

# SALE

## 3.25 ACRES - LPGA FRONTAGE

1434 LPGA Boulevard Daytona Beach, FL 32117



**SALE PRICE**

**\$2,100,000**

**Robert Rand, CCIM, SIOR**

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**Kayden Schaper**

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**Holly Booth**

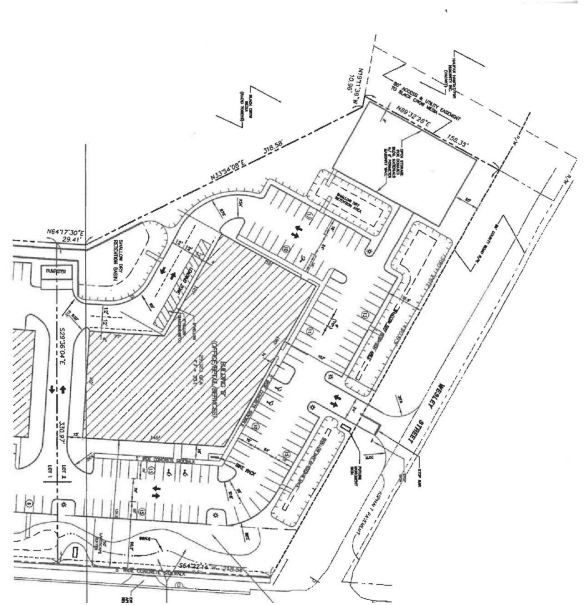
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## PROPERTY DESCRIPTION

Prime Commercial Opportunity on LPGA in Daytona. 3.25 Acres strategically positioned in the thriving Daytona Beach area. PD-G zoning. This property is an appealing piece for investors seeking to capitalize on the region's growth and potential. Conceptual Site Plan for 29,323 SF with 100 parking spaces surrounded by residential communities and commercial developments. Permitted uses per the PUD include; Retail Sales and Services, Business Services, Professional Services, A1 and A2 Restaurants, Parking Lots, Clubs, Lodges, Day Care Centers, Churches, Coin Operated Laundries and Warehouse.

## PROPERTY HIGHLIGHTS

- 3.25 Acres of versatile investment potential
- Zoned PD-G for diverse development opportunities
- High-traffic location for increased visibility and accessibility

## CONCEPTUAL SITE PLAN

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	227	1,066	3,885
Total Population	562	2,636	9,465
Average HH Income	\$73,759	\$71,916	\$68,748

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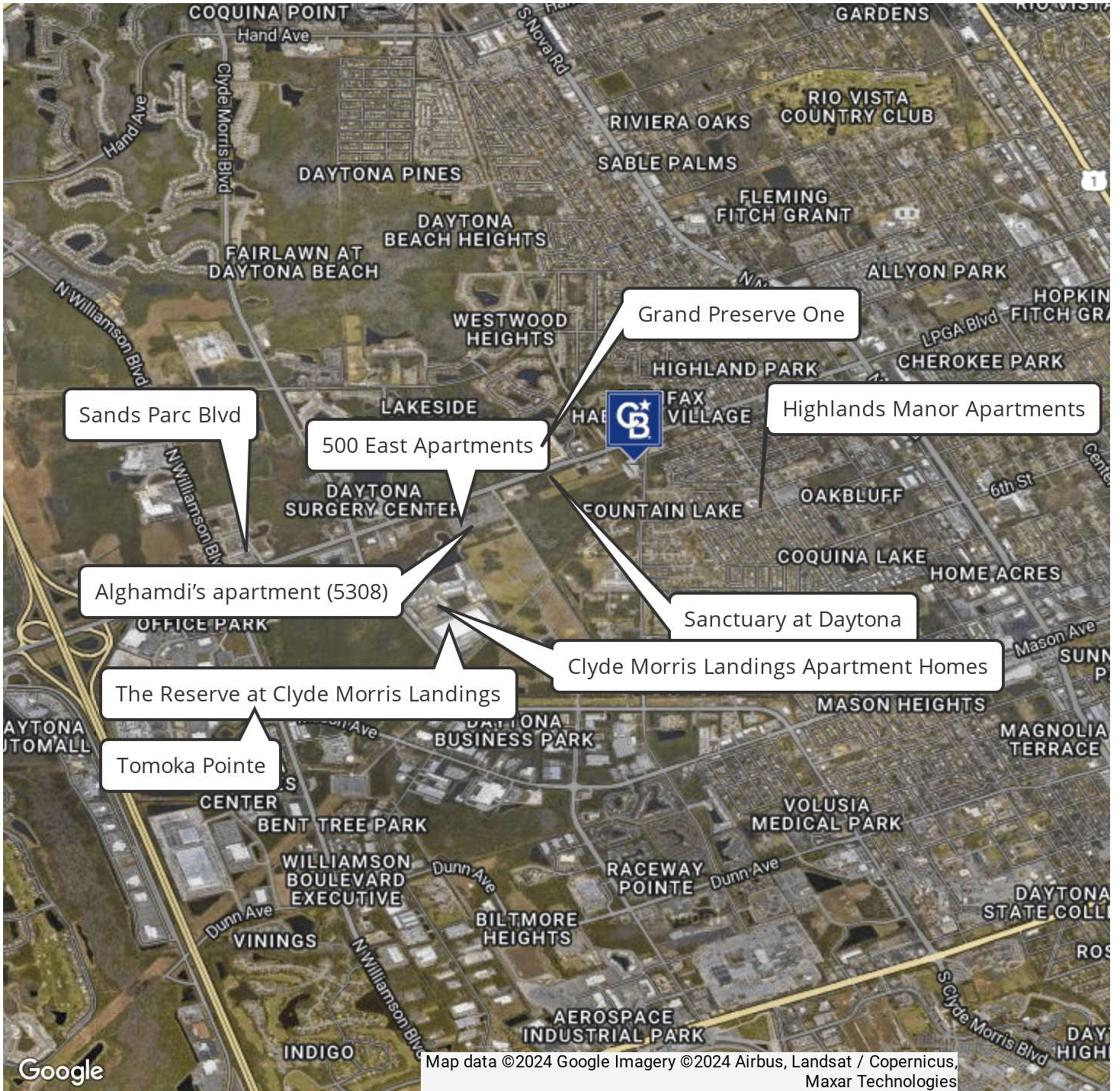
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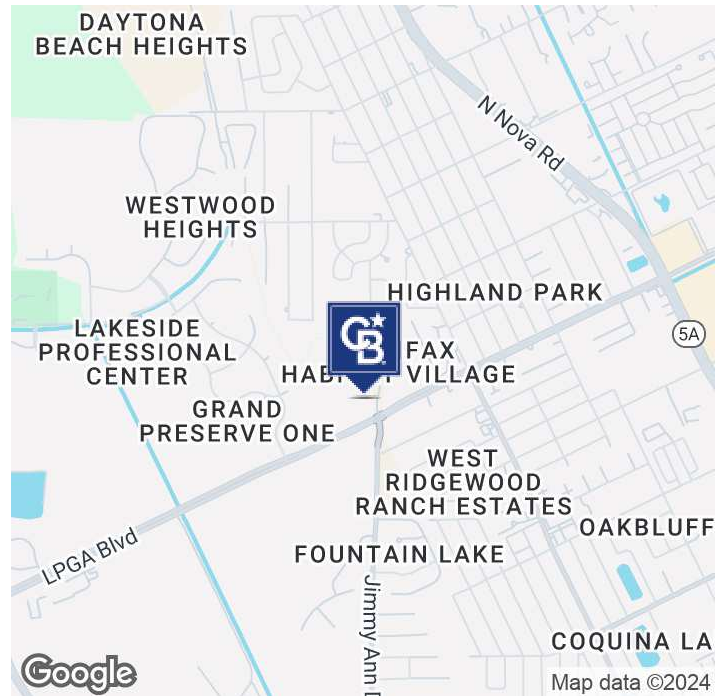
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	562	2,636	9,465
Average Age	42	42	42
Average Age (Male)	40	40	41
Average Age (Female)	43	43	44

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	227	1,066	3,885
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$73,759	\$71,916	\$68,748
Average House Value	\$211,208	\$206,306	\$196,571

Demographics data derived from AlphaMap



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**ROBERT RAND, CCIM, SIOR**

Broker

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Direct: (386) 672-8530 | Cell: (386) 295-9827

FL #BK3128649

## PROFESSIONAL BACKGROUND

Bob Rand CCIM, SIOR, is a leader in the Central Florida commercial real estate industry, with specific expertise in investment properties across all property classes, particularly focusing on industrial properties. As a broker with Coldwell Banker Commercial Benchmark in Ormond Beach, Florida, his dedicated work in land, single tenant industrial, and investment sales of industrial parks, has significantly influenced the real estate landscape of Central Florida.

In addition to his role at Coldwell Banker, Bob is also an owner and managing broker of Benchmark Properties of Florida. Benchmark Properties specializes in commercial property management throughout Central Florida, with a fast-growing portfolio in the multi-tenant retail, industrial, and office sectors. This leadership role allows Bob to leverage his extensive industry knowledge and experience to effectively manage a broad spectrum of properties, ensuring optimal growth and returns for stakeholders.

Bob's commitment to education, ethics, and performance in the industry has been recognized by his attainment of the prestigious CCIM and SIOR designations. Since becoming a partner in CBC Benchmark in 2017, he has assumed the vital role of managing Broker responsibilities for the office. His leadership is further demonstrated by his service as the 2021 President of the Central Florida Commercial Association of Realtors (CFCAR).

Bob's dedication extends beyond his profession to serving his local community. As the current Chair of the City of Daytona Beach Economic Development Advisory Board, a member of Team Volusia Economic Development Corporation (TVEDC), and a Board Director for the Daytona Regional Chamber of Commerce, his efforts have significantly contributed to local economic growth. He also served as a past president of the Port Orange –South Daytona Chamber of Commerce.

His educational background includes a B. S. in Accounting from Florida State University and is proud supporter of the Florida State Seminoles. Prior to his real estate career, Bob was a successful multi-unit franchisee for a major fast-food chain, which gave him a unique understanding of business operations.

### Benchmark

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## KAYDEN SCHAPER

Realtor Associate

kschaper@cbcbenchmark.com

Direct: (386) 672-8530 | Cell: (386) 262-5079

### PROFESSIONAL BACKGROUND

A Realtor with Coldwell Banker Commercial Benchmark in Ormond Beach, Florida, Kayden Schaper stands out for his passion and commitment to helping investors, developers, entrepreneurs, real estate buyers, and business owners locate and secure viable commercial real estate properties that suit their business needs and investments. Specializing in industrial properties: single tenant, multi-tenant, owner-occupied, manufacturing, flex, and land, Kayden has a good understanding of the real estate market that has distinguished him for his intuitive knowledge of profitable investments, which have enabled him to grow his portfolio significantly and boost the profitability of his clients' investments. Prior to joining the commercial real estate industry, Kayden worked for more than 5 years with various construction companies, mostly specializing in commercial tenant buildouts. He started his career as a superintendent and rose to the position of project manager, where he recently oversaw the construction of a 9000sf warehouse/office space. Given his vast expertise, Kayden is renowned for his unparalleled capacity to provide genuine insights and in-depth knowledge of the industry vital for focusing on the clients' needs and enabling them to make wise and well-informed financial decisions. Kayden is passionate about helping real estate investors, and developers find the suitable space to build wealth by creating long-term savings and a constant flow of monthly residual income. Kayden is reputable for his thorough and meticulous approach to handling transactions, giving his clients confidence, peace of mind, and a comforting feeling of care. His emphasis on communicating with clients regularly and focusing on delivering excellent customer service gives him the pleasure of having happy and satisfied clients after closing deals. He attributes his success to the partnerships he has formed with commercial lessors, investors, and other like-minded associates. An innovative and resourceful Broker, Kayden displays his extraordinary professionalism to put the clients' needs first and ensure their goals align with his methods to guarantee success. He strives to build long-term relationships that generate financial security, wealth, and a sense of accomplishment. Outside of work, Kayden enjoys flying boating, fishing, and golfing. Ready to take your business to the next level? Reach out to Kayden for a fulfilling experience as he turns your real estate endeavors into reality.

### EDUCATION

A firm believer in continuous learning and keen on self-improvement and development, Kayden holds a bachelor's in Business from Embry Riddle, majoring in Business Administration, with a marketing focus. He is currently pursuing his General contractor's license,

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## HOLLY BOOTH

Commercial Sales Associate

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Direct: (386) 672-8530 | Cell: (678) 898-2721

FL #SL3540789 // GA #229398

## PROFESSIONAL BACKGROUND

Holly Booth is a proud native of Atlanta, Georgia, bringing over 25 years of extensive experience in both residential and commercial real estate to her diverse clientele. Raised in a family deeply rooted in construction and development, Holly has a unique perspective on the real estate market, understanding the intricacies of property from the ground up.

With her licenses in both Georgia and Florida, she is dedicated to delivering exceptional customer service, whether she's helping clients buy their dream homes or navigate the complexities of commercial investments. Holly's varied employment in commercial real estate has equipped her with invaluable insights into working with lenders and exploring a wide array of property types and classes.

Her expertise extends across development, leasing, sales, and retail, making her a versatile ally in any real estate endeavor. As an active Certified Commercial Investment Member (CCIM), Holly is committed to staying ahead of industry trends and best practices.

Holly holds a Bachelor of Science in Information Systems from Georgia College and State University, further enhancing her ability to leverage technology in the real estate landscape. With her blend of professional acumen, personal touch, and a passion for helping others, Holly is your go-to resource for all your real estate needs.

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