



For Lease

SWQ LPGA Blvd &
N Clyde Morris Blvd
Daytona Beach, FL

* Prime parcel near LGPA Blvd
in Daytona Beach - a rare
retail opportunity!

Property Specifications

SPACE AVAILABLE

Up to 90,000 SF



About the Property

- Prime parcel opportunity at Daytona Beach's premier commercial interchange
- Near signalized intersection at LPGA Blvd & N Clyde Morris 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
LGPA Blvd	39,500 VPD
Williamson Blvd	22,500 VPD
Clyde Morris Blvd	15,600 VPD

Year: 2025 | Source: FDOT

Nearby Retailers



JASON B. KAISER, CCIM
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SRS REAL ESTATE PARTNERS



Proposed: Single Family Residential

COMING SOON

- Swiggy
- Mattress Warehouse
- SHAKE SHACK
- Wild Fork
- PACIFIC DENTAL SERVICES
- Holiday Inn

Tymer Creek Village Mixed-Use Development

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

Tanger Outlets 400K SF

- NIKE
- POLO RALPH LAUREN
- H&M
- UNDER ARMOUR
- HOLLISTER
- SKECHERS
- GAP
- Tommy Bahama

625,000 SF Trader Joe's Distribution Center

- NISSAN
- Mercedes-Benz
- ONPONDTO

SITE

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

Tomoka Town Center

- TRADER JOE'S
- Burlington
- Tuesday Morning
- Arbys
- TWIN PEAKS
- TJ-maxx
- MILLER'S ALE-HOUSE
- ROSS DRESS FOR LESS
- Academy
- CITY SPORTS+OUTDOORS
- DSW
- bealls OUTLET
- BLAZE PIZZA
- ULTA
- Five Below
- & 82 Townhomes Coming Soon

ONE DAYTONA

- PETSMART
- SOUTH STATE BANK
- BEST BUY
- Wawa
- BEN & JERRY'S
- CMX CINEMAS
- P.F. CIANG'S
- FUTURE COSTCO WHOLESALE

Volusia Mall

- JCPenney
- Dillard's
- BAM! BOOKS&MORE
- TRUIST
- Cheddar's
- Wendy's
- Starbucks
- WELLS FARGO
- Gordon Food Service
- BURGER KING
- McDonald's
- Firestone
- ihop

International Speedway Square

- five BELOW
- BJ's
- BOOT BARN
- LONGHORN STEAKHOUSE
- DICK'S SPORTING GOODS
- Michael's
- Total Wine & MORE
- Krystal
- FIVE GUYS BURGERS and FRIES
- HAVERTYS
- Staples

World Market

- CHIPOTE
- Batteries + Bulbs
- Panera BREAD
- TARGET

Volusia Square

- Cane's
- THE HOME DEPOT
- Arbys
- CAVA
- AMFEB FITNESS
- DOLLAR TREE
- OLLIE'S GOOD STORY CHEAP

7-Eleven

- Waffle House
- Shell
- FIREHOUSE SUBS
- RED LOBSTER
- Mobil
- WH WingHouse

Shoppes at ONE DAYTONA

- AT&T
- CHASE
- FIRST WATCH THE DATING CAPS
- crumbl cookies
- Jockey Mints Subs

DAYTONA INTERNATIONAL SPEEDWAY

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

DAYTONA BEACH INTERNATIONAL AIRPORT

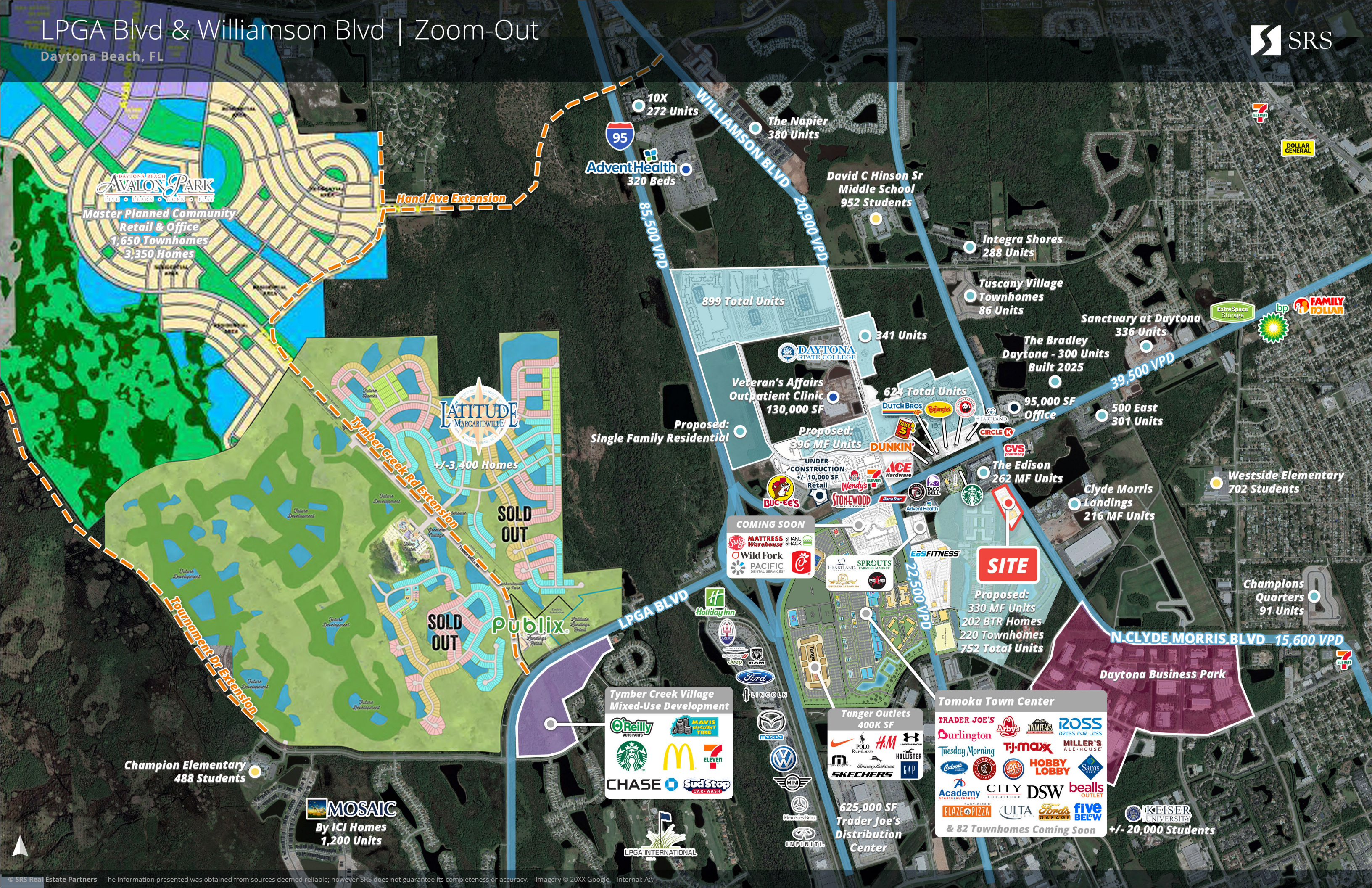
747,973 Travelers per Year

amazon fulfillment

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

LPGA Blvd & Williamson Blvd | Zoom-Out

Daytona Beach, FL



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

Hand Ave Extension

LATITUDE MARGARITAVILLE
+/- 3,400 Homes
SOLD OUT

Tournament Dr Extension

SOLD OUT

Publix

Champion Elementary
488 Students

MOSAIC
By ICI Homes
1,200 Units

10X
272 Units
AdventHealth
320 Beds

The Napier
380 Units

David C Hinson Sr
Middle School
952 Students

899 Total Units

DAYTONA STATE COLLEGE

Veteran's Affairs
Outpatient Clinic
130,000 SF

Proposed:
Single Family Residential

Proposed:
396 MF Units
+/- 10,000 SF

624 Total Units

UNDER CONSTRUCTION
+/- 10,000 SF
Retail

COMING SOON

Wild Fork
PACIFIC DENTAL SERVICES

Holiday Inn

Timber Creek Village
Mixed-Use Development

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

LPGA INTERNATIONAL

Jeep

Ford

Lincoln

Mazda

VW

MINI

Mercedes-Benz

Infiniti

Tanger Outlets
400K SF

POLO
H&M
Tommy Bahama
SKECHERS
HOLLISTER
GAP

625,000 SF
Trader Joe's
Distribution Center

Tomoka Town Center

TRADER JOE'S
Burlington
Tuesday Morning
Academy
BLAZE PIZZA
Arby's
TWIN PEARS
TJ-MAXX
HOBBO LOBBY
CITY FURNITURE
DSW
bealls OUTLET
ROSS DRESS FOR LESS
MILLER'S ALE-HOUSE
Sams Club
five BELOW

& 82 Townhomes Coming Soon +/- 20,000 Students

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

SITE

The Edison
262 MF Units

95,000 SF
Office

The Bradley
Daytona - 300 Units
Built 2025

Tuscany Village
Townhomes
86 Units

Integra Shores
288 Units

Sanctuary at Daytona
336 Units

500 East
301 Units

Clyde Morris
Landings
216 MF Units

N. CLYDE MORRIS BLVD 15,600 VPD

Daytona Business Park

Champions
Quarters
91 Units

Westside Elementary
702 Students

ExtraSpace Storage
bp
FAMILY DOLLAR

7-Eleven

DOLLAR GENERAL



624 Total Units



39,500 VPD



LPGA BLVD



The Edison
262 MF Units



Cross Access

SITE



Clyde Morris Landings
216 MF Units

WILLIAMSON BLVD
22,500 VPD

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

The Reserve at
Clyde Morris Landings
88 Units

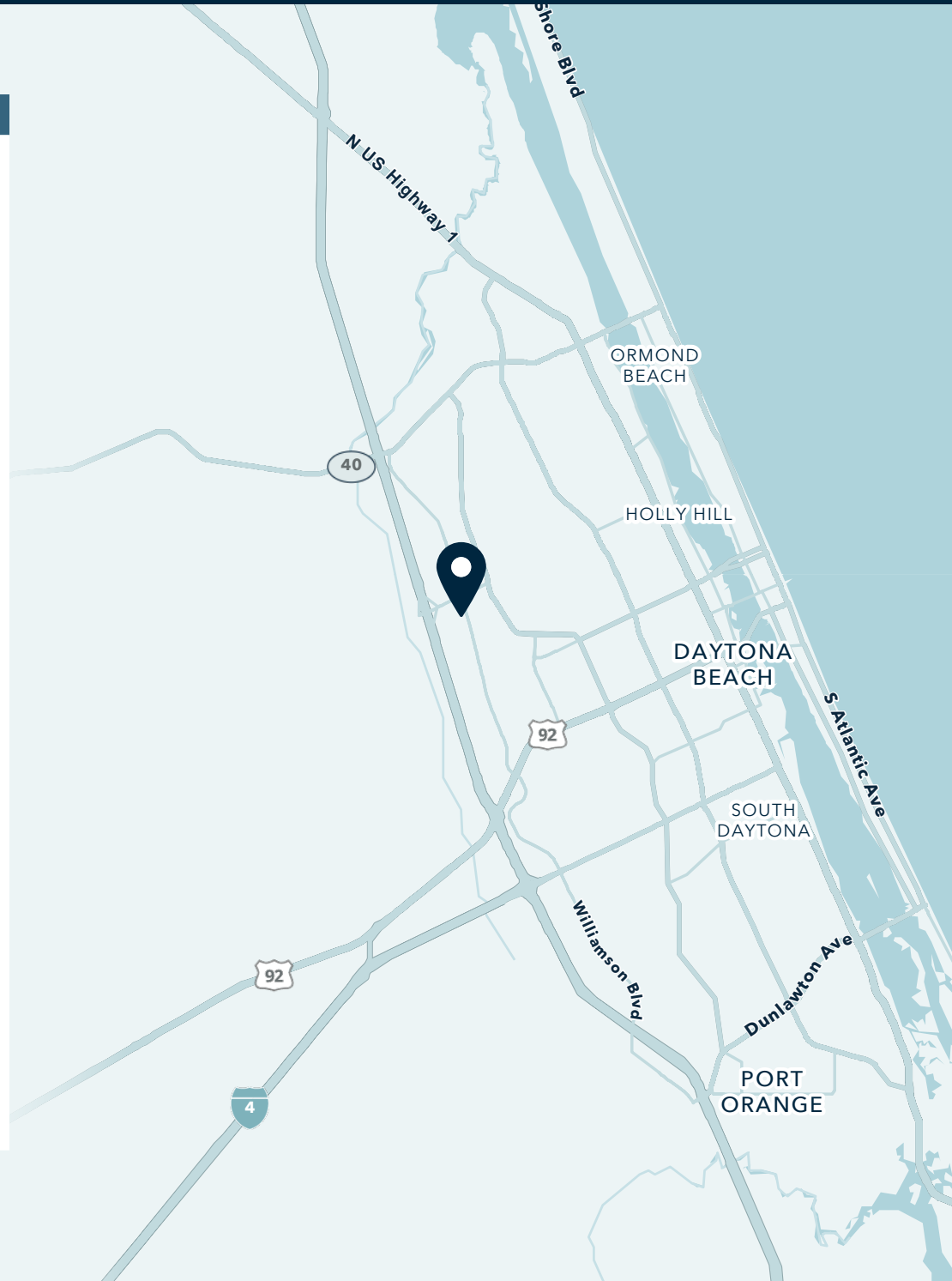






Area Snapshot

	1 MILE	3 MILES	5 MILES
Population			
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.



SRS REAL ESTATE PARTNERS

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