

## PROPERTY HIGHLIGHTS

- **Hard corner outparcel opportunity in thriving retail corridor of Daytona Beach.**
- Prime location just off Interstate 95, at the entrance to Tomoka Town Center (1.2m SF retail, 600 multi-family units) and Tanger Outlets.
- Projected 2023-2028 population growth within 1 mile: 12% annually.
- Located less than 1 mile from Latitude Margaritaville 55+ community with over 7,500 units under construction.
- Daytona Beach sees over 8,000,000 tourists annually with spending power in excess of \$3.3 billion.

## 2024 DEMOGRAPHICS



Population

1 Mile	3,032
3 Mile	49,716
5 Mile	120,081



Employees

1 Mile	2,974
3 Mile	28,449
5 Mile	68,165



Average Household Income

1 Mile	\$66,424
3 Mile	\$80,600
5 Mile	\$81,493



Growth

1 Mile	5.4%
3 Mile	3.7%
5 Mile	2.6%

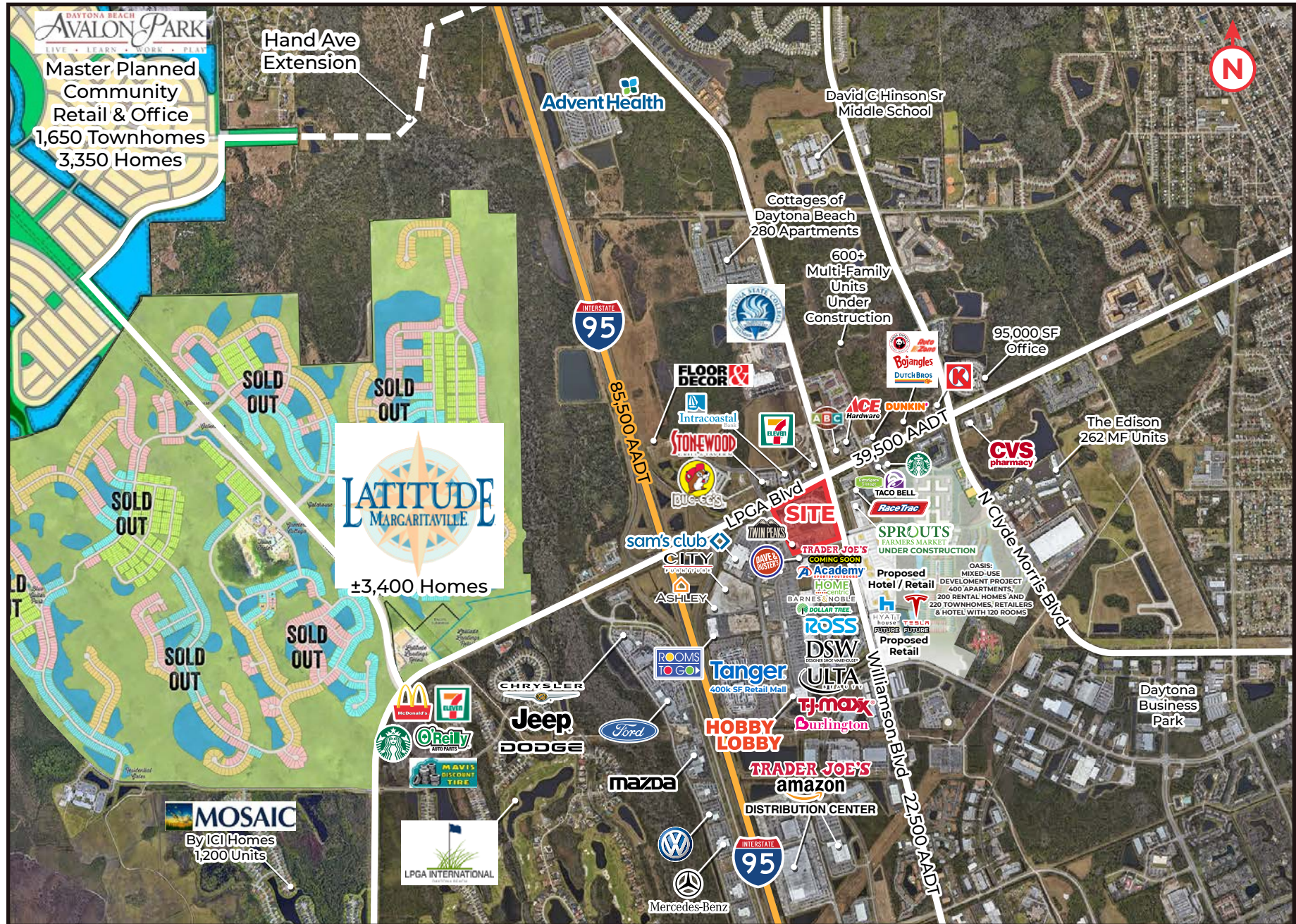




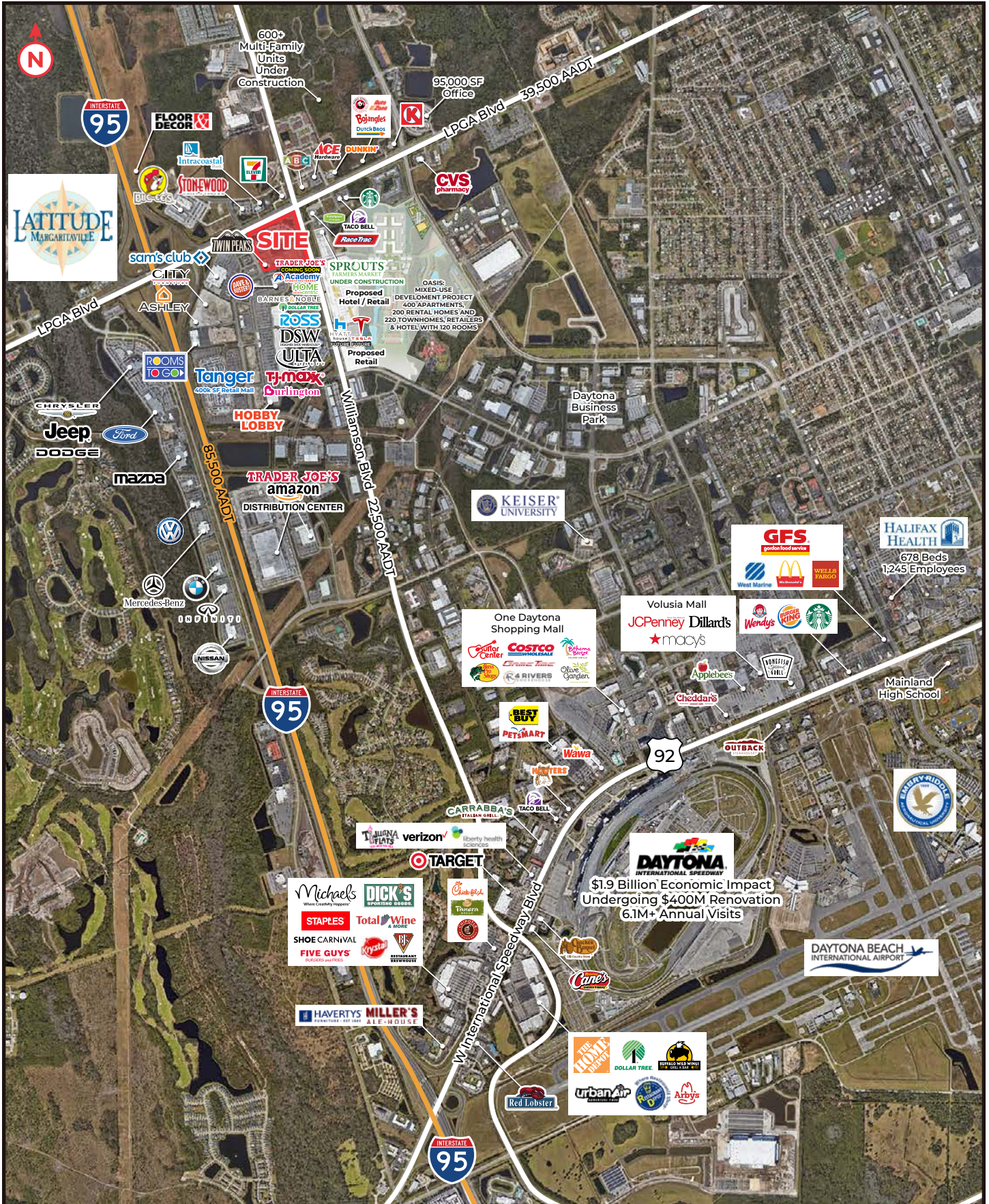














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