



For Lease

SEQ LPGA Blvd &
N Williamson Blvd
Daytona Beach, FL

* Prime parcels available at
The Cays!

Property Specifications

GROUND LEASE

0.5 - 5 AC

BUILDING LEASE

2,000 - 40,000 SF



About the Property

- Prime parcel opportunities at Daytona Beach's premier commercial interchange
- Near the signalized intersection at LPGA Blvd & N Williamson Blvd
- Minutes from I-95 and I-4 with excellent regional connectivity
- Immediate proximity to Tanger Outlet Center and Latitude Margaritaville 55+ community
- Strong surrounding growth with new residential, retail, office, and healthcare development
- Multiple points of frontage along LPGA Blvd, Williamson Blvd, Mason Ave, and Clyde Morris Blvd

Traffic Counts

I-95	85,500 VPD
LPGA Blvd	39,500 VPD
Williamson Blvd	22,500 VPD
Clyde Morris Blvd	15,600 VPD

Year: 2025 | Source: FDOT

Nearby Retailers



LPGA Blvd & Williamson Blvd | Market Aerial

Daytona Beach, FL



Proposed: Single Family Residential

Proposed: 396 MF Units

COMING SOON
 Swiss MATTRESS Warehouse, SHAKE SHACK, Wild Fork, PACIFIC DENTAL SERVICES, Chick-fil-A

Tymer Creek Village Mixed-Use Development
 O'Reilly, MAVIS Big Count Tyres, Starbucks, McDonald's, 7-Eleven, CHASE, SudStop CAR-WASH

LPGA INTERNATIONAL

International Speedway Square
 five BEL'W, BJ's, BOOT BARN, LONGHORN STEAKHOUSE, DICK'S SPORTING GOODS, Michaels, Total Wine & More, Krystal, FIVE GUYS, HAVERTYS, Staples

WORLD MARKET
 Chipotle, Batteries + Bulbs, Panera Bread, Target

Volusia Square
 Cane's, THE HOME DEPOT, BUFFALO WILD WINGS, Arby's, CAVA, A FEED, DOLLAR TREE, OLLIE'S GOOD STORY CHEAP

amazon fulfillment
 1,000 Jobs by 2028
 Average Annual Salary of 119,000

341 Units
 DAYTONA STATE COLLEGE

Veteran's Affairs Outpatient Clinic
 130,000 SF

624 Total Units
 DUTCH BROS, Dunkin', ACE Hardware, ABC, TACO BELL, SPROUTS

Proposed: 330 MF Units, 202 BTR Homes, 220 Townhomes, 752 Total Units

Tomoka Town Center
 TRADER JOE'S, Burlington, Tuesday Morning, Academy, BLAZE PIZZA, Arby's, TWIN PEAKS, HOBBY LOBBY, CITY FURNITURE, ULTA, Ross, MILLER'S ALE-HOUSE, Sams Club, bealls OUTLET, five BEL'W

Tanger Outlets
 400K SF
 Nike, Polo Ralph Lauren, H&M, Under Armour, Hollister, Tommy Bahama, SKECHERS, GAP

625,000 SF Trader Joe's Distribution Center

ONE DAYTONA
 Ben & Jerry's, CMX CINEMAS, PF. CIANG'S, Future, COSTCO WHOLESALE

PETSMART, BEST BUY, Wawa

Volusia Mall
 JCPenney, Dillard's, BAMI, TRUIST, Cheddar's, Gordon, Burger King, McDonald's, Wendy's, Starbucks, Wells Fargo, Firestone

Shoppes at ONE DAYTONA
 AT&T, CHASE, FIRST WATCH, crumbl cookies, Jersey Mike's

DAYTONA INTERNATIONAL SPEEDWAY
 \$1.9 Billion Economic Impact
 Undergoing \$400M Renovation
 6.1M Annual Visits
 #10 Stadium Nationwide (Placer.ai)

DAYTONA BEACH INTERNATIONAL AIRPORT
 747,973 Travelers per Year

7-Eleven, MAFLE HOUSE, Shell, FIREHOUSE SUBS, RED LOBSTER, Mobil, WH WINGHOUSE

Daytona FLEA & FARMERS MARKET

The Bradley Daytona - 300 Units Built 2025

95,000 SF Office

500 East 301 Units

The Edison 262 MF Units

Clyde Morris Landings 216 MF Units

Daytona Business Park

Volusia Mall

ONE DAYTONA

PETSMART, BEST BUY, Wawa

Shoppes at ONE DAYTONA

DAYTONA INTERNATIONAL SPEEDWAY

DAYTONA BEACH INTERNATIONAL AIRPORT

Volusia Square

7-Eleven, MAFLE HOUSE, Shell, FIREHOUSE SUBS, RED LOBSTER, Mobil, WH WINGHOUSE

Daytona FLEA & FARMERS MARKET

Sanctuary at Daytona 336 Units

Westside Elementary 702 Students

Champions Quarters 91 Units

Volusia Mall

ONE DAYTONA

Shoppes at ONE DAYTONA

DAYTONA INTERNATIONAL SPEEDWAY

DAYTONA BEACH INTERNATIONAL AIRPORT

Volusia Square

7-Eleven, MAFLE HOUSE, Shell, FIREHOUSE SUBS, RED LOBSTER, Mobil, WH WINGHOUSE

Daytona FLEA & FARMERS MARKET

amazon fulfillment

1,000 Jobs by 2028

Average Annual Salary of 119,000

Daytona FLEA & FARMERS MARKET

Daytona FLEA & FARMERS MARKET

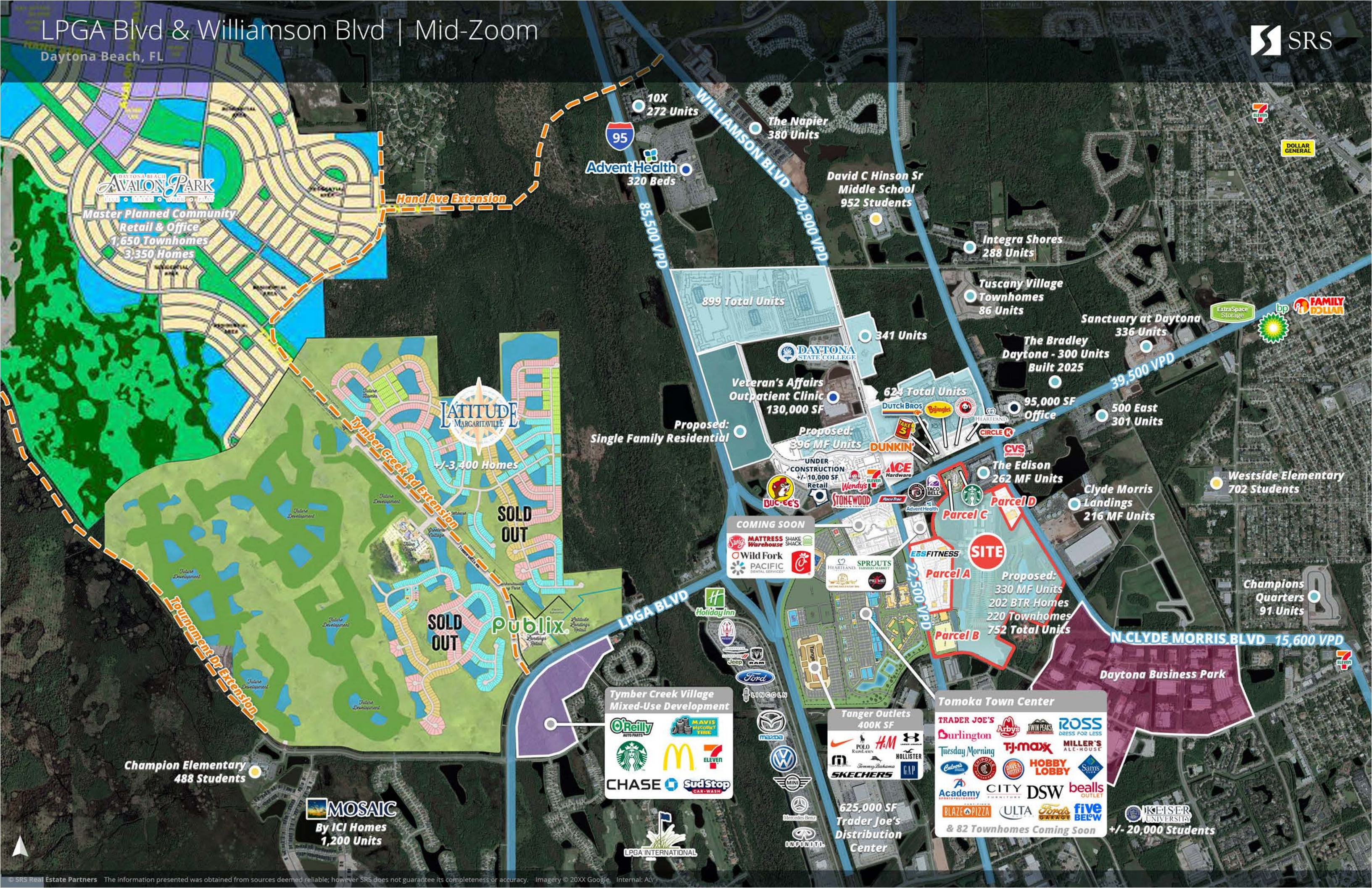
Daytona FLEA & FARMERS MARKET

Daytona FLEA & FARMERS MARKET

Daytona FLEA & FARMERS MARKET

LPGA Blvd & Williamson Blvd | Mid-Zoom

Daytona Beach, FL



DAYTONA BEACH AVALON PARK
Master Planned Community
Retail & Office
1,650 Townhomes
3,350 Homes

Hand Ave Extension

LATITUDE MARGARITAVILLE
+/- 3,400 Homes
SOLD OUT

Publix
SOLD OUT

10X
272 Units
AdventHealth
320 Beds

The Napier
380 Units

David C Hinson Sr
Middle School
952 Students

Integra Shores
288 Units

Tuscany Village
Townhomes
86 Units

Sanctuary at Daytona
336 Units

The Bradley
Daytona - 300 Units
Built 2025

500 East
301 Units

899 Total Units

341 Units

Veteran's Affairs
Outpatient Clinic
130,000 SF

Proposed:
396 MF Units

624 Total Units

95,000 SF
Office

The Edison
262 MF Units

Clyde Morris
Landings
216 MF Units

Westside Elementary
702 Students

Champions
Quarters
91 Units

COMING SOON
Wild Fork
PACIFIC
DENTAL SERVICES

SITE
Parcel A
Parcel B
Parcel C
Parcel D
Proposed:
330 MF Units
202 BTR Homes
220 Townhomes
752 Total Units

N. CLYDE MORRIS BLVD
15,600 VPD

Daytona Business Park

Champion Elementary
488 Students

MOSAIC
By ICI Homes
1,200 Units

**Timber Creek Village
Mixed-Use Development**
O'Reilly
MAVIS
Starbucks
McDonald's
7-Eleven
CHASE
SudStop
CAR WASH

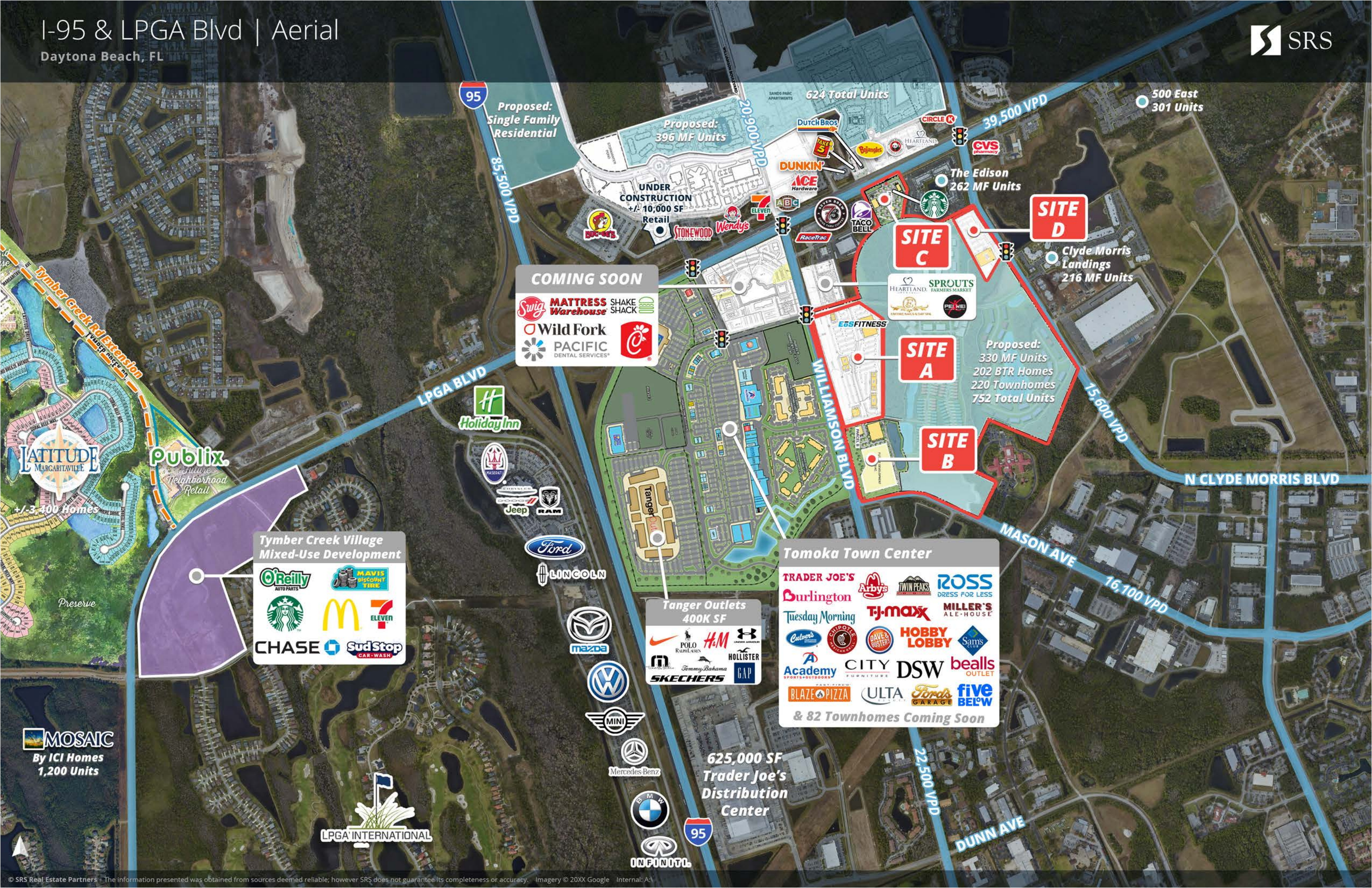
**Tanger Outlets
400K SF**
NIKE
POLO
H&M
Under Armour
Tommy Bahama
SKECHERS
HOLLISTER
GAP

Tomoka Town Center

TRADER JOE'S
Burlington
Tuesday Morning
Academy
BLAZE PIZZA
Arby's
TWIN PEARS
ROSS
DRESS FOR LESS
MILLER'S
ALE-HOUSE
TJ-MAXX
HOBBY LOBBY
Sams
CITY
DSW
bealls
OUTLET
BLAZE PIZZA
ULTA
FIVE BELLY
& 82 Townhomes Coming Soon

+/- 20,000 Students
KEISER
UNIVERSITY

LPGA INTERNATIONAL



95
Proposed:
Single Family
Residential
85,500 VPD

20,900 VPD
Proposed:
396 MF Units
UNDER
CONSTRUCTION
+/- 10,000 SF
Retail

624 Total Units

39,500 VPD

500 East
301 Units

SITE C

SITE D

Clyde Morris
Landings
216 MF Units

COMING SOON

- Swig
- MATTRESS Warehouse
- SHAKE SHACK
- Wild Fork
- PACIFIC DENTAL SERVICES
- Chick-fil-A

SITE A

Proposed:
330 MF Units
202 BTR Homes
220 Townhomes
752 Total Units

SITE B

LATITUDE MARGARITAVILLE
+/- 3,400 Homes

Publix
Neighborhood Retail

**Tymer Creek Village
Mixed-Use Development**

- O'Reilly
- MAVIS DISCOUNT TIRE
- Starbucks
- McDonald's
- 7-Eleven
- CHASE
- SudStop CAR WASH

Holiday Inn

MAZDA
Jeep
RAM

Ford
LINCOLN

MAZDA

VW

MINI

Mercedes-Benz

BMW

ONPONDOTO

**Tanger Outlets
400K SF**

- Nike
- POLO RALPH LAUREN
- H.M.
- Under Armour
- SKECHERS
- GAP
- HOLLISTER
- Tommy Bahama

Tomoka Town Center

- TRADER JOE'S
- Burlington
- Tuesday Morning
- Academy SPORTS+OUTDOORS
- BLAZE PIZZA
- Arbys
- TWIN PEAKS
- TJ-maxx
- CITY FURNITURE
- DSW
- bealls OUTLET
- ROSS DRESS FOR LESS
- MILLER'S ALE-HOUSE
- HOBBY LOBBY
- Sams CLUB
- five BEL'W
- ULTRA
- Ford's GARAGE

& 82 Townhomes Coming Soon

625,000 SF
Trader Joe's
Distribution
Center

22,500 VPD

15,600 VPD

16,100 VPD

MOSAIC
By ICI Homes
1,200 Units

LPGA INTERNATIONAL

LPGA & Williamson Blvd | Aerial

Daytona Beach, FL



**Partially Funded, Construction Start Date To Be Announced*

Hand Ave Proposed Flyover



85,500 VPD

20,900 VPD

17,300 VPD
HAND AVE

899 Units

WILLIAMSON BLVD

657 Total Apartments

Proposed:
Single Family Residential

Proposed:
396 MF Units

264 MF Units

Under Construction:
600 MF Units

39,500 VPD

TYMBER CREEK RD

*Future Turbine Interchange**

*Road Widening to 6 Lanes
TyMBER Creek to Williamson Blvd**

*Road Widening to 4 Lanes
TyMBER Creek to US-192**



SPROUTS FARMERS MARKET

TRADER JOE'S

Parcel A

Parcel B

Parcel C

Parcel D

Proposed:
330 MF Units
202 BTR Homes
220 Townhomes
752 Total Units

Future Roadway Access

15,600 VPD

22,500 VPD

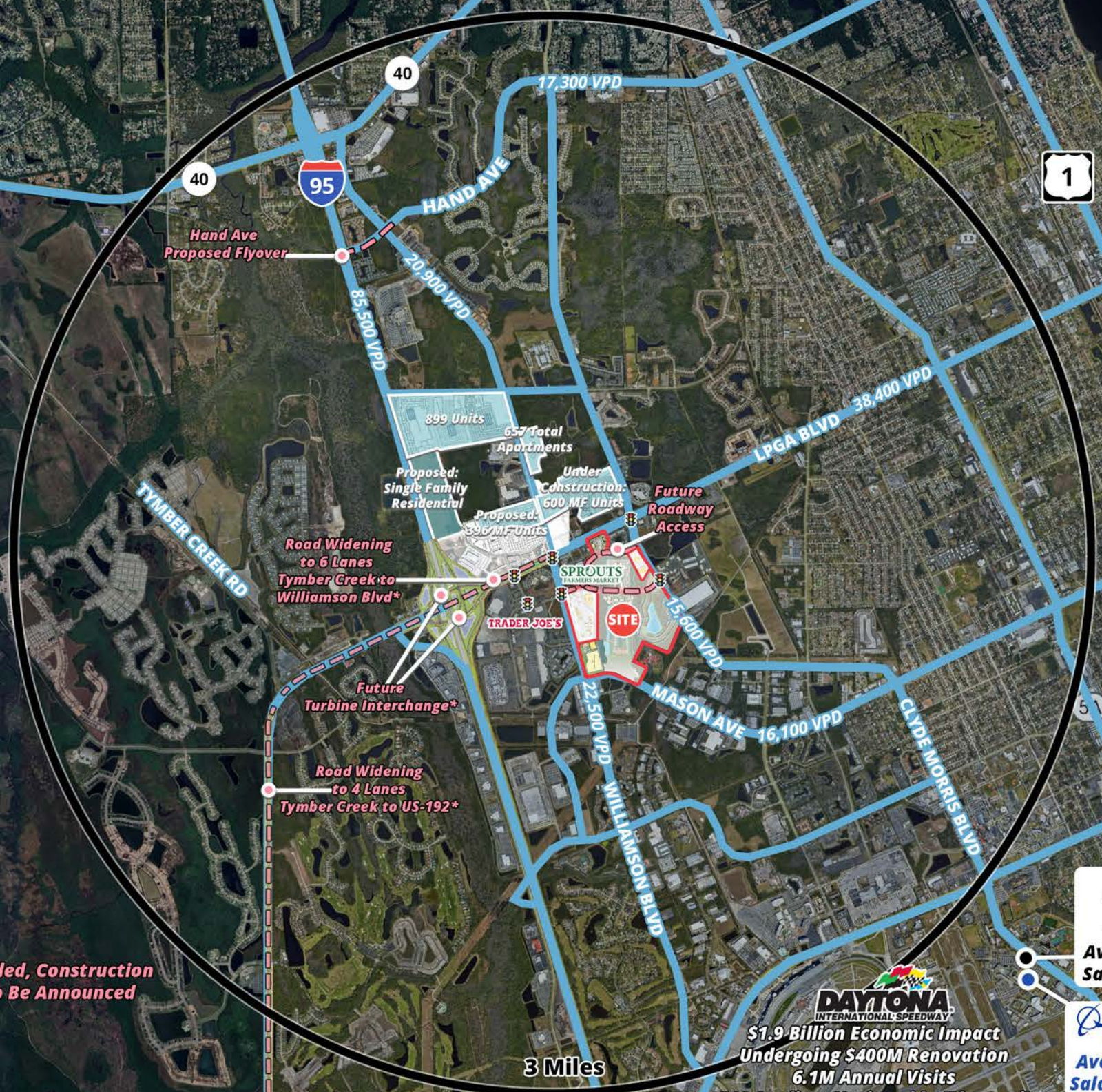
MASON AVE

CLYDE MORRIS BLVD

16,100 VPD

LPGA Blvd & Williamson Blvd | 3-Mile

Daytona Beach, FL



**Partially Funded, Construction Start Date To Be Announced*

Planned Sports Complex
600 AC
10,000-Seat Stadium
Expected \$90M
Economic Increase

DAYTONA INTERNATIONAL SPEEDWAY
\$1.9 Billion Economic Impact
Undergoing \$400M Renovation
6.1M Annual Visits
#10 Stadium Nationwide (Placer.ai)

AURA AERO
1,000+ Jobs
Average Annual Salary of 73,695

BOEING
~400 Jobs
Average Annual Salary of 100,000

amazon fulfillment
1,000+ Jobs by 2028
Average Annual Salary of 119,000

LPGA Blvd & Williamson Blvd | Area Overview Map

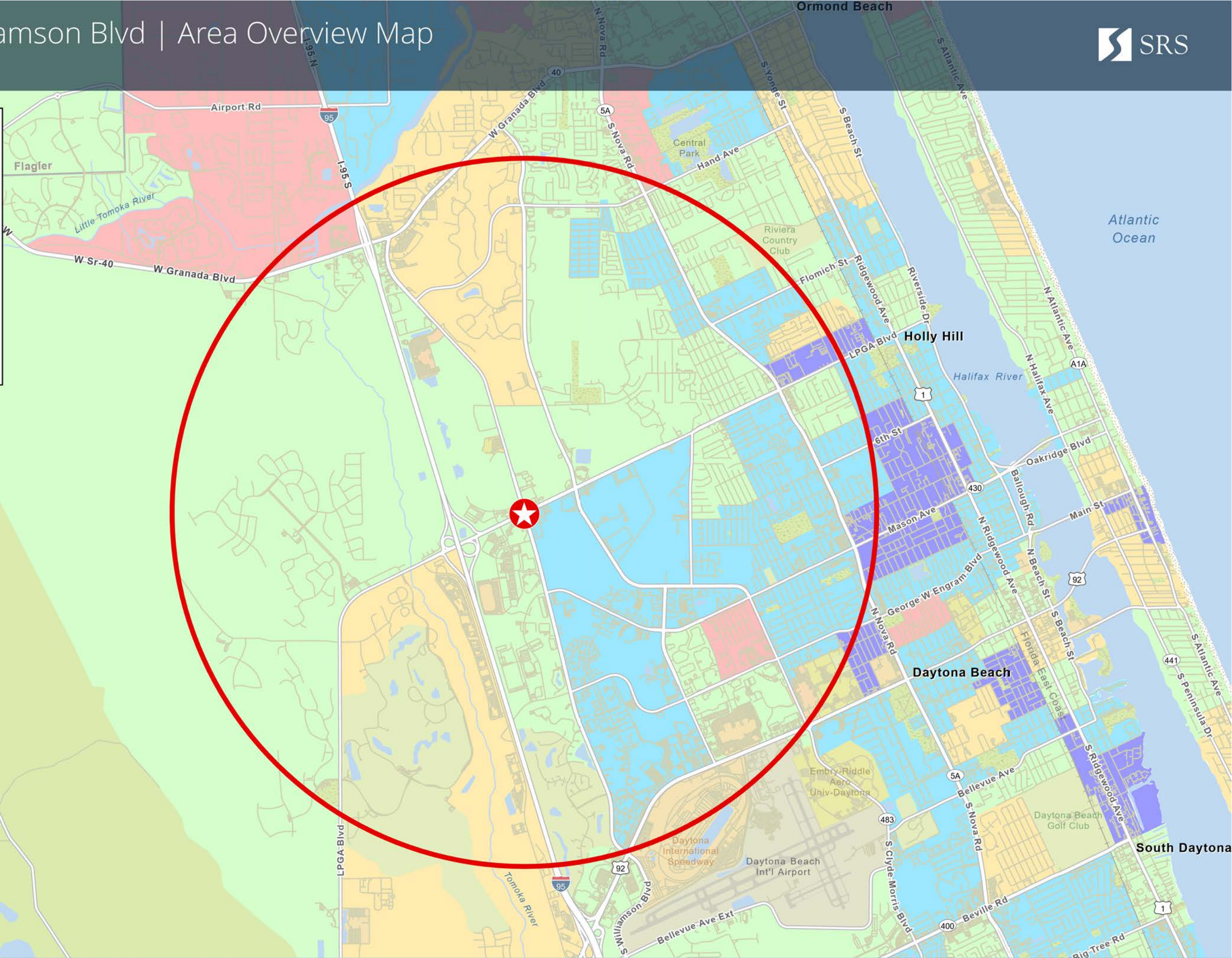
Daytona Beach, FL

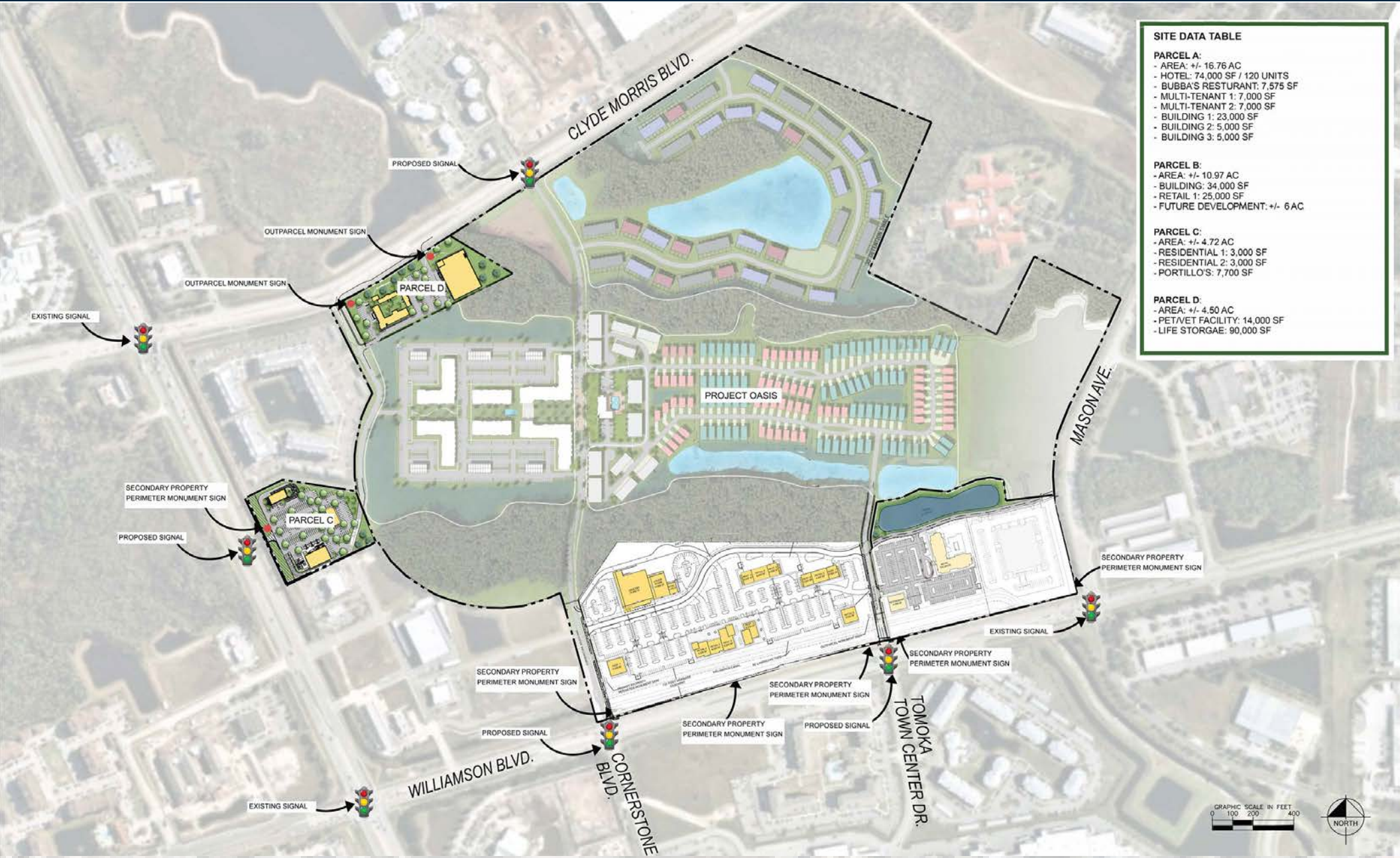


★ SITE
○ SITE | 3-MILE

White Collar Percentage

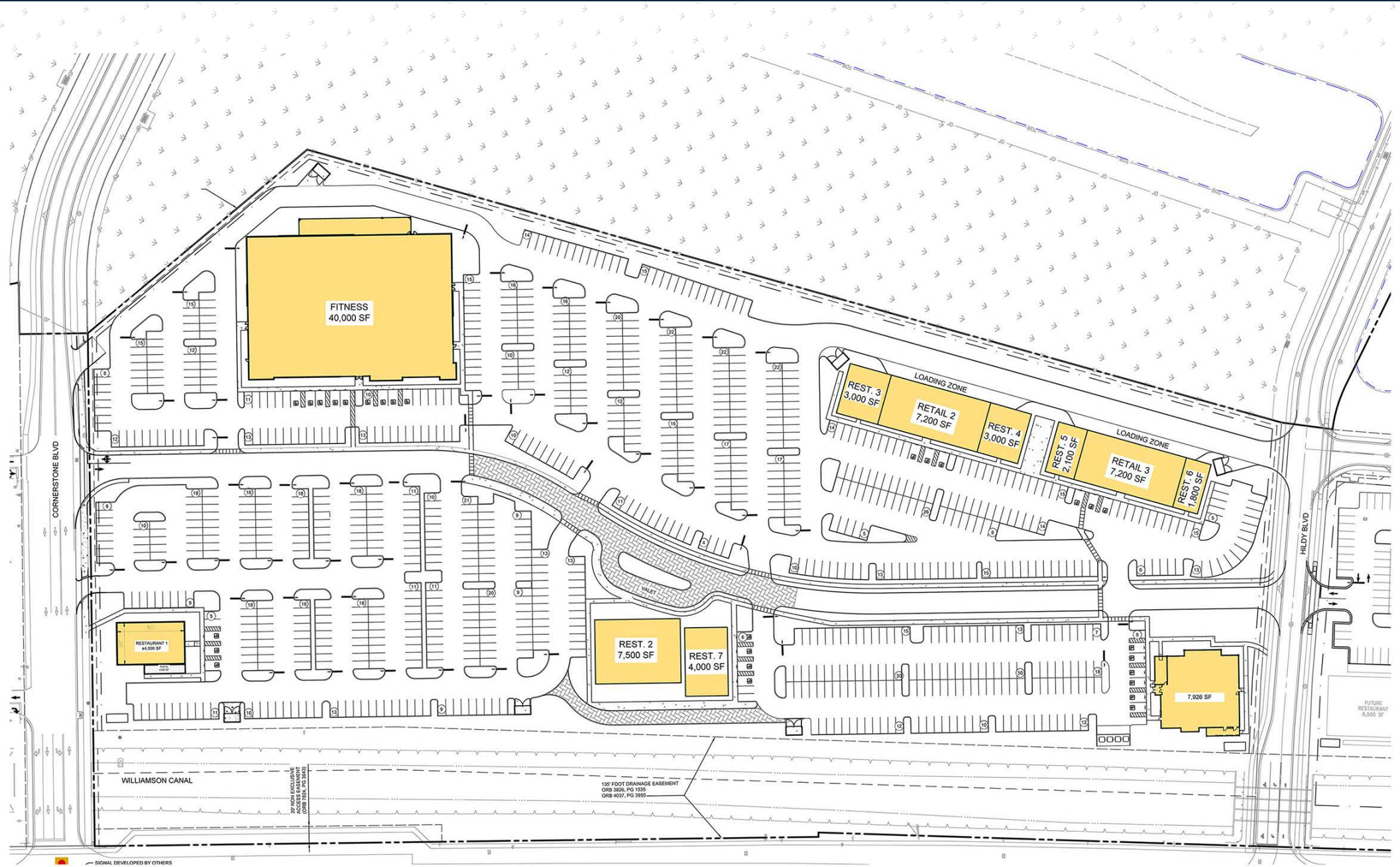
- 75% and Above
- 65% to 75%
- 50% to 65%
- 35% to 50%
- Below 35%

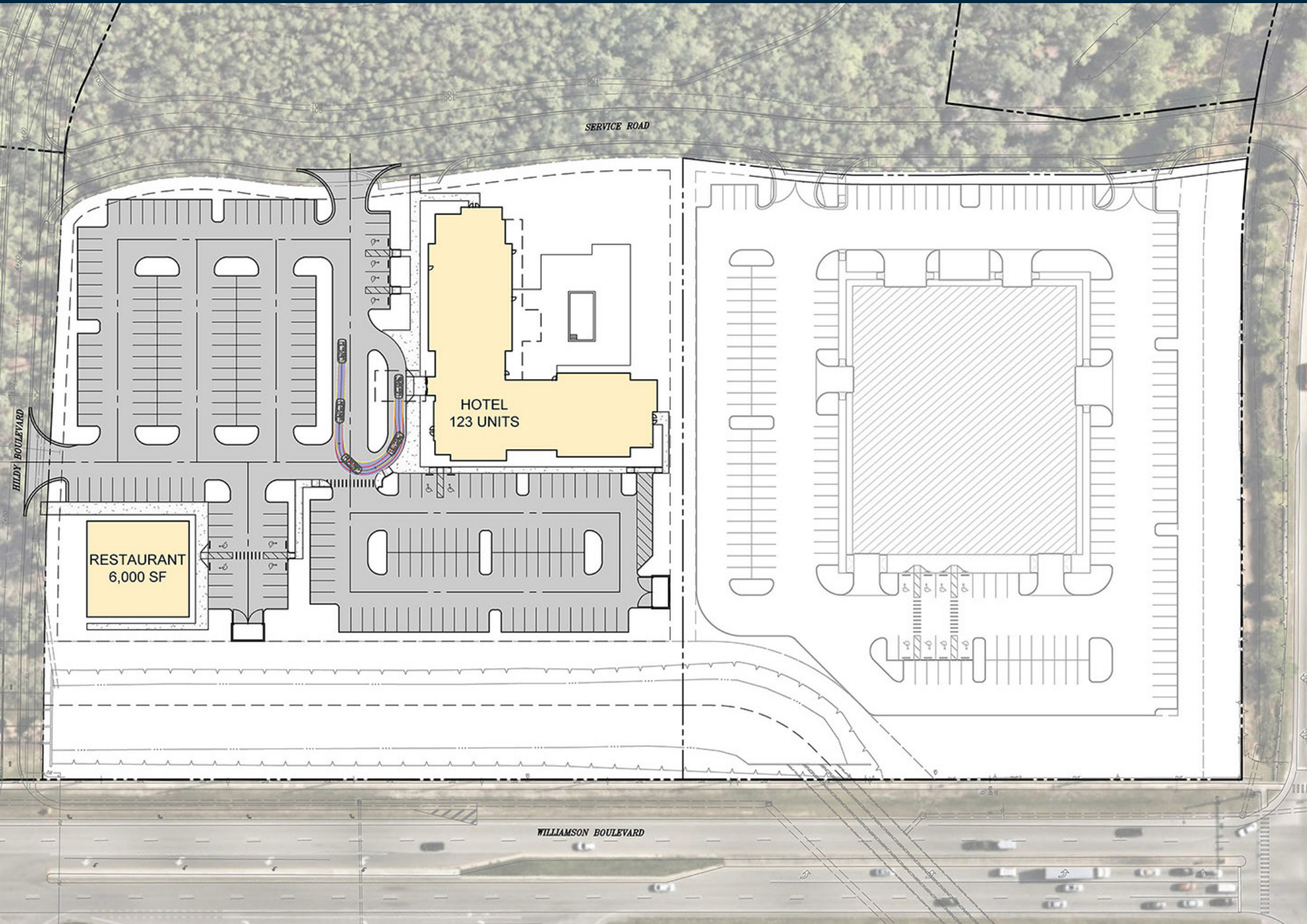




SITE DATA TABLE	
PARCEL A:	- AREA: +/- 16.76 AC
	- HOTEL: 74,000 SF / 120 UNITS
	- BUBBA'S RESTURANT: 7,575 SF
	- MULTI-TENANT 1: 7,000 SF
	- MULTI-TENANT 2: 7,000 SF
	- BUILDING 1: 23,000 SF
	- BUILDING 2: 5,000 SF
	- BUILDING 3: 5,000 SF
PARCEL B:	- AREA: +/- 10.97 AC
	- BUILDING: 34,000 SF
	- RETAIL: 25,000 SF
	- FUTURE DEVELOPMENT: +/- 6 AC
PARCEL C:	- AREA: +/- 4.72 AC
	- RESIDENTIAL 1: 3,000 SF
	- RESIDENTIAL 2: 3,000 SF
	- PORTILLO'S: 7,700 SF
PARCEL D:	- AREA: +/- 4.50 AC
	- PET/VET FACILITY: 14,000 SF
	- LIFE STORGAE: 90,000 SF







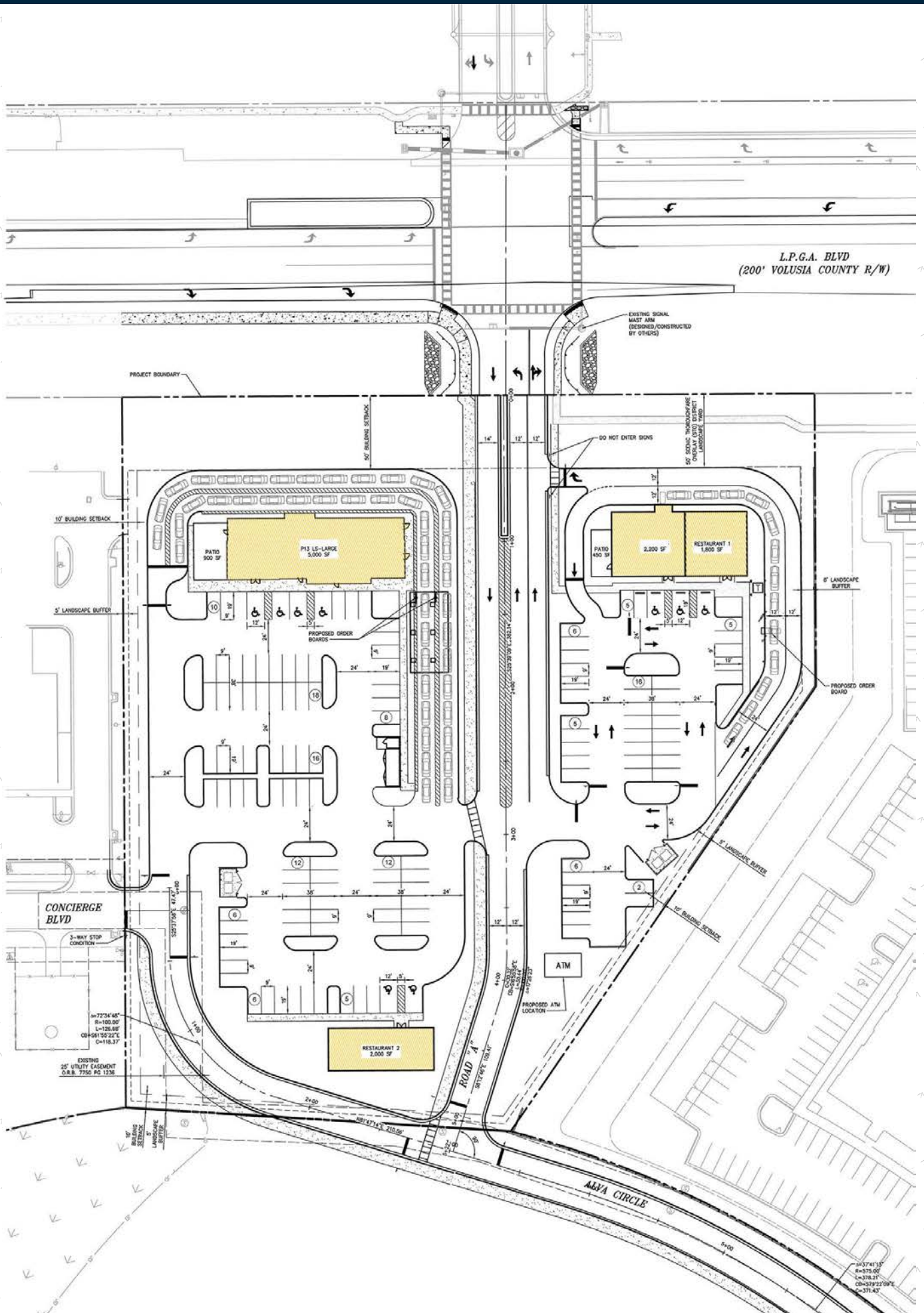
SERVICE ROAD

HOTEL
123 UNITS

RESTAURANT
6,000 SF

WILLIAMSON BOULEVARD

HILDY BOULEVARD





CLYDE MORRIS BOULEVARD

ALVA CIR

Monument Sign

OFFICE

Monument Sign

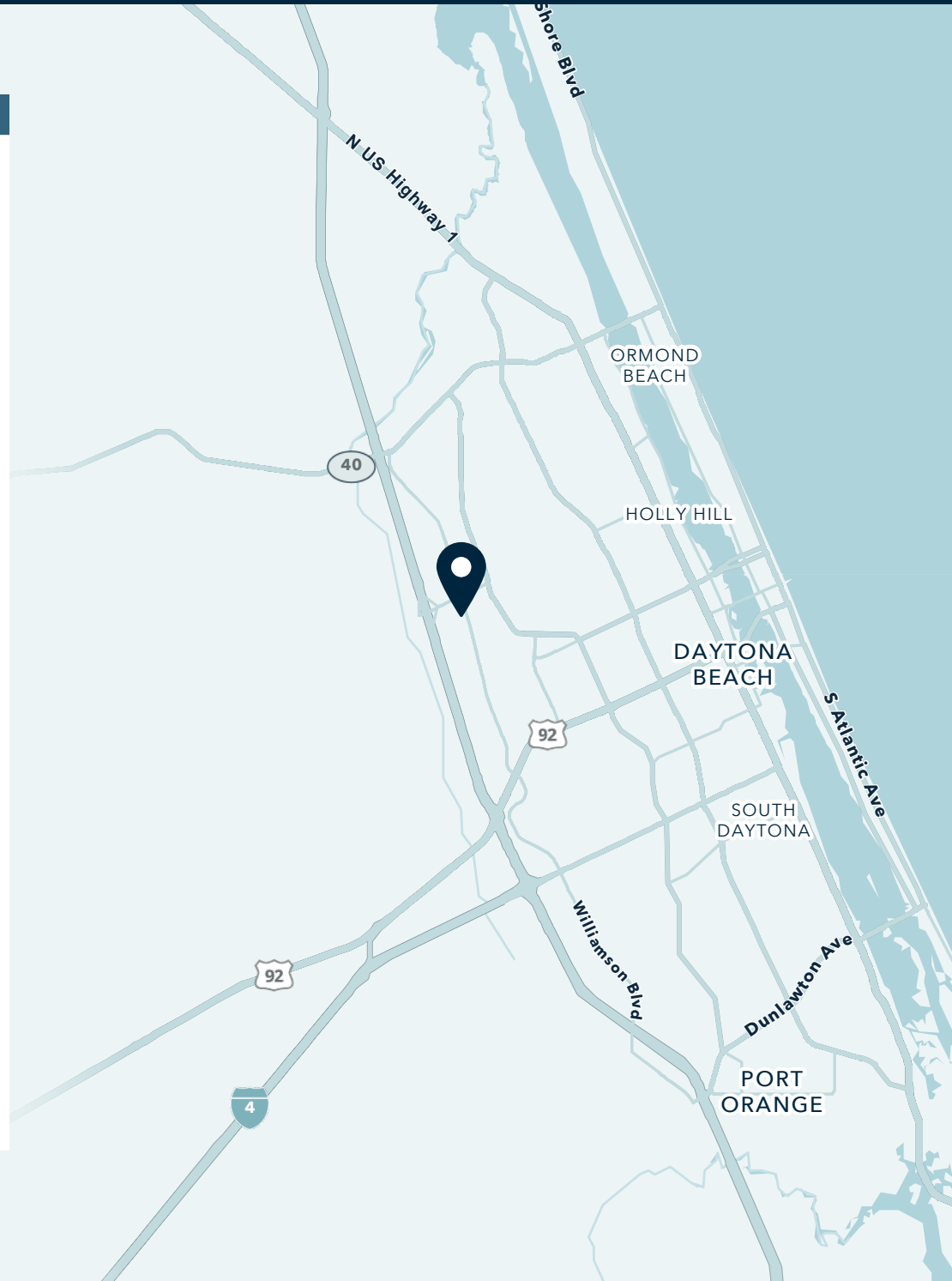
LifeStorage





Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	2,801	53,914	122,702
2030 Projected Population	4,182	59,551	130,622
Proj. Annual Growth 2025 to 2030	8.35%	2.01%	1.26%
Daytime Population			
2025 Daytime Population	6,392	68,998	153,284
Workers	4,944	38,652	81,768
Residents	1,448	30,346	71,516
Income			
2025 Est. Average Household Income	\$73,731	\$87,423	\$85,494
2025 Est. Median Household Income	\$59,149	\$61,394	\$58,371
Households & Growth			
2025 Estimated Households	1,362	24,655	54,089
2030 Estimated Households	2,113	27,756	58,647
Proj. Annual Growth 2025 to 2030	9.18%	2.40%	1.63%
Race & Ethnicity			
2025 Est. White	57%	59%	62%
2025 Est. Black or African American	24%	26%	23%
2025 Est. Asian or Pacific Islander	6%	3%	3%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	13%	12%	12%
2025 Est. Hispanic (Any Race)	12%	10%	10%

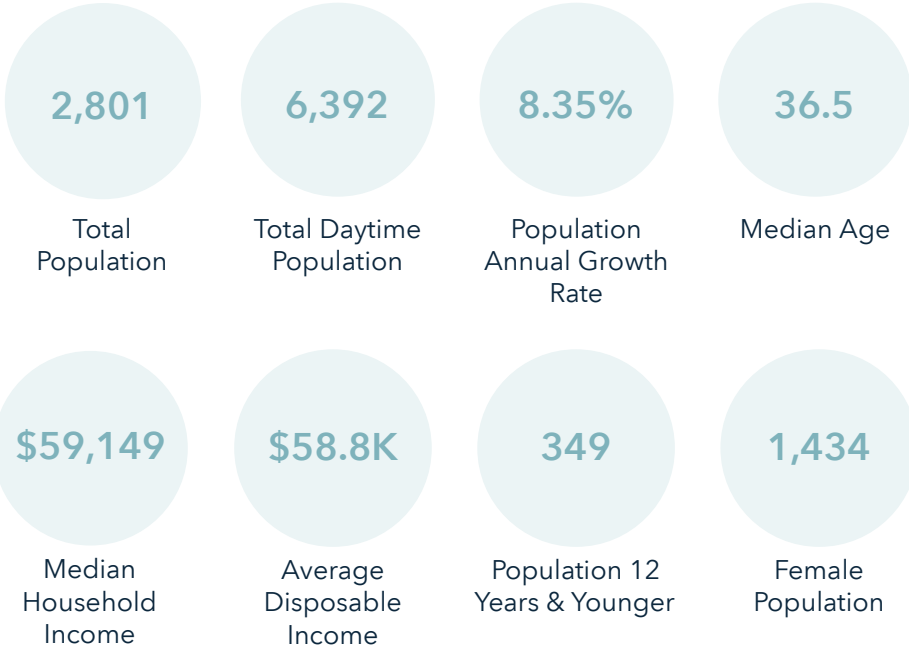


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

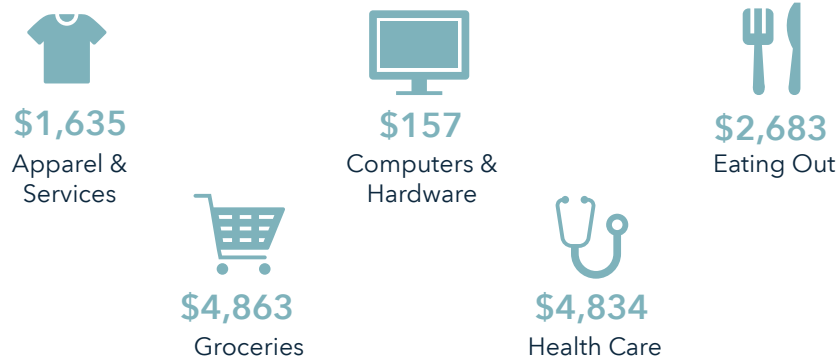


Ring of 1 Mile

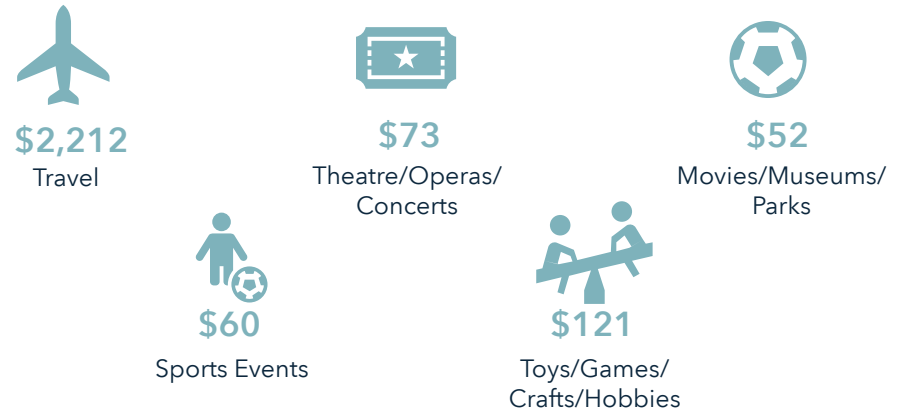
Key Facts



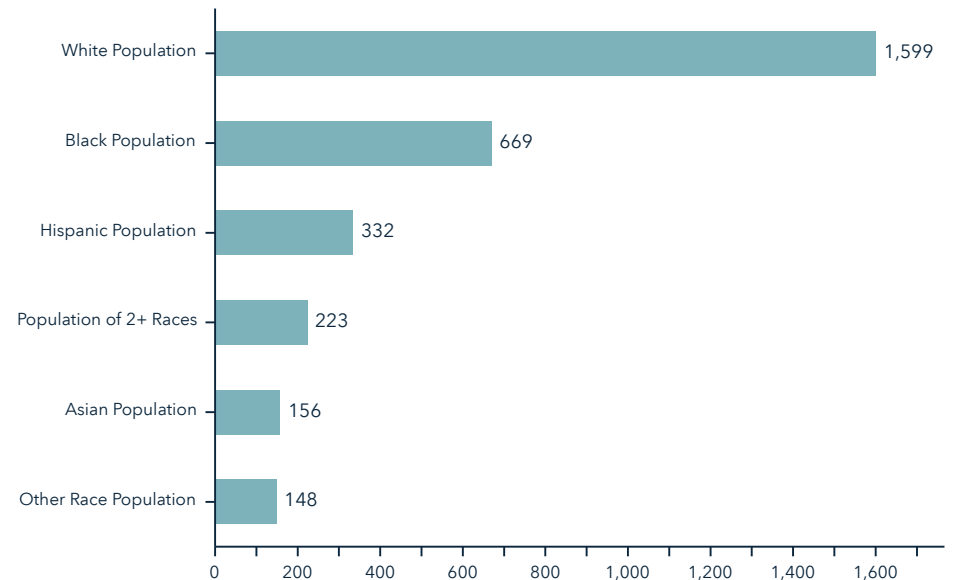
Annual Household Spending



Annual Lifestyle Spending



Race

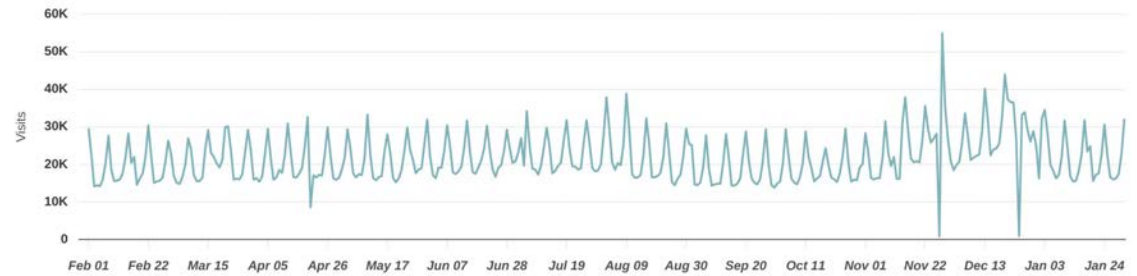




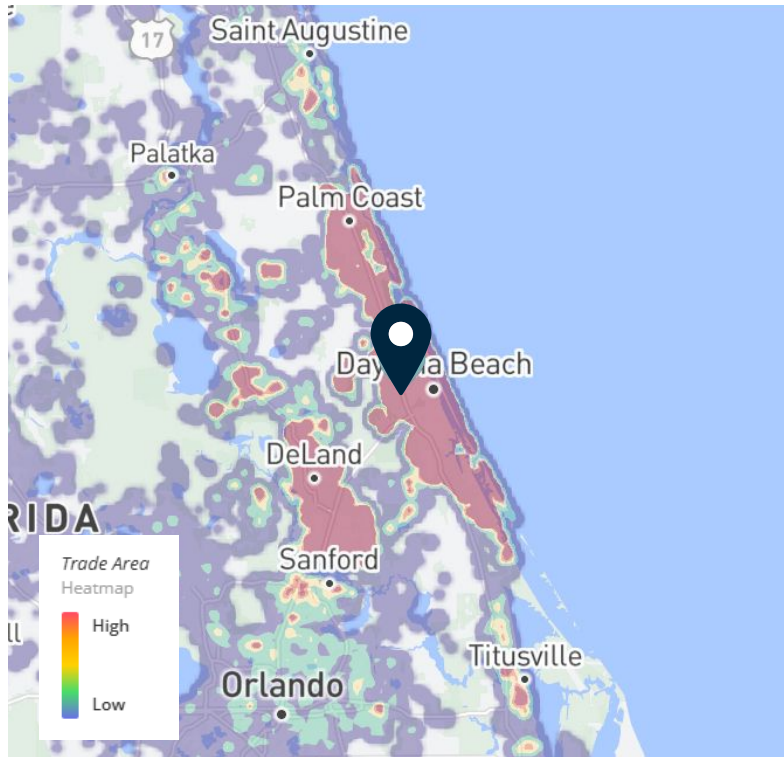
Data for 02/01/2025 - 01/31/2026



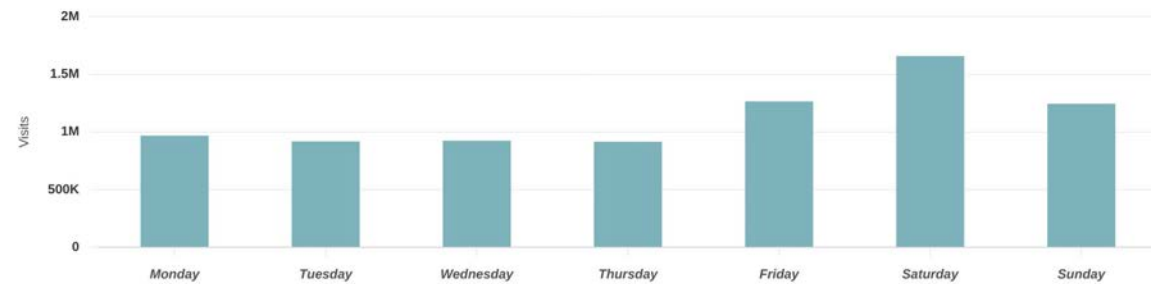
VISITS TREND



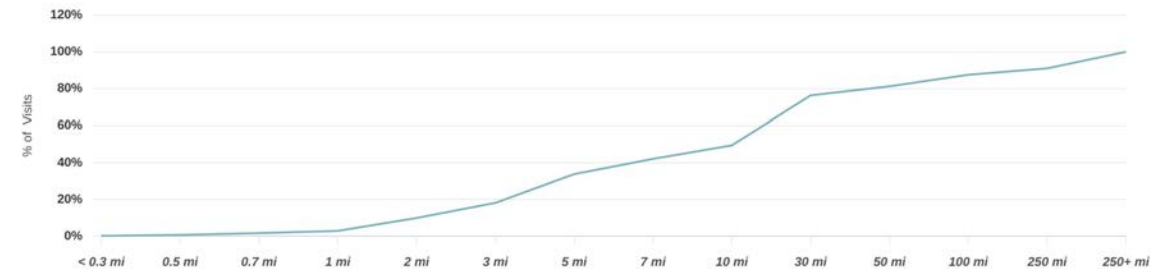
TRADE AREA



DAILY VISITS



TRADE AREA COVERAGE BY DISTANCE





SRS REAL ESTATE PARTNERS

200 S Orange Ave, Suite 1300
Orlando, FL 32801
407.455.5030

SRSRE.COM

©2026 SRS. All Rights Reserved.

The information presented was obtained from sources deemed reliable;
however SRS does not guarantee its completeness or accuracy.