

LATITUDE LANDINGS

2630 LPGA Boulevard
Daytona Beach, FL 32124



SUTTON
PROPERTIES INC

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SUMMARY & HIGHLIGHTS

- **Publix Anchored Shopping Center** adjacent to Minto Communities, Latitude
- **Margaritaville®** with **3,900** new homes
- Multiple access points including **Two Signalized Intersections**
- **10,500+** residential units under development in Daytona Beach
- Excellent access to I-95 North/ South and I-4 East/West
- Approximately **2,500** feet of frontage on LPGA Boulevard
- **Outparcel Opportunities** on LPGA Boulevard. Available (ground lease or built-to-suit)
- Explosive Growth Area
- **Now Leasing Phase II**
 - Retail/ Restaurant Space
 - Medical/ Office Space
- **Ideal Co-Tenancy:** Publix, Anejo Cantina,
- The UPS Store, Blue Ocean Dermatology, Paradise animal office space, Space Coast Credit Union, and more!

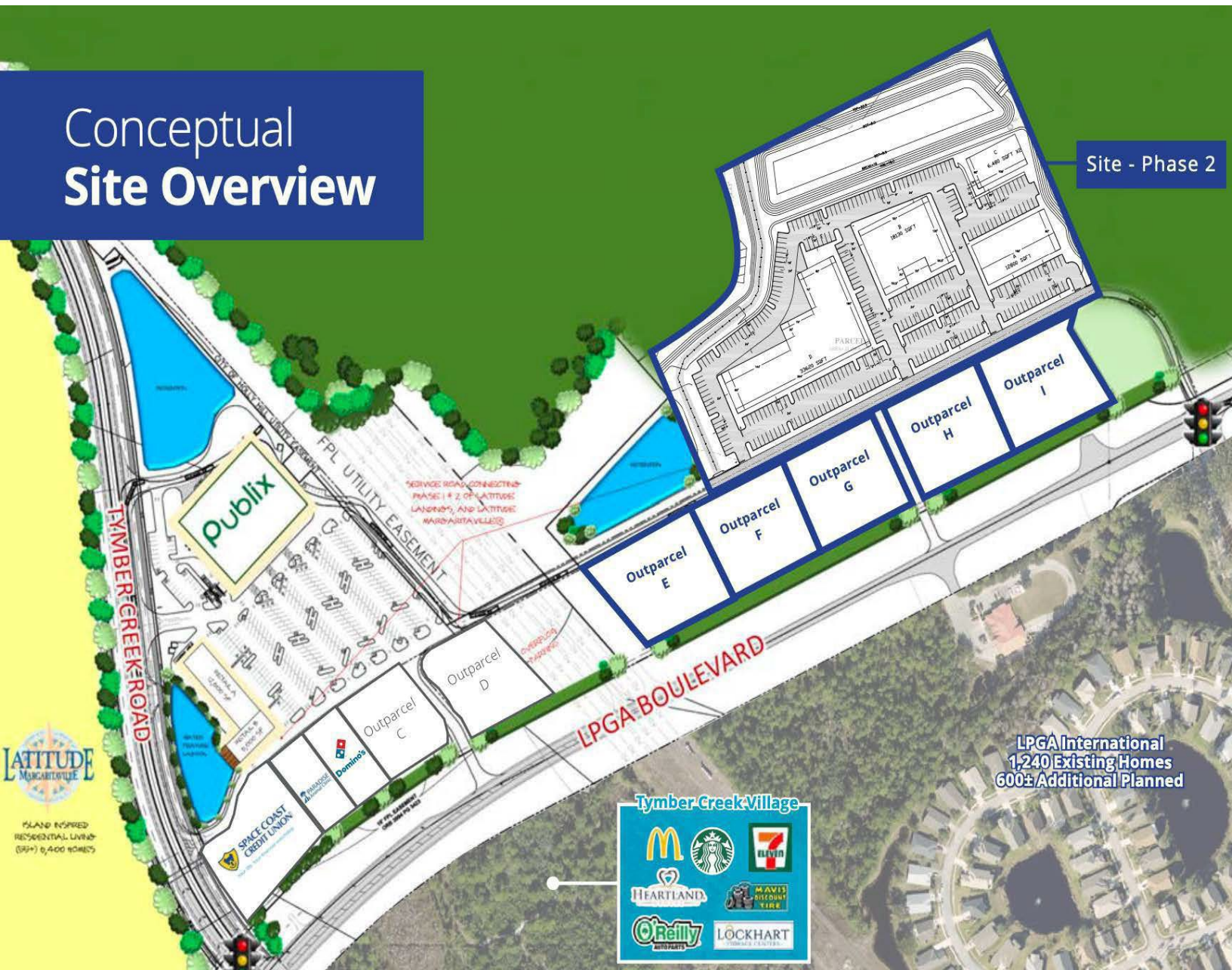
DEMOGRAPHICS

	3 mi	5 mi	10 mi
Household Growth Rate	5.1%	2.5%	1.8%
Population	29,164	89,214	235,244
Avg. HH Income	\$95,390	\$87,215	\$83,683
Median Age	44.3	44.1	45.2

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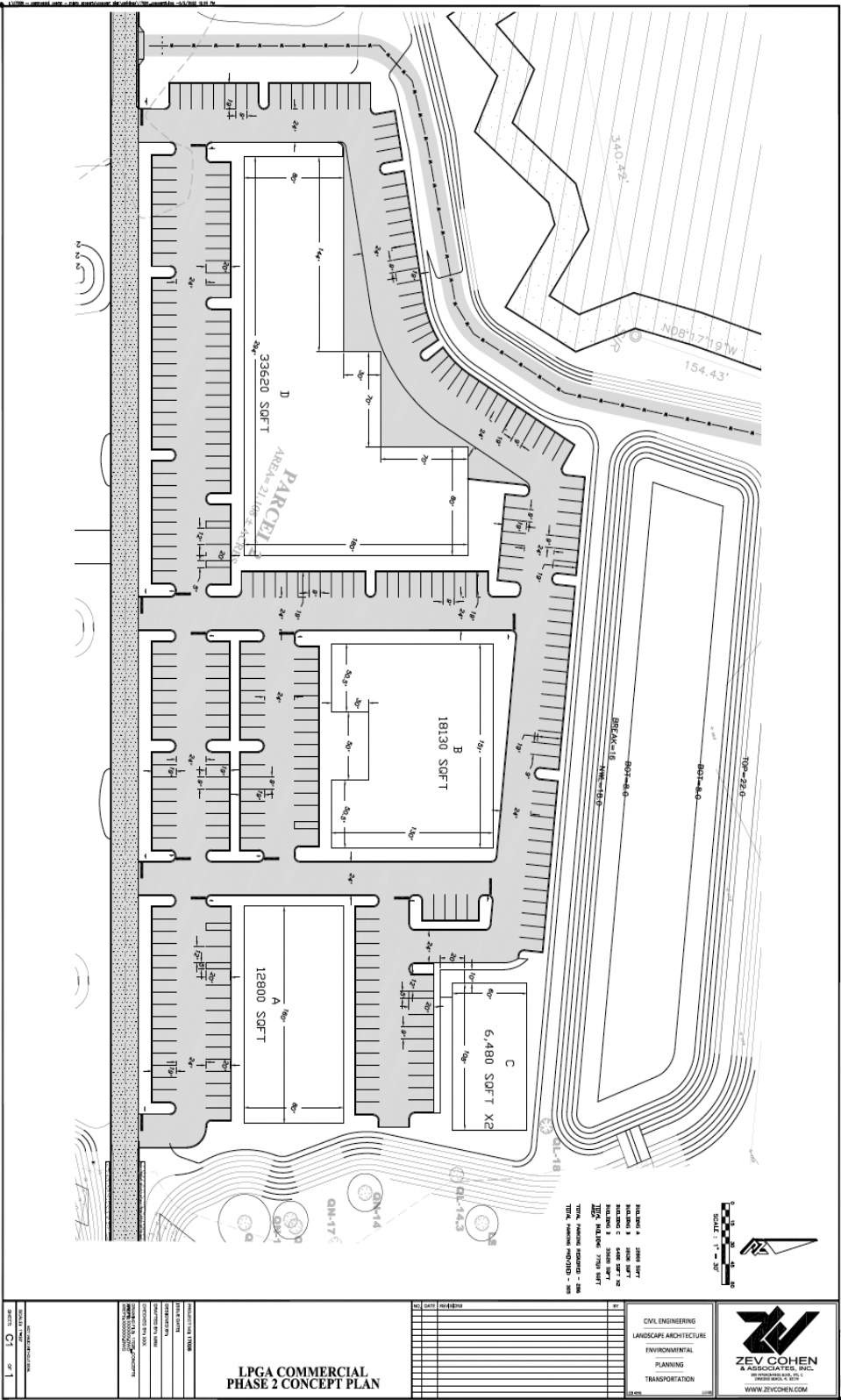
Conceptual Site Overview



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PHASE 2

2630 LPGA Boulevard
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