

**1640 & 1646 TECHNOLOGY BLVD
DAYTONA BEACH, FL
PAD BUILDING FOR SALE OR LEASE**



**NOW UNDER
CONSTRUCTION**



- **MEDICAL OR RETAIL**
- **10,000+ SQFT (DIVISIBLE)**
- **AVAILABLE**
- **OPENING IN 2024**

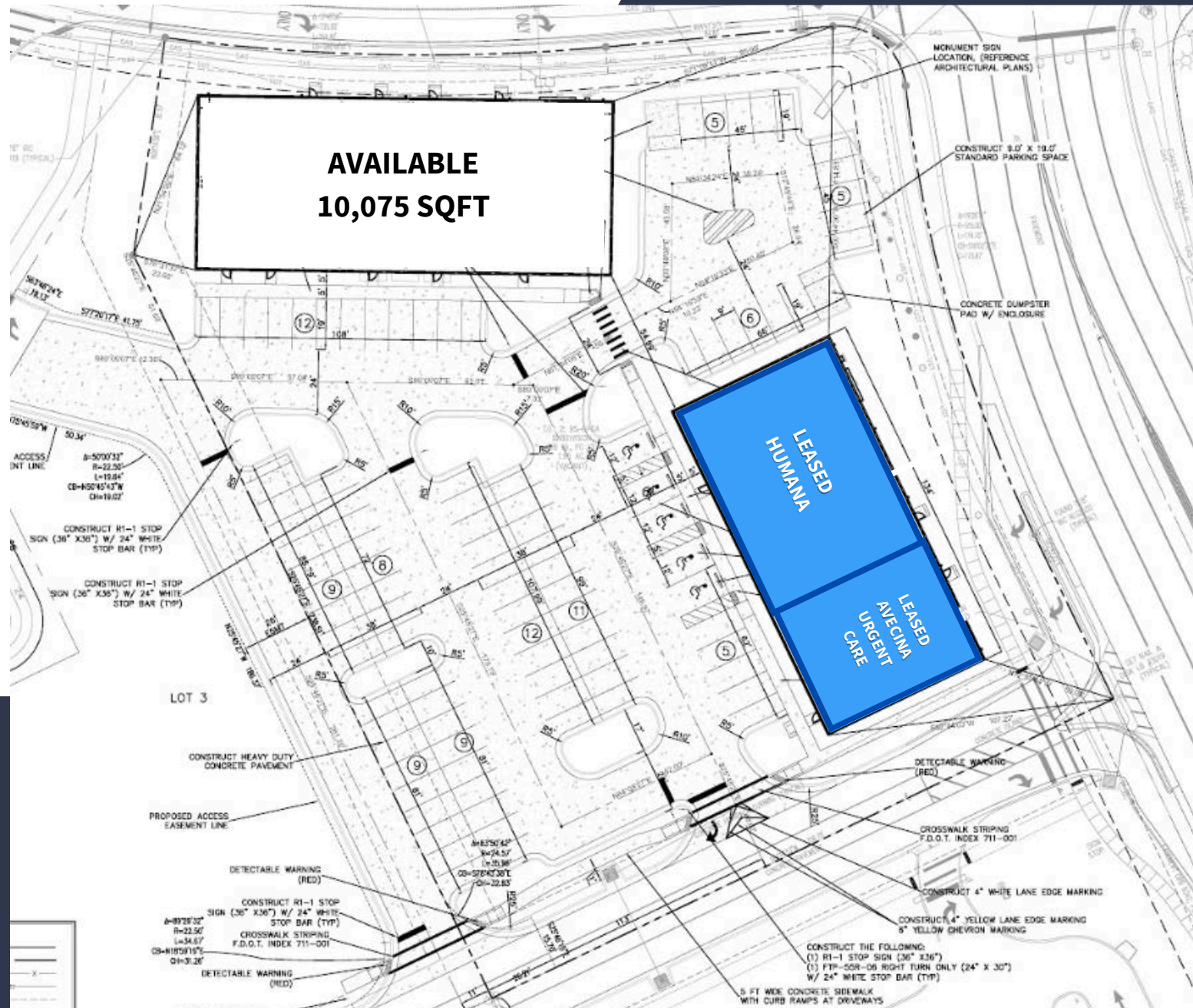


Development Consultants Inc.
www.dcire.com

Jack Baugh
916-934-3172
dcijbaugh@gmail.com

Randy Baugh
530-672-6060
dcirandy@gmail.com

PROPOSED SITE PLAN





PROPERTY OVERVIEW

Located in Daytona, one of the Top 5 Fastest-Growing Cities in Florida

Adjacent to high volume Buc- ee's, featuring:

- 52,620 SF store with 120 pumps
- 5.2 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)

Delivery 4th Quarter 2023

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

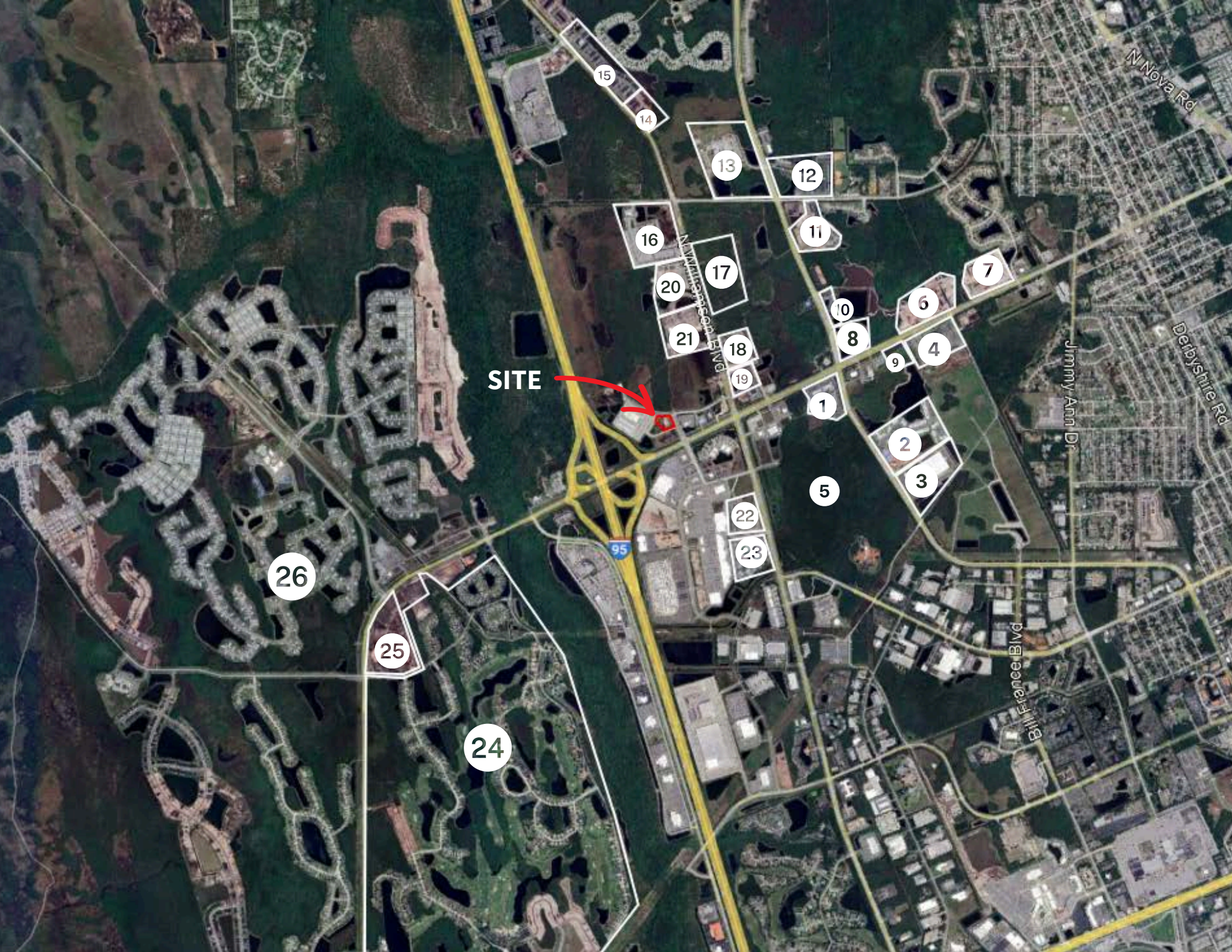
RENDERINGS



ADDITIONAL INFO

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



SITE



15

14

13

12

16

17

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21

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19

1

10

8

6

4

7

2

3

5

22

23

26

25

24

N Nova Rd

Derbyshire Rd

Jimmy Ann Dr

Bill France Blvd

N. Francis Blvd

95

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, Retail/Restaurant/Storage
6. Waypointe - 1660 Units - 800 Multi-family, 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



14



18



23



15



19



24



16



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