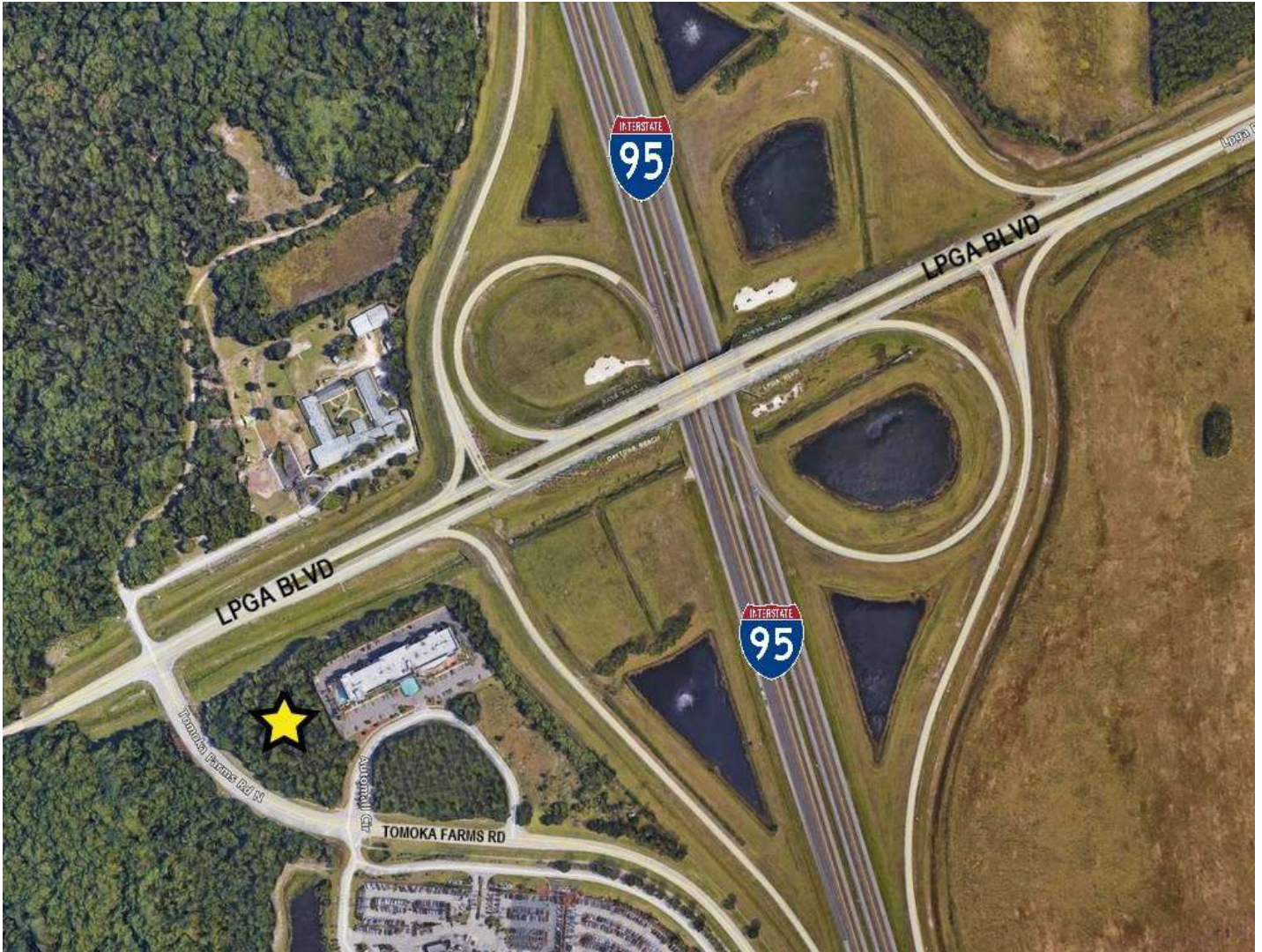


# DAYTONA AUTOMALL LOT 1

1537 TOMOKA FARMS RD, DAYTONA BEACH



Prepared By:

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# PROPERTY SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	2.58 Acres
Zoning:	PD-G
Market:	Daytona Beach
Traffic Count (2018)	10,173

## PROPERTY OVERVIEW

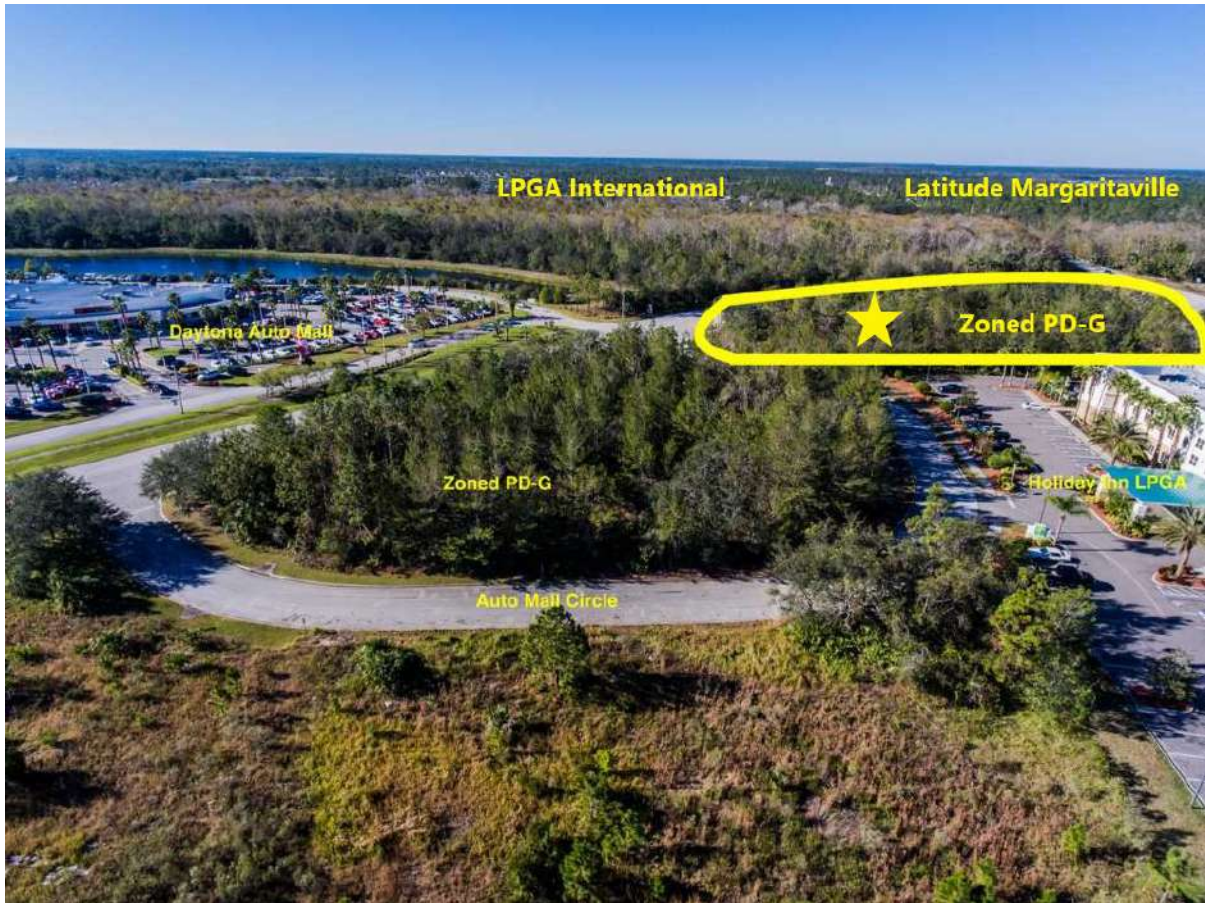
2.58 Acres on the SE corner of LPGA Blvd and Tomoka Farms Road (Western Exit of I-95) in Daytona Beach, FL. This property is adjacent to the Holiday Inn LPGA Daytona, and across the street from the Daytona AutoMall which generates significant traffic throughout the day. Surrounding area includes Tanger Outlet Mall, Tomoka Town Centre, Latitude Margaritaville, LPGA International, Sam's Club, and soon to be built Buc-ee's. Property has electric, water, sewer, and telephone on site, and has off site water retention available. Signage is available and visible from I-95. Suitable for Gas Station/Convenience Store, Fast Food Restaurant, or Commercial Retailer.

Site is located in an opportunity zone. This area in Daytona Beach is rapidly growing with over 5,000 planned new multi family units and 12,000 new homes.

## PROPERTY HIGHLIGHTS

- ◆ Opportunity Zone
- ◆ 2.58 Acre Lot on the corner of LPGA and Tomoka Farms Road.
- ◆ Directly across the street from Daytona AutoMall
- ◆ Signage visible from I-95
- ◆ Off-Site Water Retention Available
- ◆ New Construction Surrounding the Parcel









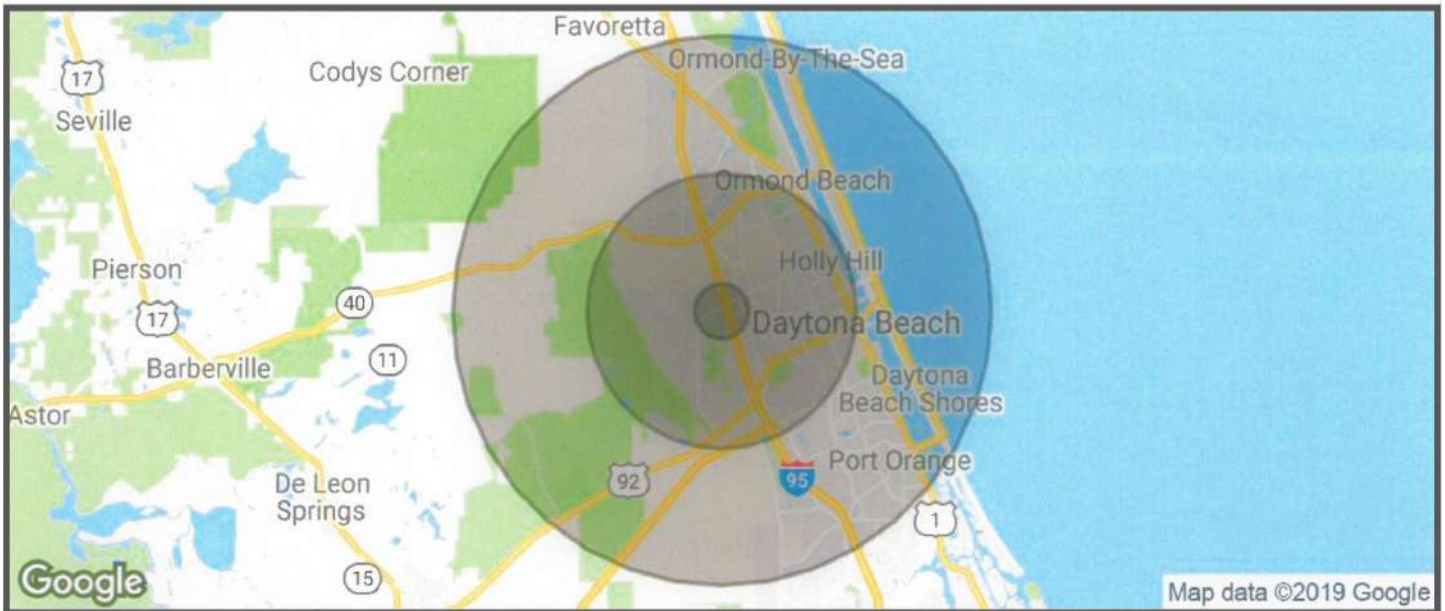








# DEMOGRAPHICS



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,637	76,088	205,008
Median Age	34.7	37.8	43.4
Median Age (Male)	35.0	36.4	41.5
Median Age (Female)	34.0	40.0	45.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	748	29,161	86,213
# Of Persons Per HH	2.2	2.6	2.4
Average HH Income	\$43,195	\$46,006	\$53,044
Average House Value	\$332,292	\$189,487	\$211,320

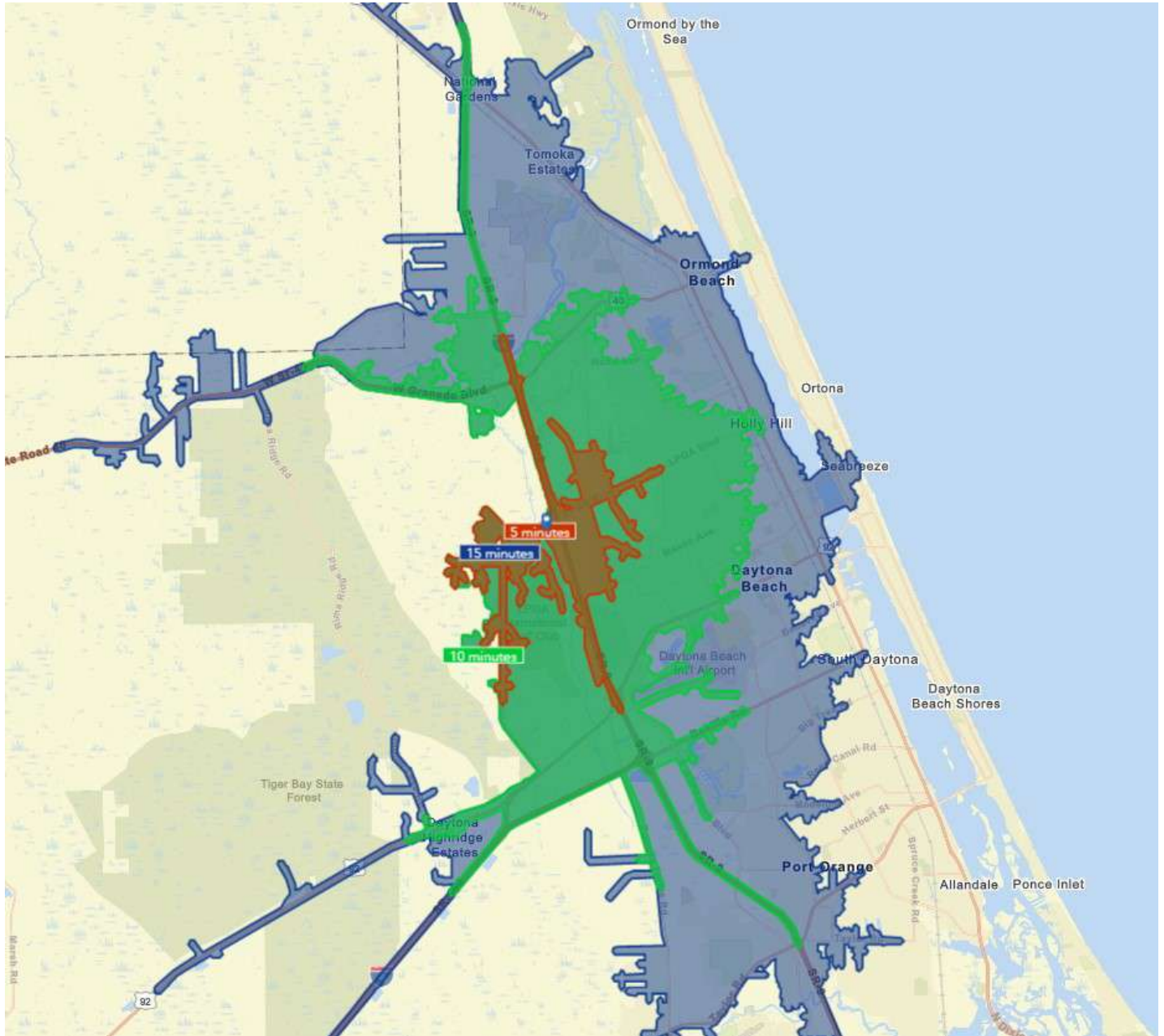
*\*Demographic data derived from 2010 US Census*

# KEY FACTS BY DRIVE TIME





# DRIVETIME MAP



- ★ = 5 minutes
- ★ = 10 minutes
- ★ = 15 minutes

# CONCEPTUAL SITE PLAN



Site Location Map

