

ANCHOR BOX FOR LEASE

Bellair Plaza 2501 N ATLANTIC AVE. DAYTONA BEACH, FL 32118

40,000 SF. OF RETAIL AVAILABLE



PROPERTY HIGHLIGHTS

YEAR BUILT/ RENOVATED

1960 / 2014

GLA / LAND AREA

± 344,996 SF / ± 28 Acres

PARKING

± 1,300 spaces

ZONING

BR-2 (Business Retail; City of Daytona Beach)

TRAFFIC SIGNAL

Bellair Plaza has a signalized access point along Atlantic Ave with full ingress / egress.

INGRESS/EGRESS

Five turning lanes (one of which is signalized)

CUSTOMER VISITS

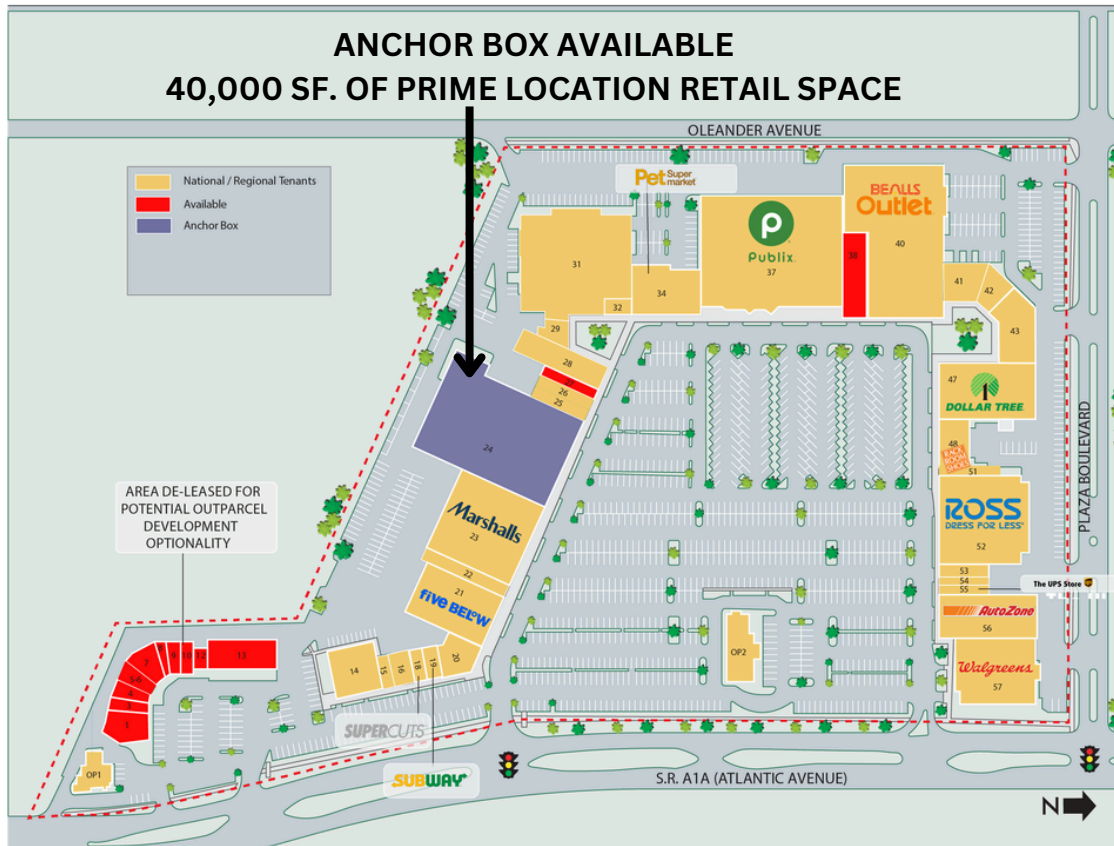
1.8 Million annual customer visits.

Bellair Plaza is a grocery anchored and off price retail shopping center in Daytona Beach, FL. The center serves a dense, oceanfront barrier island trade area consisting of year-round residents and visitors.

Home to Publix, Ross Dress for Less, Marshalls, Bealls Outlet, Dollar Tree, Pet Supermarket, Five Below and Autozone, Bellair Plaza is the dominant retail destination in Daytona Beach, FL.

**For additional information please contact Michael Costa:
239.224.2636 or Michael.costa@imcequitygroup.com**

SITE PLAN & TENANT ROSTER



SUITE	TENANT	SF
1	AVAILABLE	1,478
3	AVAILABLE	750
4	AVAILABLE	1,612
5	AVAILABLE	1,295
6	AVAILABLE	1,200
7	AVAILABLE	4,000
8	AVAILABLE	875
9	AVAILABLE	2,150
10	AVAILABLE	1,000
12	AVAILABLE	2,333
13	AVAILABLE	2,592
14	GSA - Dept of the Army	6,588
15	VAPE STORE	1,375
16	MIYABI SUSHI	2,200
18	SUPERCUTS	825
19	SUBWAY	1,100
20	SHARPS LIQUOR	3,425
21	FIVE BELOW	12,014
22	ARIA RISTORANTE	2,041
23	MARSHALL'S	25,485
24	AVAILABLE	40,000
25	BOBA TEA	1,125
26	CURLY CREAM	1,125
27	AVAILABLE	3,000
28	CRAB KNIGHT	6,480
29	CNY HOME IMPROVEMENT	2,040
31	Under Development	30,225
32	Under Development	1,695
34	PET SUPERMARKET	8,100
37	PUBLIX	44,270
38	AVAILABLE	3,000
40	BEALLS OUTLET	39,001
41	CNY HOME - Storage (Ste. 41)	2,780
42	CNY HOME - Storage (Ste. 42)	2,780
43	Spinnaker Resorts Welcome Cent	6,700
47	DOLLAR TREE	13,875
48	RACK ROOM SHOES	4,800
51	RACK ROOM SHOES	1,500
52	ROSS DRESS FOR LESS	20,549
53	CHINA 1	1,200
54	ALOHA NAILS	1,200
55	UPS STORE	1,600
56	AUTOZONE	10,993
57	WALGREENS	15,120
OP 1	AMSCOT CORP	2,500

DEMOGRAPHICS

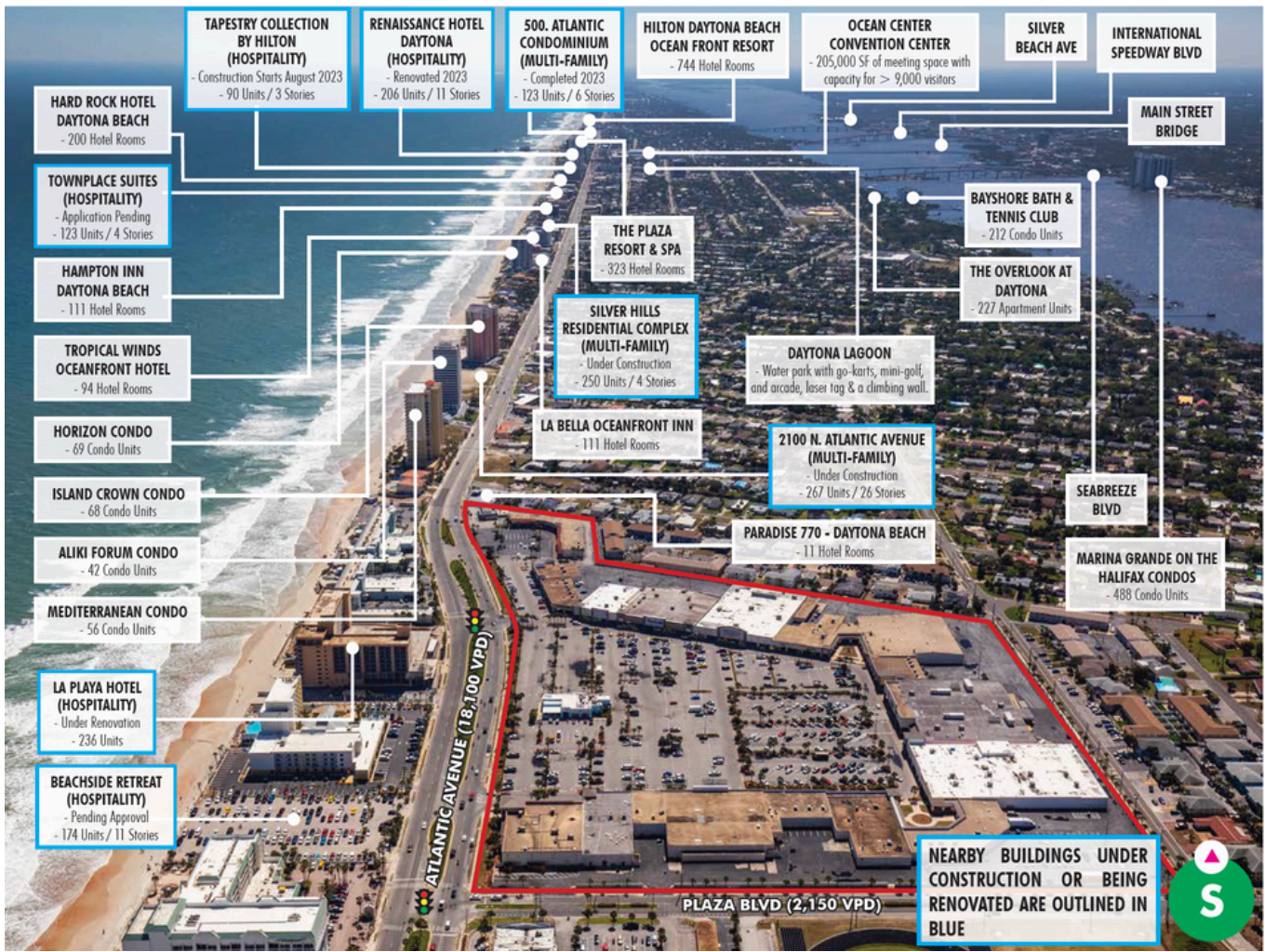
	Population	Households	Median Household income
1 Mile	4,963	2,634	\$51,253
3 Mile	40,298	19,239	\$45,659
5 Mile	100,582	44,825	\$47,096

AVERAGE DAILY TRAFFIC

N Atlantic Ave – 18,100
Plaza Blvd – 2,150

Bellair Plaza is located on the Daytona Beach barrier island and serves residents and tourists in the surrounding trade area. The plaza has major demand drivers nearby including numerous multi-story beachfront condos, hotels and entertainment destinations. > 1,000 hotel rooms and > 600 condo units are under development or being renovated within ± 3-miles.





- > 1.8 MILLION CUSTOMER VISITS

The Property is the busiest shopping center in the trade area (Placer. ai; TTM February 2023) with > 1.8 million customer visits.

- UNIQUE TENANT LINEUP

Bellair Plaza is the only shopping center in the trade area with a market dominant lineup of grocery plus off price retailers Marshalls, Ross Dress For Less, Bealls Outlet and Five Below.

- SIGNIFICANT ANCHOR SPACING

The Property's retail anchors serve a captive market with no nearby competition and have significant spacing from mainland locations.



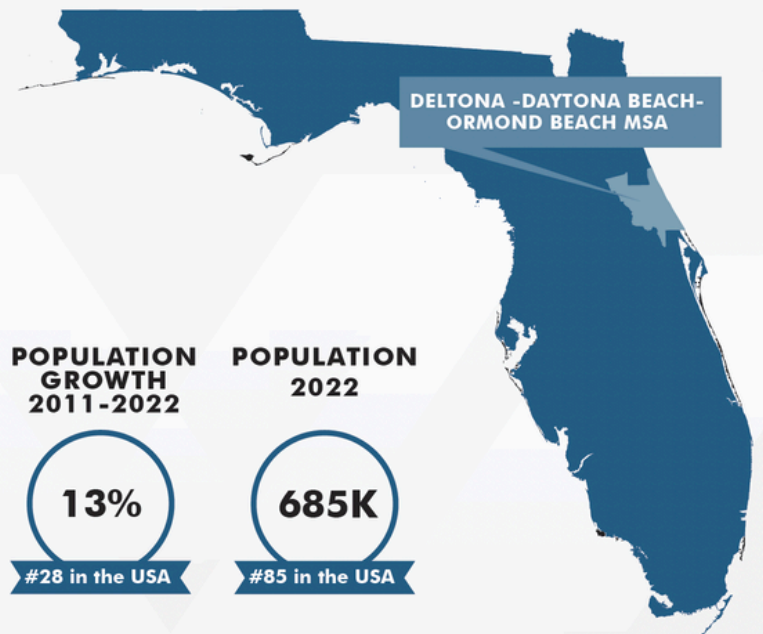
GROWTH BY NUMBERS
PROJECTED CHANGE IN KEY METRICS (2022-2027)



POPULATION GROWTH
2022 - 2037



PRIVATE-SECTOR JOB GROWTH
2022-2037



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