

Tomoka

TOWN CENTER

DAYTONA BEACH, FLORIDA





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OVERVIEW

Tomoka Town Center (“TTC”) is a super-regional 170 acre mixed-use development located in Daytona Beach on LPGA Blvd immediately east of I-95. TTC boasts ~1 mile of frontage along I-95 with traffic counts in excess of 100,000 VPD at the intersection. The Daytona Beach MSA has an existing population of +600,000 and benefits from over 8,000,000 tourists annually with spending power in excess of \$3.3 Billion.

TTC is anchored by a newly developed Tanger Factory Outlet Mall (~400,000 SF), Sam’s Club, numerous top tier national retailers, entertainment venues, hotels, and ~400 luxury apartment units. TTC will be the new shopping destination and “node” for all of Daytona, Volusia County, and beyond.

DAYTONA HIGHLIGHTS

- **15 mile trade area includes: Daytona Beach, Ormond Beach, Port Orange, New Smyrna Beach, Edgewater, and Deland - over 600,000 permanent residents**
- **Daytona International Speedway features over 300 days of events each year including major racing weekends (Daytona 500, Rolex 24, Gatorade Duels, Coke Zero 400, etc.)**
- **Daytona is a major tourist draw:**
 - The “World’s Most Famous Beach” draws 8,000,000 tourists annually spending in excess of \$3.3 Billion and supporting over 50 area hotels
 - Tourists also visit Daytona for its rich history, Ponce de Leon Inlet, Daytona Beach Boardwalk and Pier, numerous annual festivals (including the world-famous Bike Week)
 - World-class golf, tennis (home of the LPGA and USTA FL) , and fishing.
- **Daytona is within “day-trip” driving distance from Orlando, Jacksonville, and Tampa.**
 - 53 miles to Orlando (MSA population of 2.1 million, 56 million annual visitors each year)
 - 90 miles to Jacksonville (MSA population of 1.3 million)
 - 139 miles to Tampa (MSA population 4.2 million)
- **Stable and Growing Consumer Base:**
 - Industry: The Daytona MSA is a proven market for labor and distribution with significant growth occurring now. Anheuser-Busch/Budweiser, Coca-Cola, Pepsi, Energizer, and Costa Del Mar all have existing distribution/manufacturing facilities.

- **Amazon has announced a ~20 Acre distribution facility, creating hundreds of jobs adjacent to TTC**
- **Trader Joe’s recently opened their 630,000 SF Southeastern US Distribution Hub (\$80mm capital investment, 500+ jobs) immediately south of TTC**
- Education: Daytona Beach is home to seven major universities and colleges (Embry-Riddle Aeronautical University, Bethune-Cookman, Daytona State College, FSU Medical, UCF, Palmer College of Chiropractic, Nova Southeastern University) supporting over 40,000 students and 5,000 employees
- Health Care: TTC is within 3 miles of two major Medical Centers/Research Facilities
 - Florida Hospital: Opened in 2009, \$270 Million 277 bed facility, with expansion capacity for over 500 beds
 - 3,723 employees
 - Halifax Hospital: 678 beds
 - 4,000 employees, 500 physicians

• Housing Growth: There is major housing and population growth taking place in Daytona

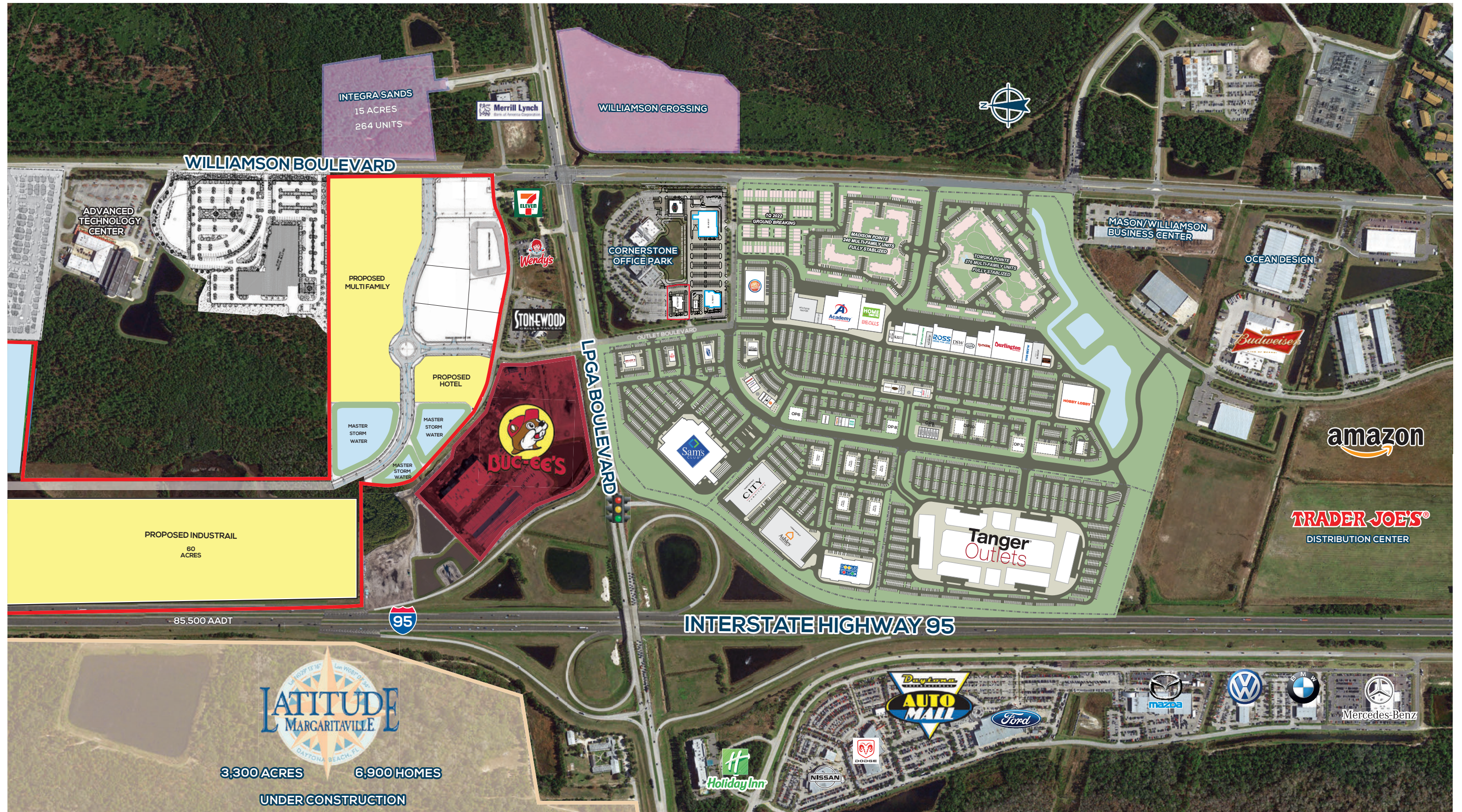
- Average annual growth of 3,300 households per year in Volusia County between 2013-2018 (~20,000 new homes)
- Major national homebuilders already in the market: Minto, DR Horton, KB Homes, Kolter, ICI Homes
- **Minto Communities is currently developing Latitude Margaritaville, a 6,900 home community in partnership with Jimmy Buffett, immediately west of TTC on LPGA Boulevard**

REGIONAL DRAW:

TTC is a “destination” and an “experience” with a best-in-class outlet mall, wholesale club, a dynamic mix of dominant national anchor retailers, and nationally prominent restaurant and entertainment users. The existing retail corridor to the north and south is blighted and disjointed and the residents and visitors of the Daytona Beach MSA have a clear demand to support a new, high-end shopping destination with a best-in-class regional retail mix.



This site plan is presented solely for the purpose of identifying the approximate location of the buildings presently contemplated by the owner/landlord. Building dimensions, access and parking areas, existing tenant locations and identities are subject to change at the owner's discretion.



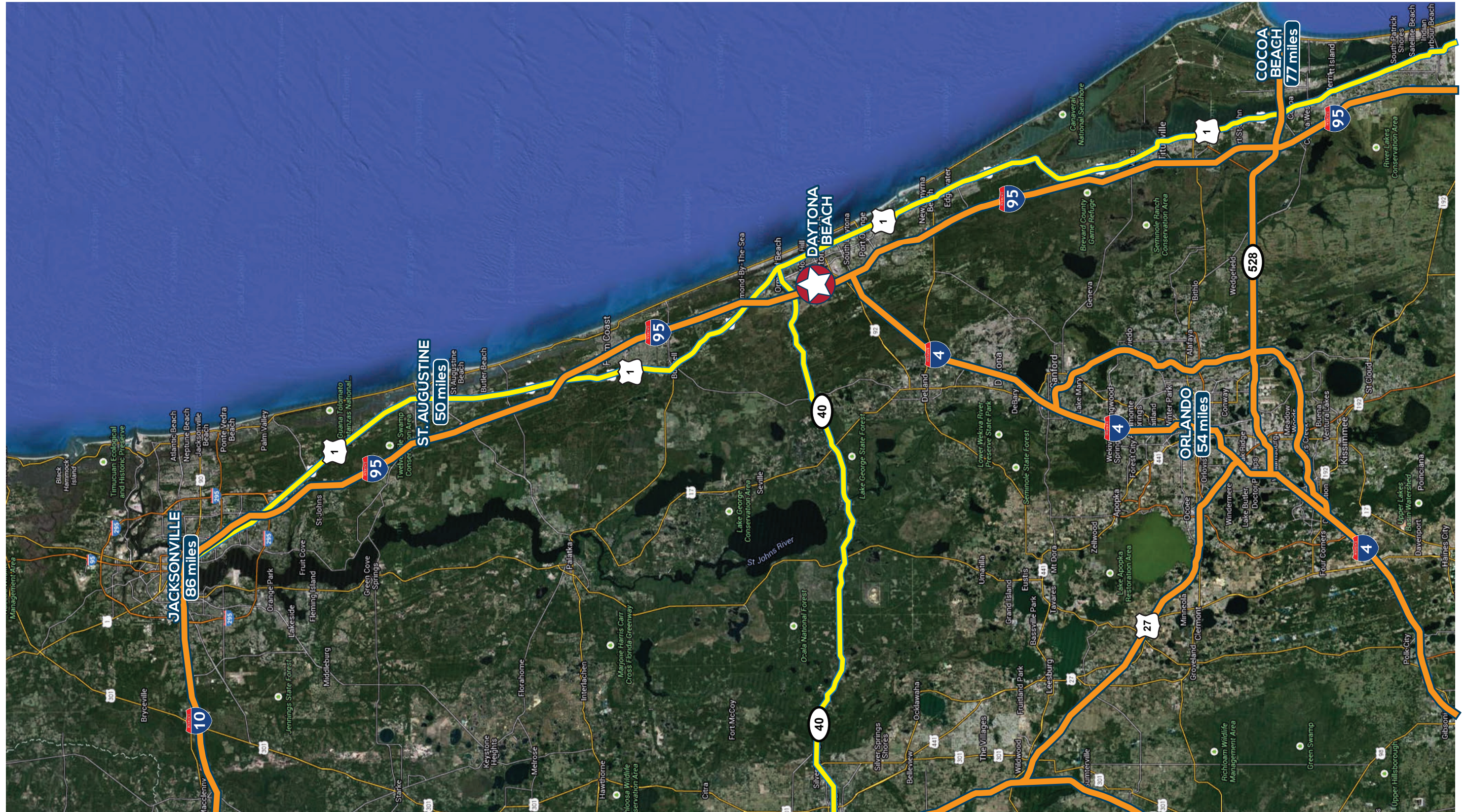


TOMOKA POINTE
276 MULTI-FAMILY UNITS

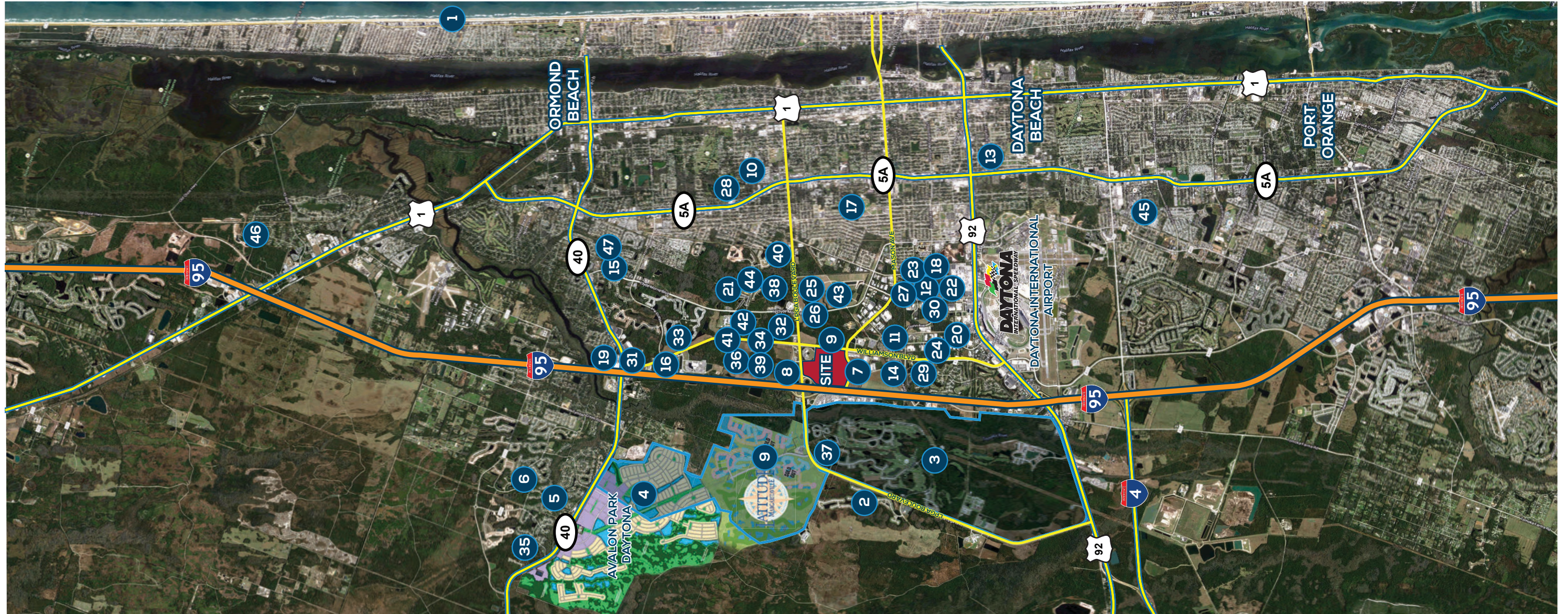
MADISON POINTE
240 MULTI-FAMILY UNITS

FUTURE DEVELOPMENT

CONSTRUCTION TO COMMENCE 1Q 2022

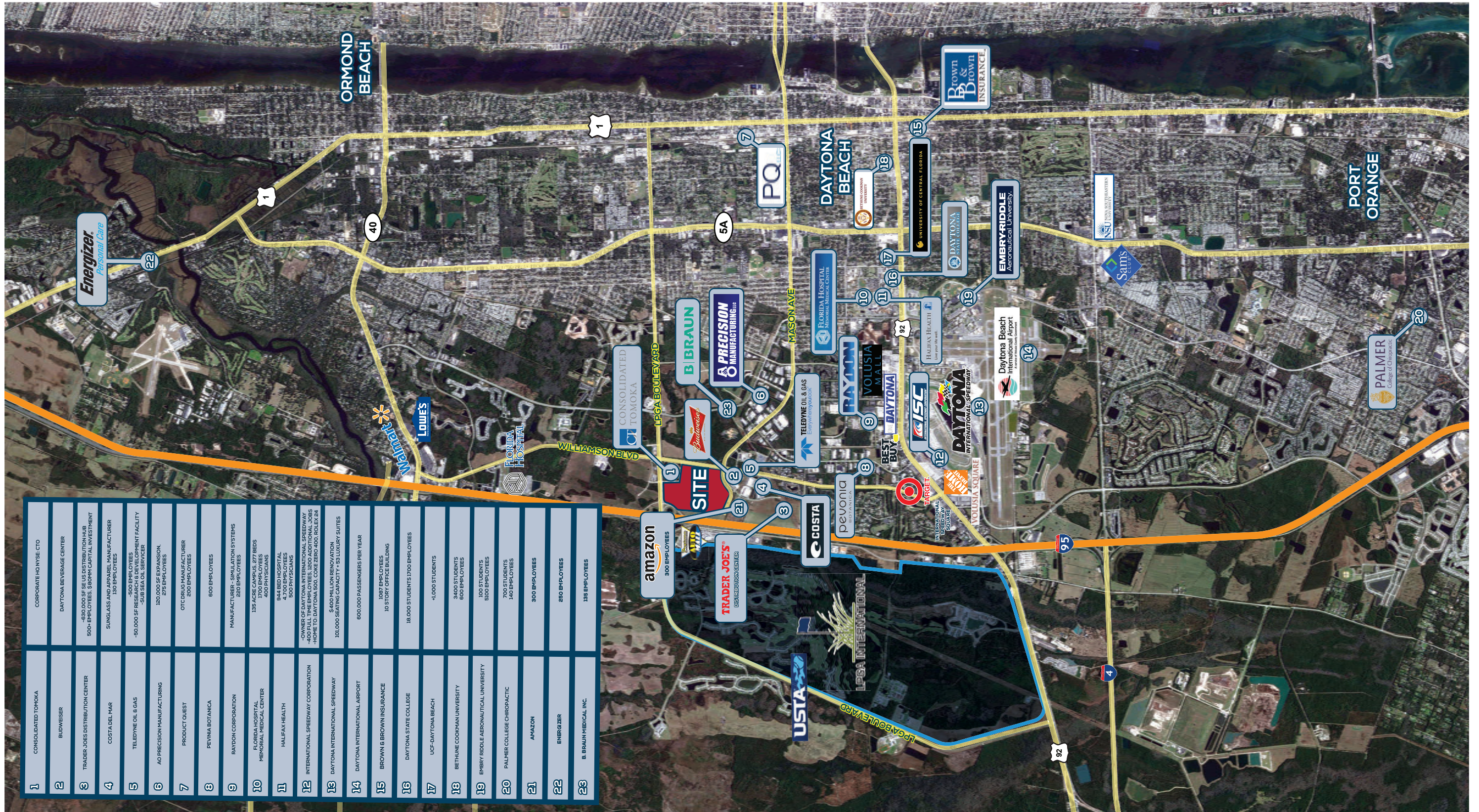


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NEW & PROPOSED HOMES		TOTAL UNITS
#	PROPERTY	
1	LATTITUDE MARGARITAVILLE	4,000
2	MOSAIC	1,200
3	LPGA INTERNATIONAL	6,226
4	AVALON PARK	10,000
5	HUNTER'S RIDGE	1,077
6	BREAKAWAY TRAILS	980
7	TOMOKA POINTE	276
8	MADISON POINTE	240
9	TTC PHASE 3	200
10	HOLLY POINTE APARTMENTS	126
11	INDIGO PINES	240
12	THE HARBOR	168
13	PINE HAVEN	136
14	CAROLINA CLUB	224
15	ORMOND IN THE PINES	191
16	RESERVE AT ORMOND BEACH	272
17	THE PARK AT VIA ROMA	288
18	ANATOLE APARTMENTS	208
19	BERMUDA ESTATES AT ORMOND BEACH	344
20	ONE DAYTONA - MIDRISE	114
21	INTEGRA SHORES	288
22	LAKE FOREST	384
23	THE BREAKERS	208
24	ICON ONE DAYTONA	282
25	500 EAST	301
26	THE EDISON	223
27	WEDGEWOOD APARTMENTS	300
28	CHARLESTON PLACE	216
29	INDIGO PLANTATION	304
30	COASTLINE COVE	208
31	SAN MARCO	260
32	SAND PARC APARTMENTS	264
33	THE NAPIER	260
34	THE ELLIS	316
35	JAFFE LOCATION	270
36	CARTER	300
37	TYBER CREEK	270
38	LPGA/CLYDE MORRIS	300
39	THE COTTAGES AT DAYTONA BEACH	285
40	EMERSON	302
41	THETA	275
42	WOOD PARTNERS	300
43	CLYDE MORRIS LANDINGS	800
44	STRICKLAND RANGE	250
45	PLANTATION BAY	6,000
46	PLANTATION OAKS	3,000
47	ORMOND CROSSING	4,400
TOTAL UNITS: EXISTING/UNDER DEVELOPMENT:		47,076

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