

Prime Parcels in Daytona Beach

SEQ LPGA Blvd & N Williamson Blvd | Daytona Beach, FL 32117



0.5 - 5 AC
Ground Lease

2,000 - 40,000 SF
Building Lease

Contact
Broker
Rate

ABOUT THE PROPERTY

- Multiple parcel opportunities located at Daytona's best commercial interchange
- Near Tanger Outlet Center, new residential communities, retail, office and more
- Minutes from I-95 and I-4; easy access
- Frontage on LPGA Blvd, Williamson Blvd, Mason Avenue and Clyde Morris Blvd
- Immediate proximity to I-95 and Latitude Margaritaville 55+ community
- 1.85 miles to Advent Health Hospital
- 3.3 miles to Halifax Hospital

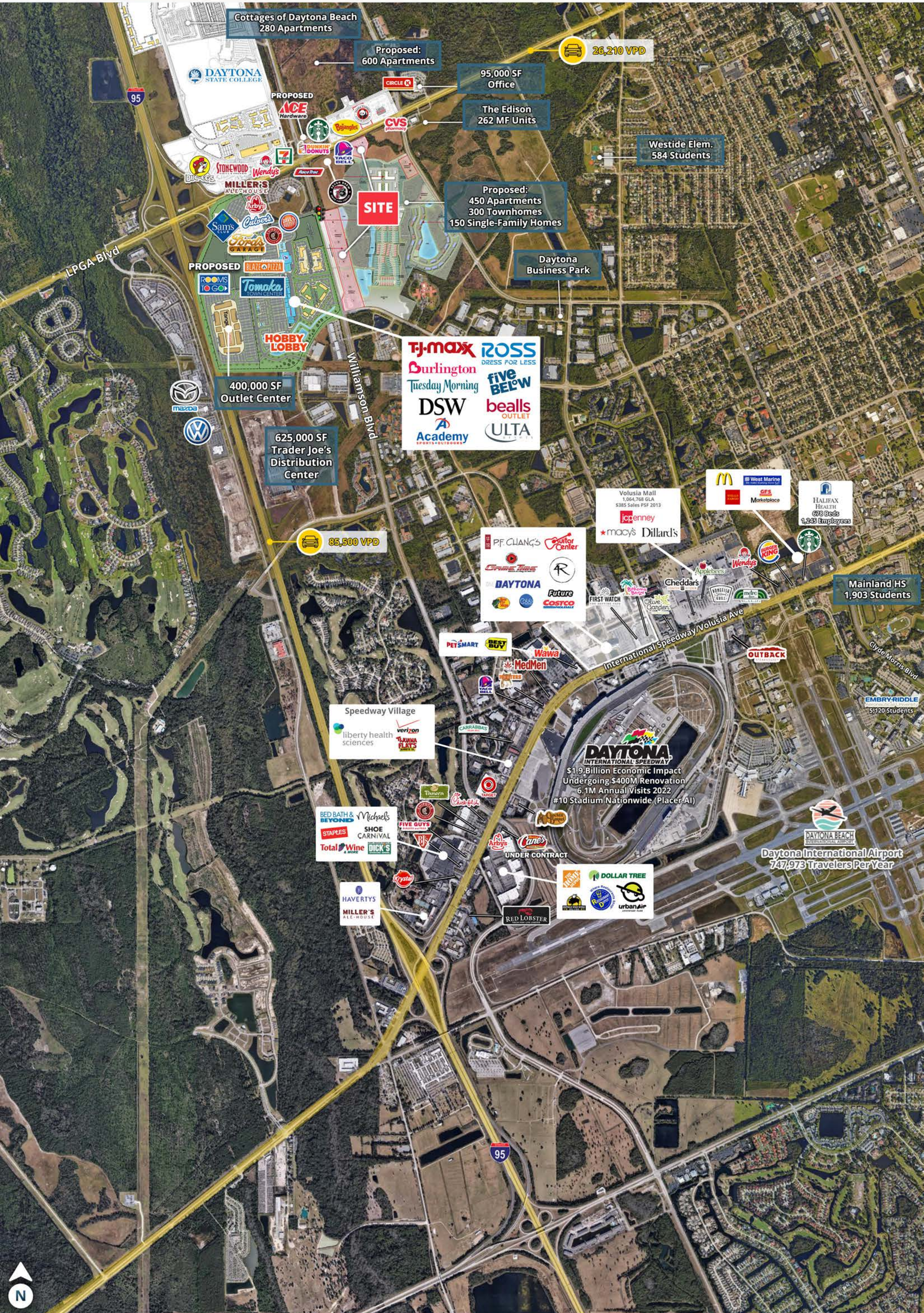
JOIN THESE RETAILERS

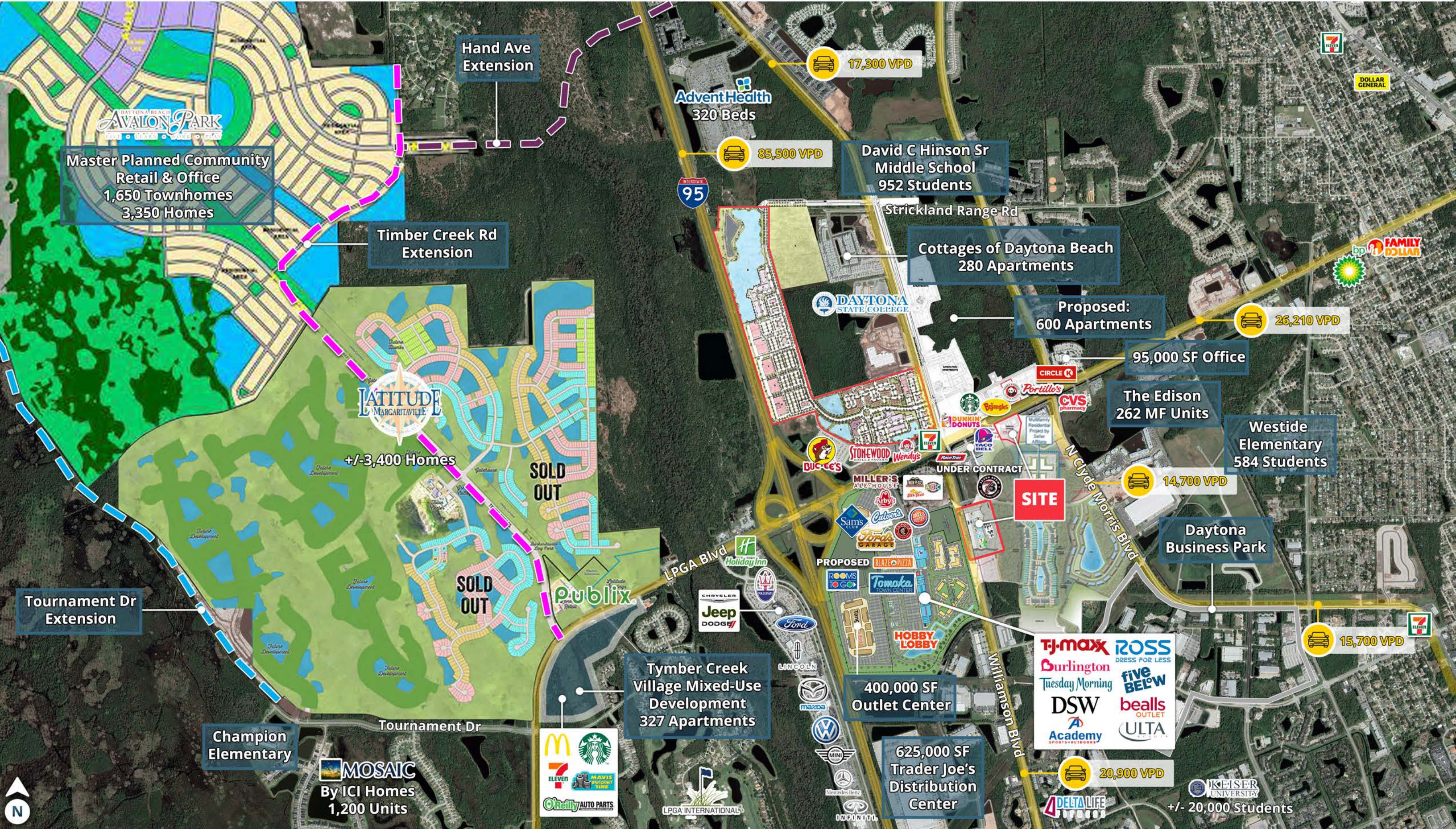


TRAFFIC COUNTS

LPGA Blvd	26,210 VPD
Williamson Blvd	20,900 VPD
Clyde Morris Blvd	14,700 VPD
I-95	85,500 VPD

Year: 2022 | Source: FDOT



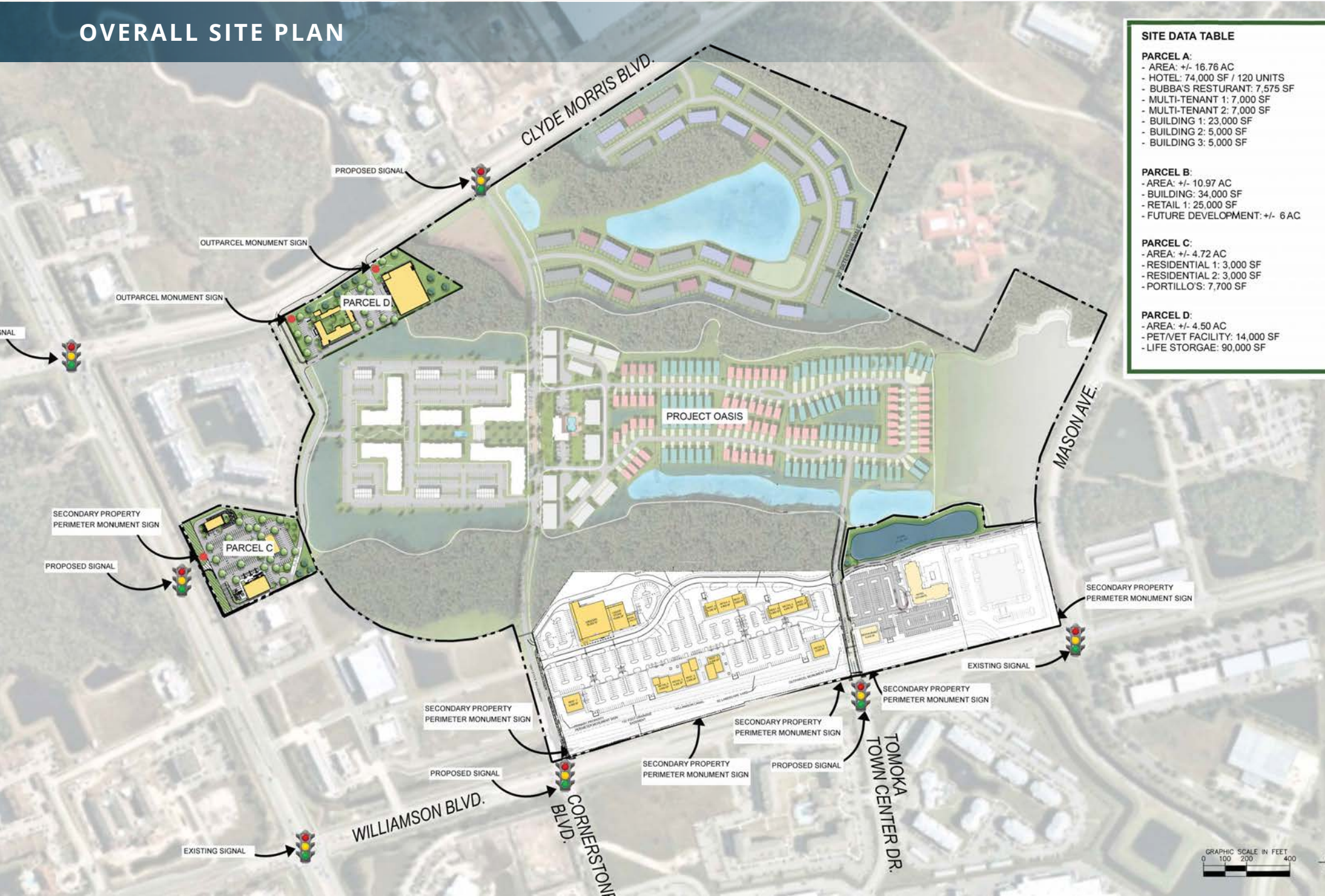


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OVERALL SITE PLAN



SITE DATA TABLE

- PARCEL A:**
- AREA: +/- 16.76 AC
 - HOTEL: 74,000 SF / 120 UNITS
 - BUBBA'S RESTURANT: 7,575 SF
 - MULTI-TENANT 1: 7,000 SF
 - MULTI-TENANT 2: 7,000 SF
 - BUILDING 1: 23,000 SF
 - BUILDING 2: 5,000 SF
 - BUILDING 3: 5,000 SF

- PARCEL B:**
- AREA: +/- 10.97 AC
 - BUILDING: 34,000 SF
 - RETAIL 1: 25,000 SF
 - FUTURE DEVELOPMENT: +/- 6 AC

- PARCEL C:**
- AREA: +/- 4.72 AC
 - RESIDENTIAL 1: 3,000 SF
 - RESIDENTIAL 2: 3,000 SF
 - PORTILLO'S: 7,700 SF

- PARCEL D:**
- AREA: +/- 4.50 AC
 - PET/VET FACILITY: 14,000 SF
 - LIFE STORGAE: 90,000 SF

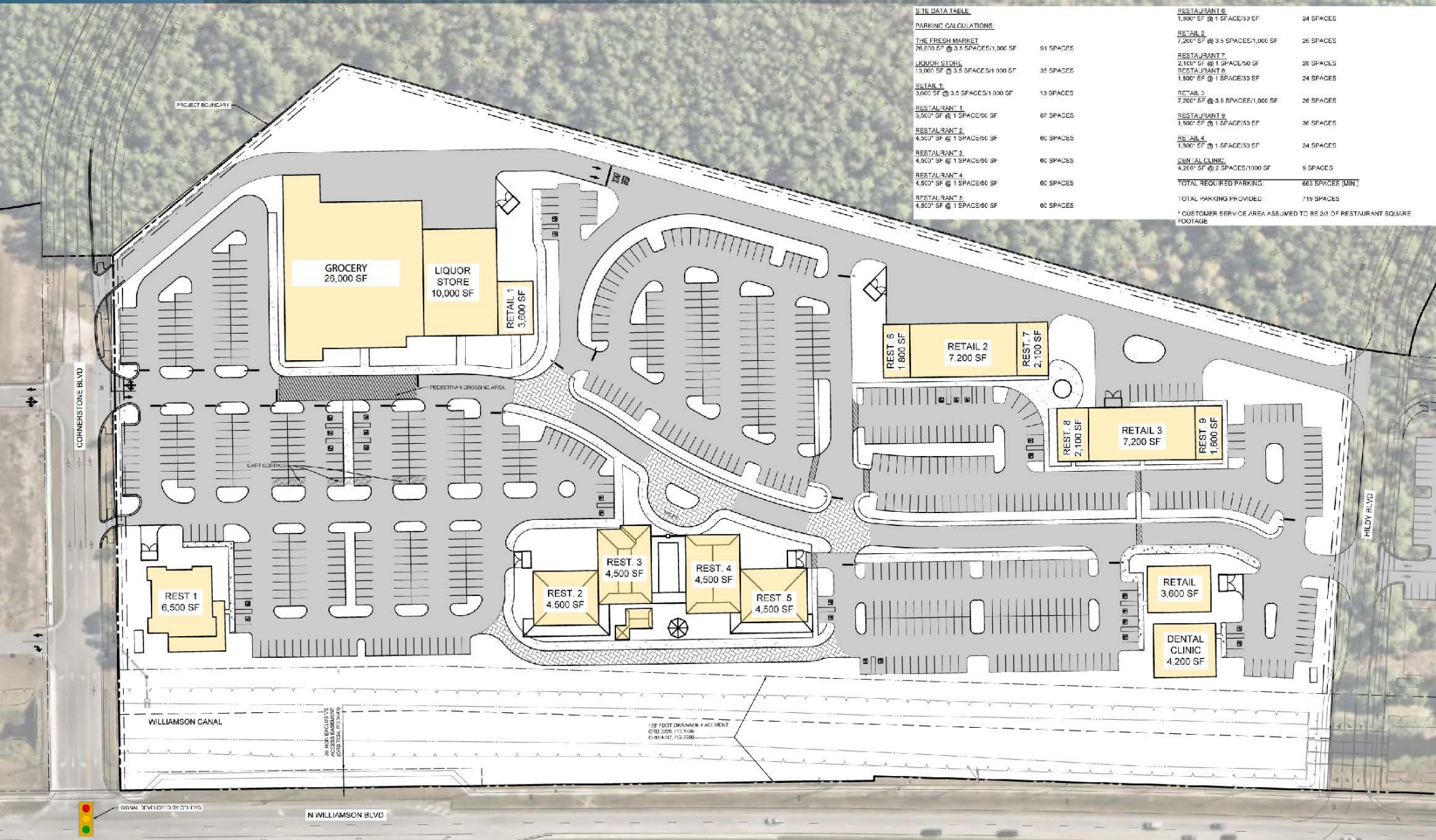


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CONCEPTUAL PARCEL A



SITE DATA TABLE

PARKING CALCULATIONS:

THE FRESH MARKET 26,000 SF @ 3.5 SPACES/1,000 SF	91 SPACES
LIQUOR STORE 10,000 SF @ 3.5 SPACES/1,000 SF	35 SPACES
RETAIL 1 3,600 SF @ 3.5 SPACES/1,000 SF	13 SPACES
RESTAURANT 1 6,500 SF @ 1 SPACE/60 SF	67 SPACES
RESTAURANT 2 4,500 SF @ 1 SPACE/60 SF	60 SPACES
RESTAURANT 3 4,500 SF @ 1 SPACE/60 SF	60 SPACES
RESTAURANT 4 4,500 SF @ 1 SPACE/60 SF	60 SPACES
RESTAURANT 5 4,500 SF @ 1 SPACE/60 SF	60 SPACES

RESTAURANT 6 1,800 SF @ 1 SPACE/50 SF	24 SPACES
RETAIL 2 7,200 SF @ 3.5 SPACES/1,000 SF	26 SPACES
RESTAURANT 7 2,100 SF @ 1 SPACE/50 SF	24 SPACES
RESTAURANT 8 1,800 SF @ 1 SPACE/50 SF	24 SPACES
RETAIL 3 7,200 SF @ 3.5 SPACES/1,000 SF	26 SPACES
RESTAURANT 9 1,800 SF @ 1 SPACE/50 SF	36 SPACES
RETAIL 4 1,800 SF @ 1 SPACE/50 SF	24 SPACES
DENTAL CLINIC 4,200 SF @ 2 SPACES/1,000 SF	9 SPACES
TOTAL REQUIRED PARKING	663 SPACES (MIN.)
TOTAL PARKING PROVIDED	719 SPACES

*CUSTOMER SERVICE AREA ASSUMED TO BE 2% OF RESTAURANT SQUARE FOOTAGE

15' FOOT DRAINAGE FACILITY
C70 2008-11-13-08
C1814107 PG 2000

SEE NEW REGULATORY ACCESS REQUIREMENTS (2018 FDOT, TP 340)

SEE L&E DEVELOPMENT BY COUNCILMAN TAYLOR

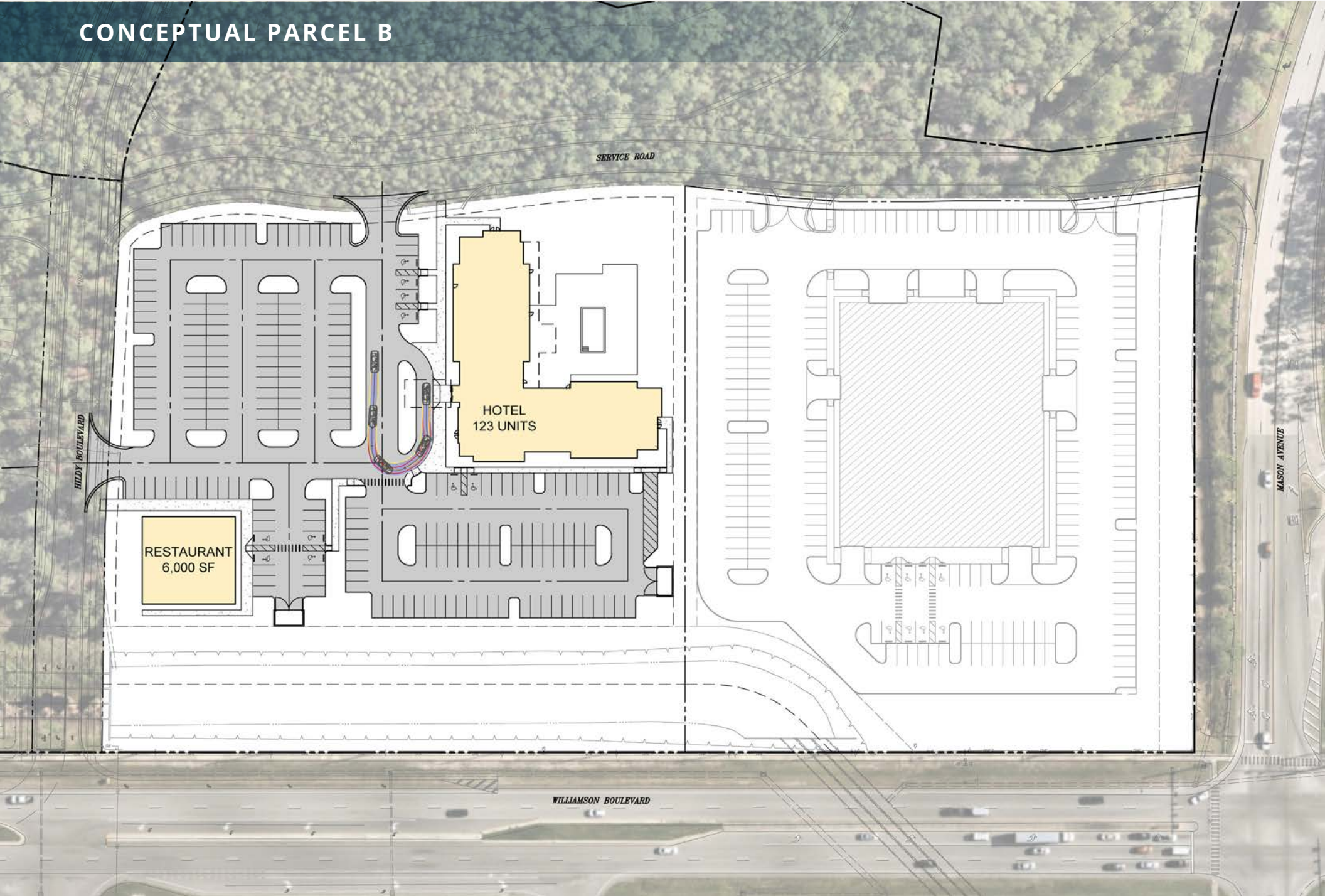
N WILLIAMSON BLVD

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CONCEPTUAL PARCEL B



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CONCEPTUAL PARCEL C

SIGNAL BY MASTER DEVELOPER

- EA: +2,515 SF
- CUSTOMER AREA (91%) +2,300 SF
- EA: +6,250 SF
- CUSTOMER AREA (55%) +3,700 SF
- EA: +2,200 SF
- CUSTOMER AREA (60%) +1,320 SF
- EA: +5,715 SF
- CUSTOMER AREA: +7,320 SF

OF CUSTOMER SERVICE AREA

REQUIRED:

REQUIRED: 147

PROVIDED: 221

AD:

172

8

164

BOUNDARY PROVIDED BY CLIENT

2 07 06



WILLIAMSON CROSSING DEVELOPMENT

ACCESS TO WILLIAMSON CROSSING DEVELOPMENT

APPROXIMATE PROPERTY BOUNDARY

50' LANDSCAPE BUFFER

LPGA BLVD

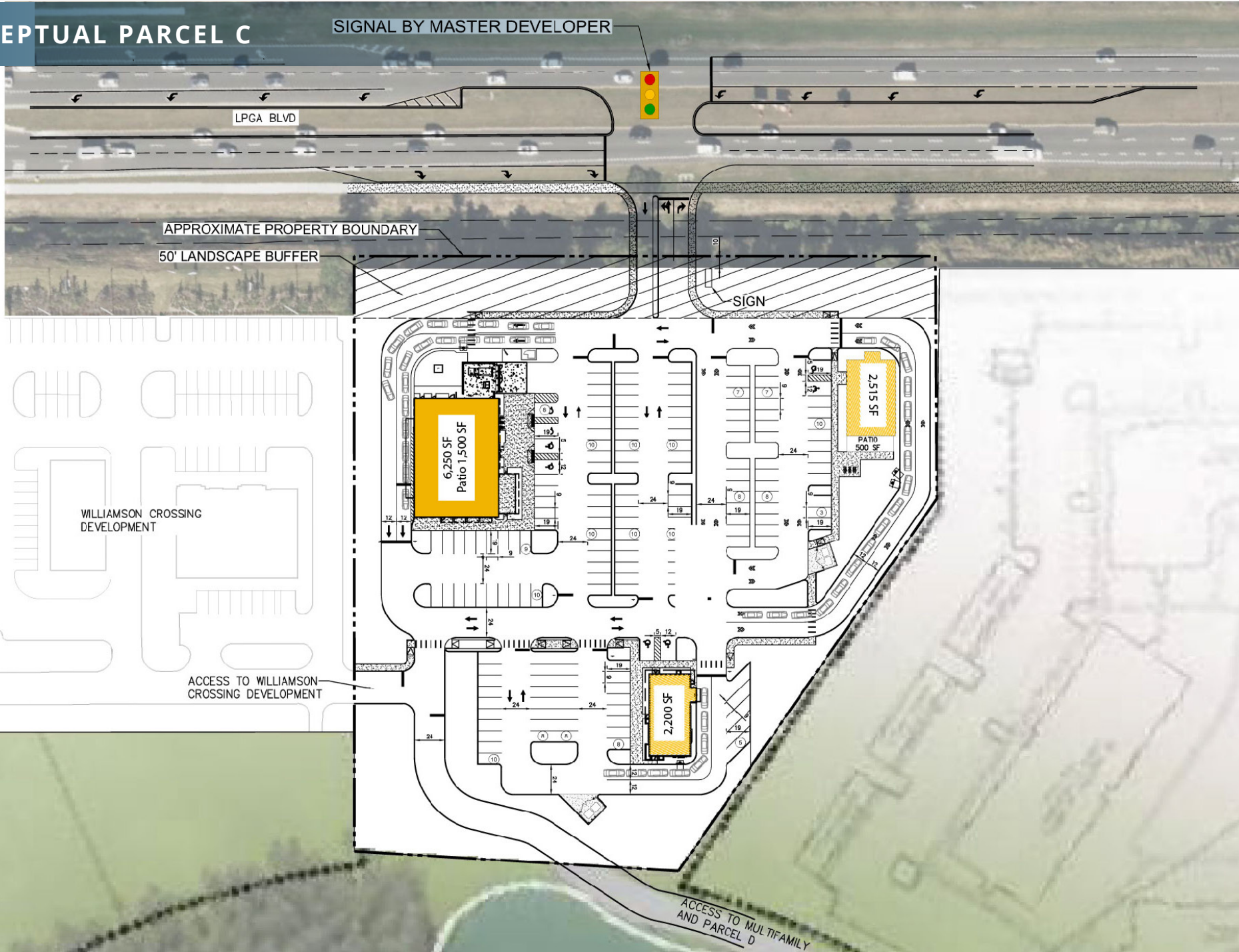
SIGN

6,250 SF
Patio 1,500 SF

2,515 SF
PATIO 500 SF

2,200 SF

ACCESS TO MULTIFAMILY AND PARCEL D



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

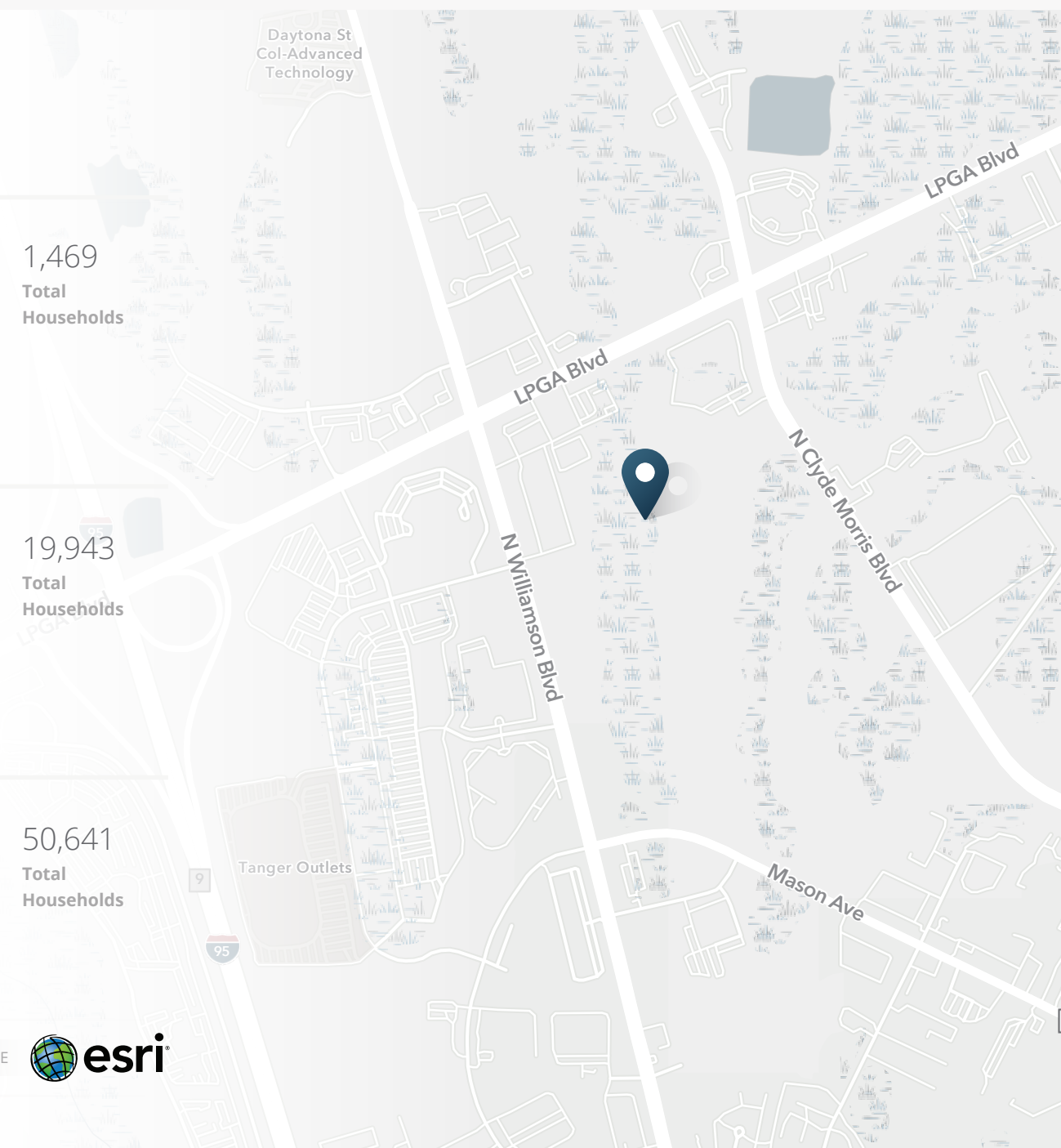
3,142 Population	7,433 Total Daytime Population	\$79,886 Average Household Income	1,469 Total Households
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3 MILES

46,391 Population	65,454 Total Daytime Population	\$63,980 Average Household Income	19,943 Total Households
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5 MILES

116,438 Population	150,863 Total Daytime Population	\$69,194 Average Household Income	50,641 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Tomoka Town Center

1115 Cornerstone Blvd | Daytona Beach, FL 32117



MOBILE DATA & FOOT TRAFFIC INSIGHTS

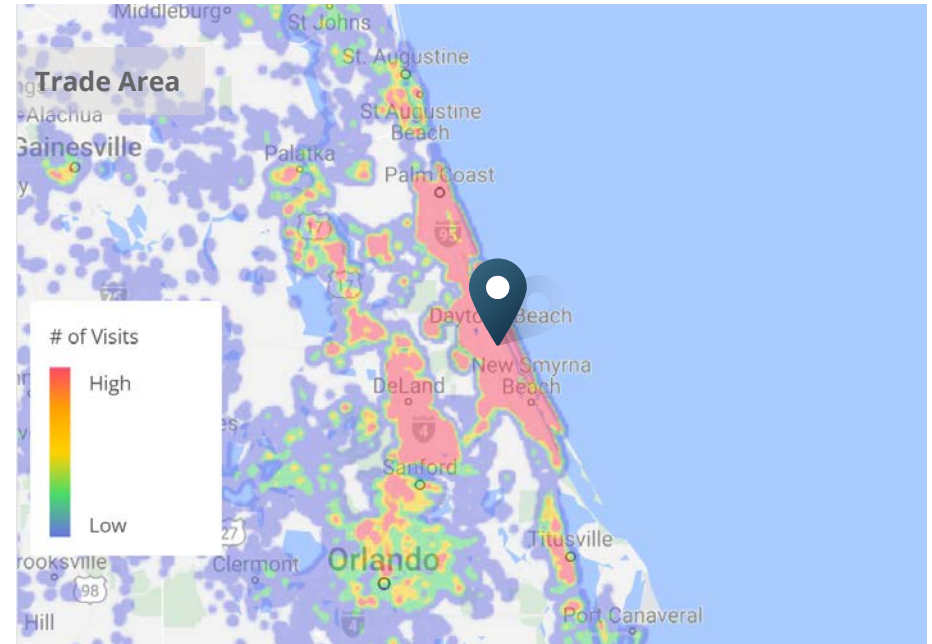
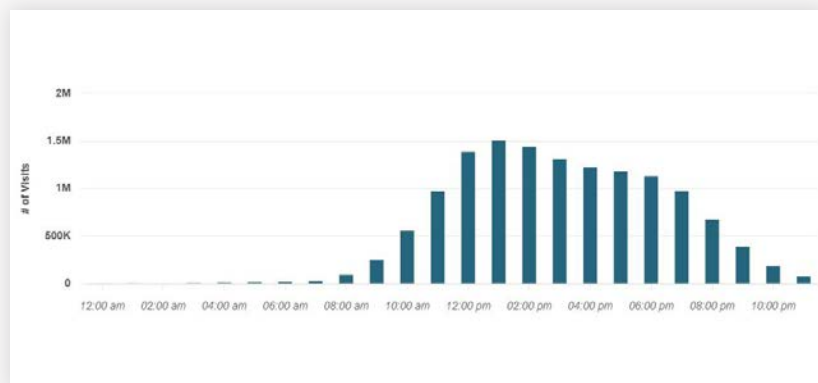
Estimated Annual Visits 08/01/2022 - 07/31/2023

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
1.5M	6.5M	4.34

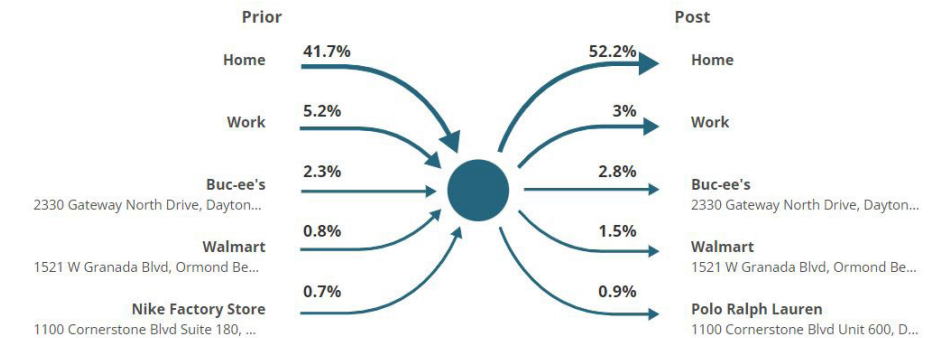
Daily Visits



Hourly Visits



Customer Journey



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SRS Real Estate Partners
200 S Orange Ave, Suite 1300
Orlando, FL 32801
407.455.5030

Jason B. Kaiser, CCIM
407.310.3001
jason.kaiser@srsre.com



SRSRE.COM

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