

1646 TECHNOLOGY BLVD

DAYTONA BEACH, FLORIDA

4,950 SQ. FT. AVAILABLE FOR LEASE | DIVISIBLE



4,950 SQUARE FEET DIVISIBLE AVAILABLE IMMEDIATE DELIVERY

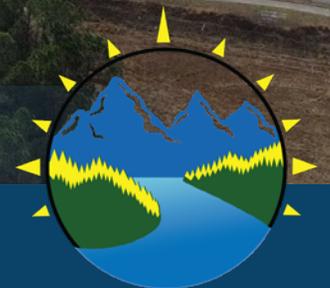
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D.C.I.

Aerial Photo



Property Overview



Growing Cities in Florida
Adjacent to high volume Buc- ee's, featuring:

- **52,620 SF store with 120 pumps**
- **5.7 Million visitors inside the store each year**

5/1,000 Parking Ratio

Projected 43% Population Growth 5 Years

Signalized Hard Corner Intersection

Up to 10,000 sq. ft. Available (Divisible)

Demographics	2 Miles	5 Miles	10 Miles
Population	14,049	101,707	228,024
Daytime Employees	11,457	75,435	126,526
Average Income	70,556	62,343	65,950
Median Age	41.8	43	47.4

CLOSE UP PROPERTY PHOTOS

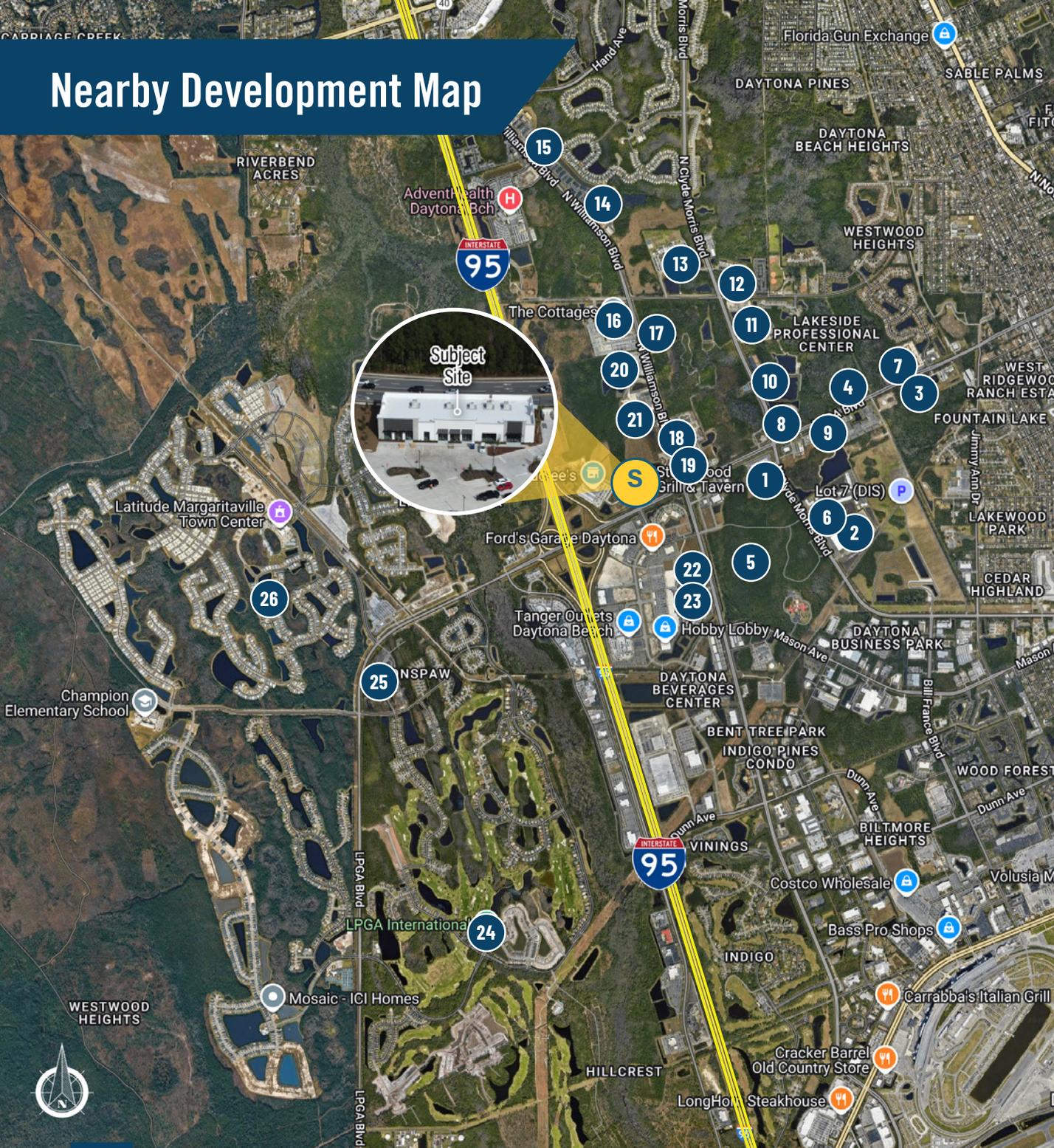




The LPGA Blvd Corridor is in the middle of an extensive development cycle with the following projects recently complete or under construction nearby:

- **Tanger Outlets: 350,000 SF of retail space**
- **Latitudes Margaritaville: 6,900 homes 55+ community**
- **Daytona International Speedway: 3.7 miles away from Buc-ees**
- **LPGA International: Premier Golf Club of Daytona beach 4 miles from site**
- **ICI's Mosaic: 1,200 homes planned community**
- **Tomoka Town Center: 235 acres with 20+ shops and restaurants**
- **One Daytona: \$800 Million development with over 25 mixed use retailers**
- **Volusia Mall: 1,000,000 SF with a \$4.6 Million renovation**
- **Daytona Beach International Airport: Currently undergoing \$35 Million renovation**
- **Daytona State College: 84,000 SF student Center**
- **Brown & Brown Insurance: \$30 million project for new headquarters**

Nearby Development Map



KEY MAP:

- 1 The Edison
- 2 B. Braun Pharmaceutical Products
- 3 500 East
- 4 Waypointe
- 5 Daytona Lux-Oasis
- 6 Clyde Morris Landing
- 7 Sanctuary
- 8 Twin Lakes Medical Center
- 9 East Coast Surgery Center
- 10 Lakeside Professional Center
- 11 Laurel Dunes
- 12 10X Integra Shores
- 13 David Hinson Middle School
- 14 The Napier Apartments
- 15 Drift
- 16 The Cottages Daytona Beach
- 17 Atlantica at Daytona
- 18 Sands Parc
- 19 The Blake
- 20 Daytona State College Advanced Technology College
- 21 New VA Clinic
- 22 Madison Pointe
- 23 Tomoka Pointe
- 24 LPGA International Country Club
- 25 Tymber Creek Village
- 26 Lattitude by Margaritaville

Area Overview

- 1 The Edison – 300 Unit Apartment Complex
- 2 Clyde Morris Landing – 227 Unit Apartment Complex
- 3 B. Braun Pharmaceutical Products
- 4 500 East – 301 Unit Apartment Complex
- 5 Daytona Lux-Oasis –
800+ Residential Units with Retail / Restaurant / Storage
- 6 Waypointe – 1,660 Units
(800 Multifamily, 610 Single-Family, 250 Townhomes)
- 7 Sanctuary – 336 Unit Apartment Complex
- 8 Twin Lakes Medical Center
- 9 East Coast Surgery Center
- 10 Lakeside Professional Center
- 11 Laurel Dunes – Townhome Community
- 12 10X Integra Shores – 288 Units
- 13 David Hinson Middle School
- 14 The Edison – 300 Unit Apartment Complex
- 15 Drift – 300 Unit Luxury Apartment Complex
- 16 The Cottages Daytona Beach
- 17 Atlantica at Daytona – 341 Unit Apartment Complex
- 18 Sands Parc – 264 Unit Apartment Complex
- 19 The Blake – 118 Unit Assisted Living
- 20 Daytona State College Advanced Technology Center
- 21 New VA Clinic – Largest in Florida
- 22 Madison Pointe – 240 Unit Apartment Complex
- 23 Tomoka Pointe – 276 Unit Apartment Complex
- 24 LPGA Country Club
- 25 Tymber Creek Village –
327 Unit Apartment Complex plus Retail
- 26 Latitude by Margaritaville – 55+, Over 3,900 Homes

Over 10,000 Residential Units in 2 mi. Radius!

NEARBY DEVELOPMENTS



1 / The Edison



2 / B. Braun Pharmaceutical Products



3 / 500 East



4 / Waypointe



5 / Daytona Lux-Oasis



6 / Clyde Morris Landing



7 / Sanctuary



8 / Twin Lakes Medical Center



9 / East Coast Surgery Center



10 / Lakeside Professional Center

NEARBY DEVELOPMENTS



11 / Laurel Dunes



12 / 10X Integra Shores



13 / David Hinson Middle School



14 / The Napier Apartments



15 / Drift



16 / The Cottages Daytona Beach



17 / Atlantica at Daytona



18 / Sands Parc



19 / The Blake



20 / Daytona State College Advanced Tech College

NEARBY DEVELOPMENTS



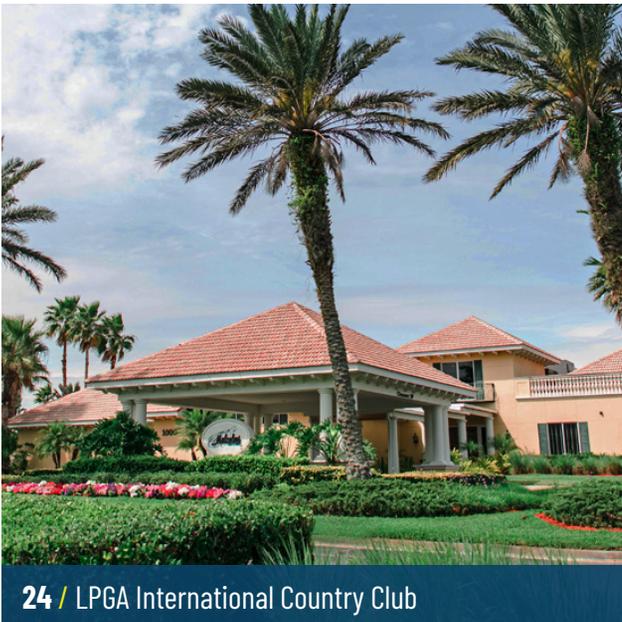
21 / New VA Clinic



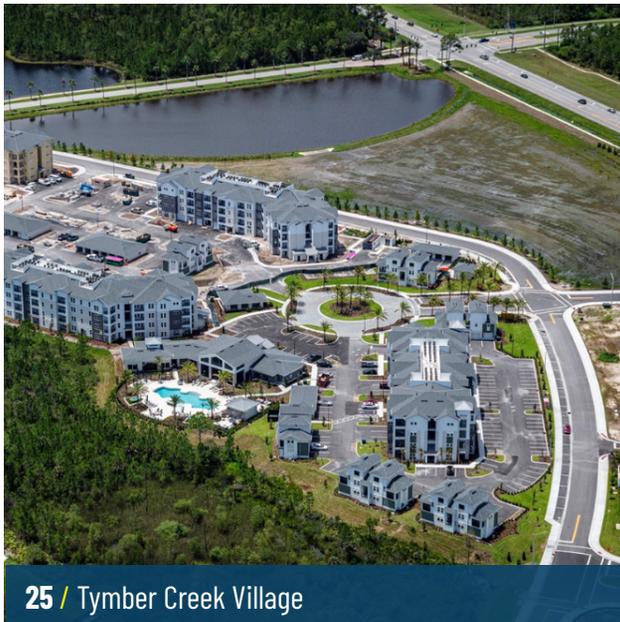
22 / Madison Pointe



23 / Tomoka Pointe



24 / LPGA International Country Club



25 / Tymber Creek Village



26 / Latitude by Margaritville

Market Overview



Daytona Beach is a growing coastal market in Volusia County, supported by a diverse economic base, strong population trends, and continued public and private investment. The area benefits from its strategic location along the Interstate 95 and Interstate 4 corridors, providing direct connectivity to Orlando, Jacksonville, and major employment centers throughout Central Florida.

The local economy is anchored by healthcare, education, manufacturing, aerospace, and tourism. Major institutions such as Daytona State College, AdventHealth, and a growing medical and professional services presence contribute to stable employment and daytime population. In addition, advanced manufacturing and technology-related uses continue to expand along the LPGA Boulevard and Technology Boulevard corridors.

Residential demand in Daytona Beach remains strong, driven by in-migration from higher-cost markets, job growth, and lifestyle appeal. The region has experienced significant multifamily and master-

planned community development, reflecting sustained demand across renter and owner-occupied housing segments. This growth is further supported by an expanding base of retirees and active-adult communities, attracted by favorable tax conditions, climate, and access to healthcare.

Tourism remains a core economic driver, with Daytona International Speedway, beaches, and year-round events generating consistent visitor traffic and supporting retail, hospitality, and service-sector employment. Continued infrastructure improvements and redevelopment initiatives are enhancing the area's long-term attractiveness for residents, businesses, and investors.

Overall, Daytona Beach presents a balanced and resilient market characterized by population growth, expanding employment nodes, strong residential absorption, and long-term fundamentals that support continued investment and development.

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