



Integra Breeze
Apartments

SALE / LEASE

Clyde Morris & Strickland-Daytona Beach 2.3 Acres Mixed Use

**1857 STRICKLAND RANGE RD., DAYTONA
BEACH, FL 32117**

Daytona Beach, FL , FL 32117

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,950,000
LEASE RATE:	\$23.00 SF/yr (NNN)
AVAILABLE SF:	1,250 - 19,274 SF
LOT SIZE:	2.3 Acres

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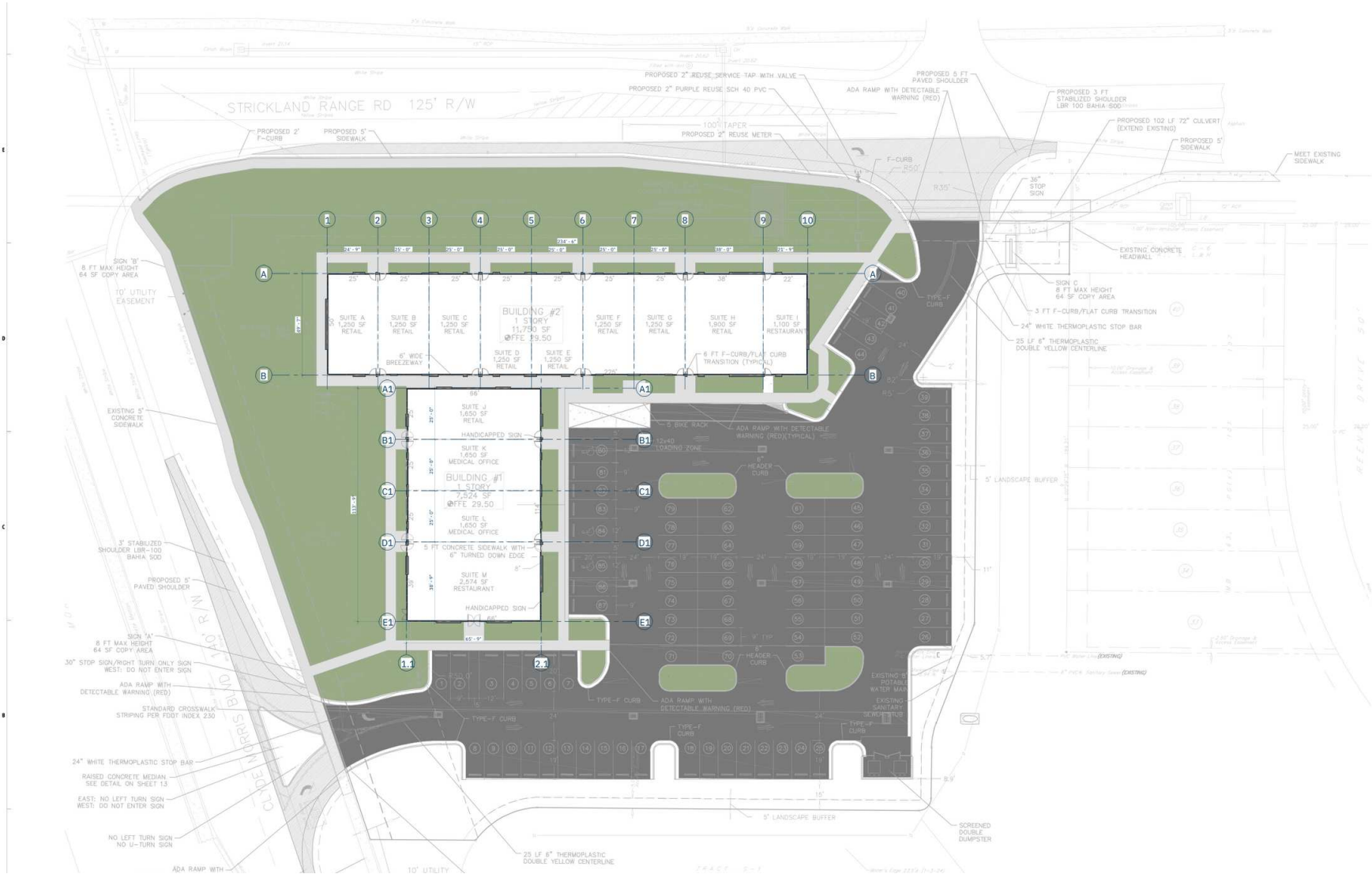
PROPERTY DESCRIPTION

Now Pre-Leasing! Reserve Commons is an exciting new project perfectly positioned at the signalized hard corner of Clyde Morris Blvd. & Strickland Range Rd. This future modern 19,274 SF Retail/Office Strip Center sits on 2.3 acres and is strategically located in the hyper-growth corridor just north of LPGA Blvd., Daytona Beach, FL. This project will offer tremendous visibility/exposure, over 3,500 residential units (existing or under construction) within a mile of the property. Also, in close proximity to Tomoka Town Center, Tanger Outlet Mall and Latitude Margaritaville. Act now to secure your space! Owner will also sell the property with all entitlements. Site is essentially pad ready - cleared, rough graded, off-site stormwater with engineering and utilities available. Property offers versatile zoning - retail, office and medical uses.

PROPERTY HIGHLIGHTS

- Retail, Office, Medical Up to 19,274 SF- 1,100 SF Minimum
- Owner Will Lease Shell Space or Amortize Buildout
- Competitive Rates for New Construction
- Build to Suit Available

SITE PLAN



RESERVE COMMONS
DAYTONA BEACH, FLORIDA

DATE: JAN 2024

SCALE: 1" = 20'

PROJECT: CLYDE MORRIS & STRICKLAND-DAYTONA BEACH 2.3 ACRES MIXED USE

DESIGNER: SVN

CLIENT: ALLIANCE COMMERCIAL

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RETAILER MAP



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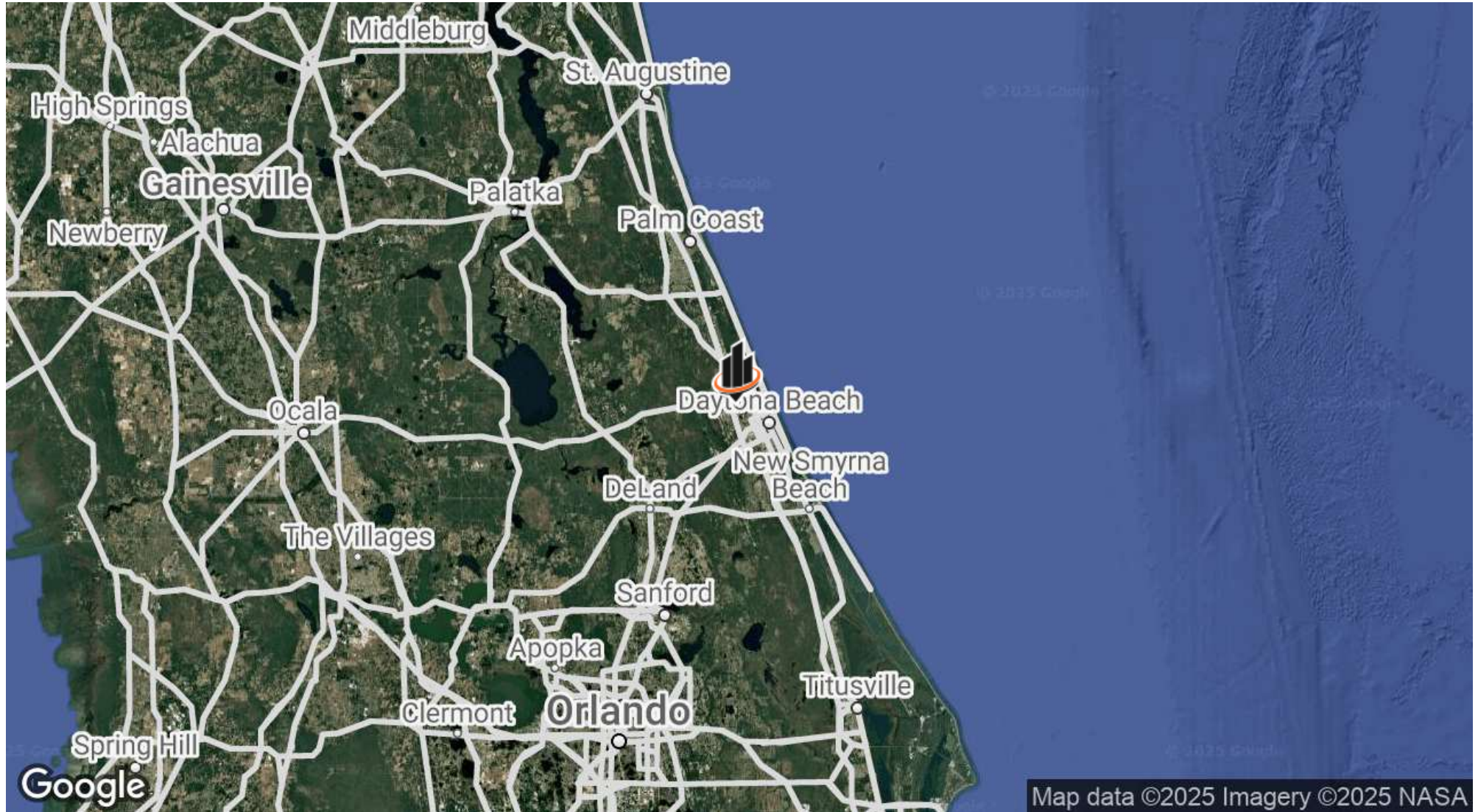
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LOCATION MAP



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