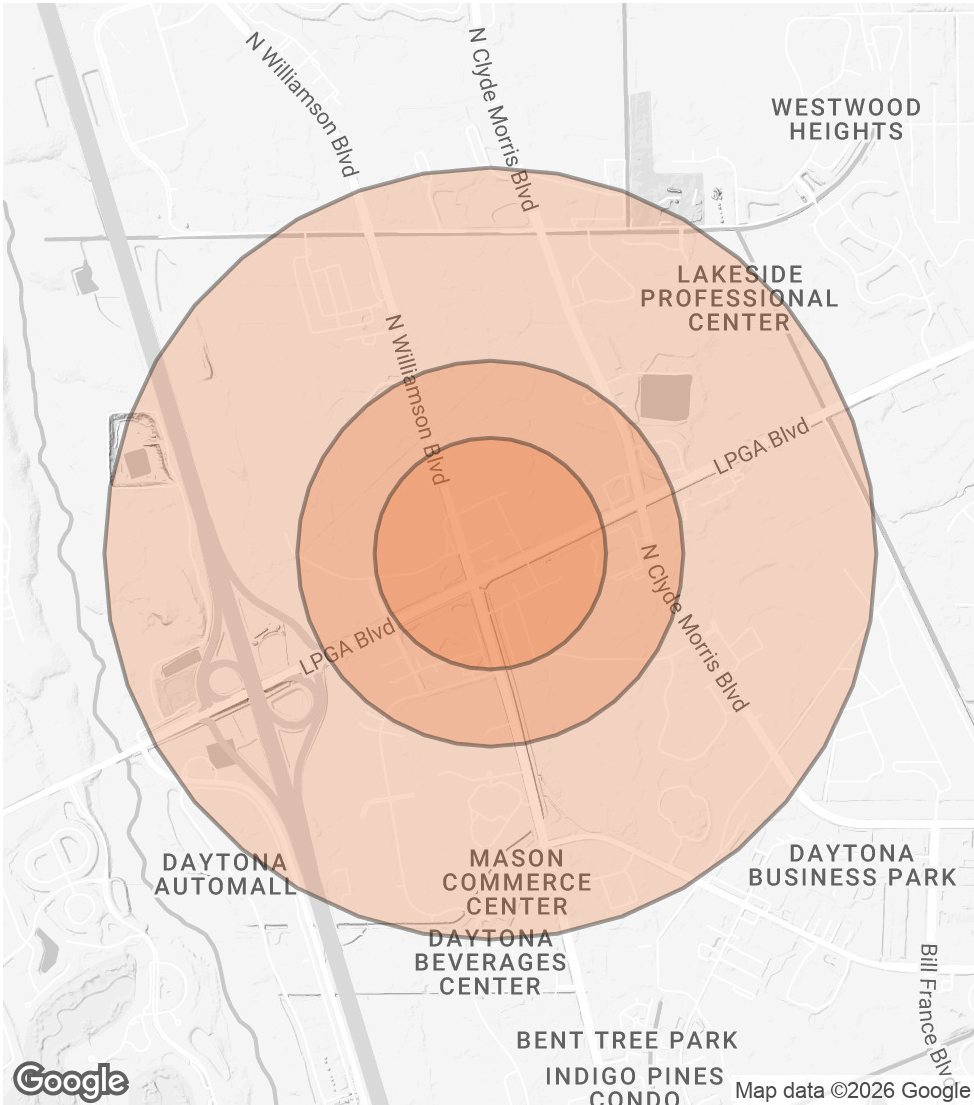
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	149	361	1,537
AVERAGE AGE	40	40	43
AVERAGE AGE (MALE)	38	38	41
AVERAGE AGE (FEMALE)	42	42	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	74	178	746
# OF PERSONS PER HH	2	2	2.1
AVERAGE HH INCOME	\$73,361	\$71,795	\$70,705
AVERAGE HOUSE VALUE	\$270,678	\$271,431	\$253,987

Demographics data derived from AlphaMap



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