

1.14± AC Available for Ground Lease

2743 LPGA Blvd. | Daytona Beach, FL 32124



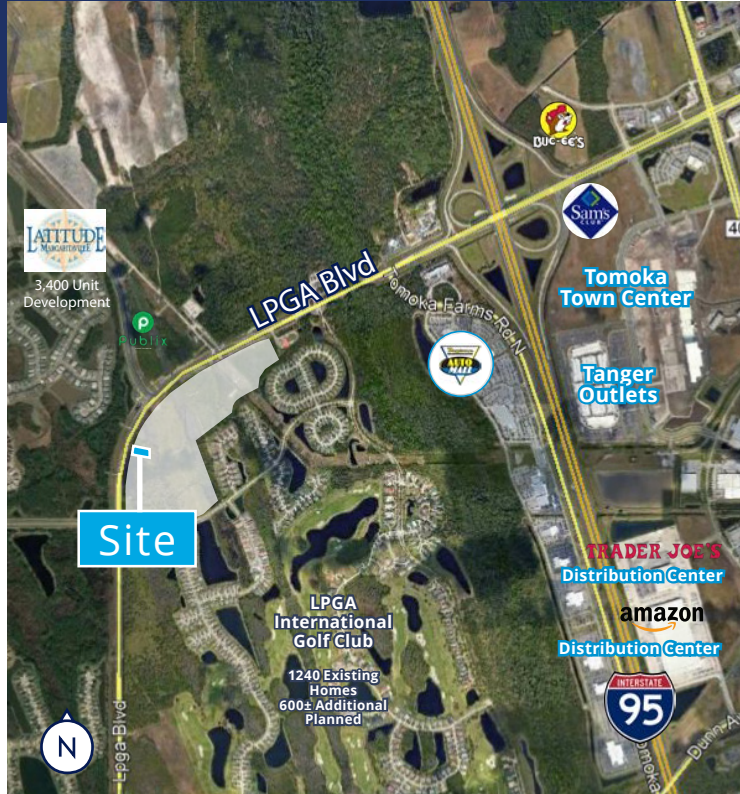
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Site Location



- 1.14± acre pad-ready site available for ground lease
- Situated across from Latitude Landings Publix-anchored center and entrance to Latitude Margaritaville Community - the 25th top selling master planned community in the country - with 3,350 homes under construction and 1,200 sold to date
- Avalon Park Daytona adjacent to Latitude Margaritaville will comprise of 10,000 dwellings, 730,000 SF of retail space and 270,000 SF of office. The master planned community is 2,600 acres total and has proposed a 10-phase build out
- New 750,000 SF Tanger Outlet Mall and Tomoka Town Center are in close proximity
- The development has multiple access points including two signalized intersections
- Parcel will be delivered rough graded, utilities to property line, interior access roads plus ingress/egress points in place
- Pads formed by May 2023
- The Greater Daytona region is a bustling economic hub and has added more than 35,000 jobs between 2010 and 2019. Over the next year, employment in Greater Daytona is projected to expand by 1,456 jobs
- FDOT planning new I-95/LPGA interchange that would expand road from four lanes to six
- B. Braun, Trader Joe's and Amazon are just a few of the new distribution centers in Daytona
- Offers excellent access to I-95 north/south and I-4 east/west
- Traffic counts: I-95 85,500± AADT LPGA Blvd. 18,700± E of I-95
- Integra Apartments are under construction
- Buc-ee's is the largest gas station in Florida

Demographic Summary

Radius / Drive Time LPGA & I-95	Daytime Population (2023)	Population (2023)	Average Household Income (2023)	Median Age (2023)
3 miles	28,052	20,001	\$82,650	39.0
5 miles	98,452	77,780	\$75,149	42.1
10 miles	252,976	220,093	\$73,631	48.5
15 minutes	177,911	15,321	\$71,692	46.1
20 minutes	269,372	243,058	\$76,045	49.4

Master Site Plan



Construction Photos | July 2023

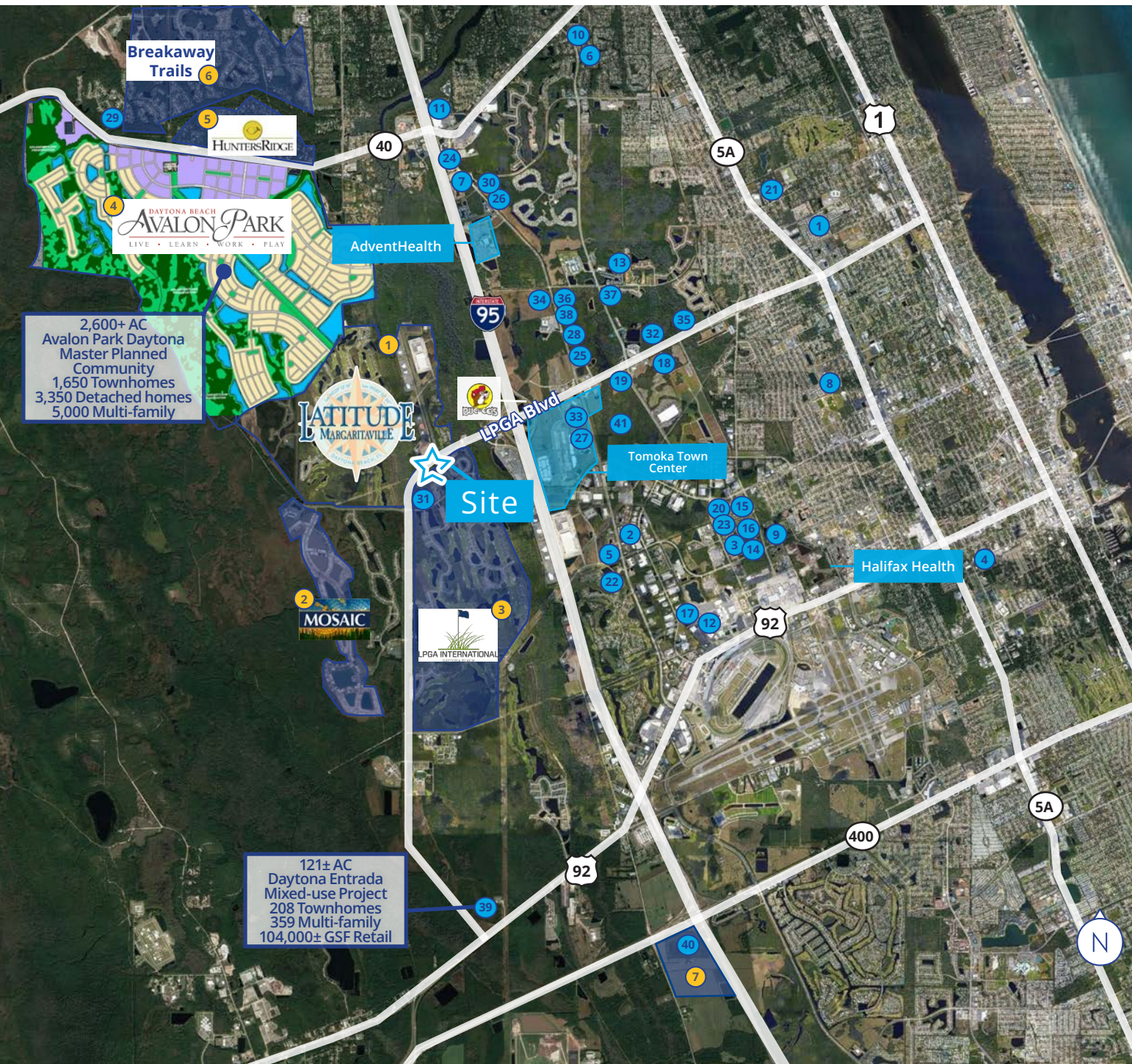
 [Click here for drone video](#)



Retail Overview



Residential Overview



2,600+ AC
Avalon Park Daytona
Master Planned
Community
1,650 Townhomes
3,350 Detached homes
5,000 Multi-family

121± AC
Daytona Entrada
Mixed-use Project
208 Townhomes
359 Multi-family
104,000± GSF Retail

● Single Family Developments

#	Property Name	Starting Price	Homes Sold	Total Units
1	Latitude Margaritaville	\$309k	1,907	3,500
2	Mosaic	\$310k	160	1,200
3	LPGA International	\$360k	1,208	6,226
4	Avalon Park	TBD	TBD	10,000
5	Hunters Ridge	\$190k	862	1,077
6	Breakaway Trails	\$210k	897	980
7	Waypoint	TBD	TBD	610

● Multifamily Developments

#	Property Name	Units	Status	Year
1	Holly Point Apartments	126	E	1980
2	Indigo Pines Community	240	E	1985
3	The Harbor	168	E	1986
4	Pine Haven	136	E	2008
5	Carolina Club	224	E	2002
6	Ormond In The Pines	191	E	1984
7	Reserve at Ormond Beach	272	E	2003
8	The Park at Via Roma	288	E	1974
9	Anatole Apartments	208	E	1986
10	Fisherman's Landing	154	E	1986
11	Bermuda Estates at Ormond Beach	344	E	2006
12	One Daytona - The Midrise	114	U/C	2022
13	Integra Shores	288	E	2009
14	Lake Forest	384	E	1985
15	Lake Forest Apartments	384	E	1985
16	The Breakers Community	208	E	1985
17	Icon One Daytona	282	E	2019
18	500 East Apartments	301	E	2020
19	The Edison Daytona	223	U/C	2021
20	Wedgewood Apartments	300	E	1995
21	Charleston Place Apartments	216	E	2001
22	Indigo Plantation Apartments	304	E	1989
23	Coastline Cove	208	E	2000
24	San Marco	260	E	2003
25	Sands Parc Apartments	264	E	2017
26	The Napier	260	U/C	2020
27	Tomoka Pointe Apartments	276	E	2019
28	The Ellis	316	P	TBD
29	Jaffe Site	270	P	TBD
30	Carter	300	P	TBD
31	Tymer Creek	270	P	2022
32	LPGA & Clyde Morris Site	300	P	2022
33	Madison Pointe	240	E	2021
34	The Cottages at Daytona Beach	285	U/C	2021
35	Emerson	302	P	TBD
36	Theta	275	P	TBD
37	Wood Partners	300	P	TBD
38	Atlantica at Daytona	341	U/C	2024
39	Daytona Entrada	567	U/C	2027
40	Waypoint	1,050	U/C	2029
41	The Oasis Project	660	U/C	2027