

HOLLY HILL BUSINESS PARK

456 LPGA Blvd, Holly Hill, FL 32117



Prepared By:

NOVA PROPERTY MANAGEMENT

745 S NOVA ROAD

ORMOND BEACH, FL 32174

STEVEN I UNATIN

OFFICE: (386)677-9246 - FAX: (386)672-2674

Email: novapropmgmt@gmail.com

Website: www.novapropertymgmt.com

PROPERTY OVERVIEW



The Holly Hill Business park is an Industrial park near Daytona Beach that is on a 10 acre parcel, with 5 buildings/30 units, for a total of 103,500 sf total.

The park has easy access to I-95, I-4, US 1, 5A (Nova Rd). Eave height 18 ft. Max ceiling height 14 ft. Floor thickness 8 inches. Overhead doors, Dock high.

If you are looking for Daytona Beach commercial space, consider this property as it is on LPGA Blvd, and is a great location for industrial / retail businesses. Warehouse space units rang in size from 1,000 SF to 18,000 SF.

Tenants include resale auction, heating and air conditioning, auto repair, auto body, tile and marble, asphalt, pool supply, welding.

Building 456 LPGA: 30,000 SF

Building 1111 Enterprise: 21,000 SF

Building 1115 Enterprise: 24,500 SF

Building 1116 Enterprise: 14,000 SF

Building 1120 Enterprise: 14,000 SF

Rent: \$8.50/SF

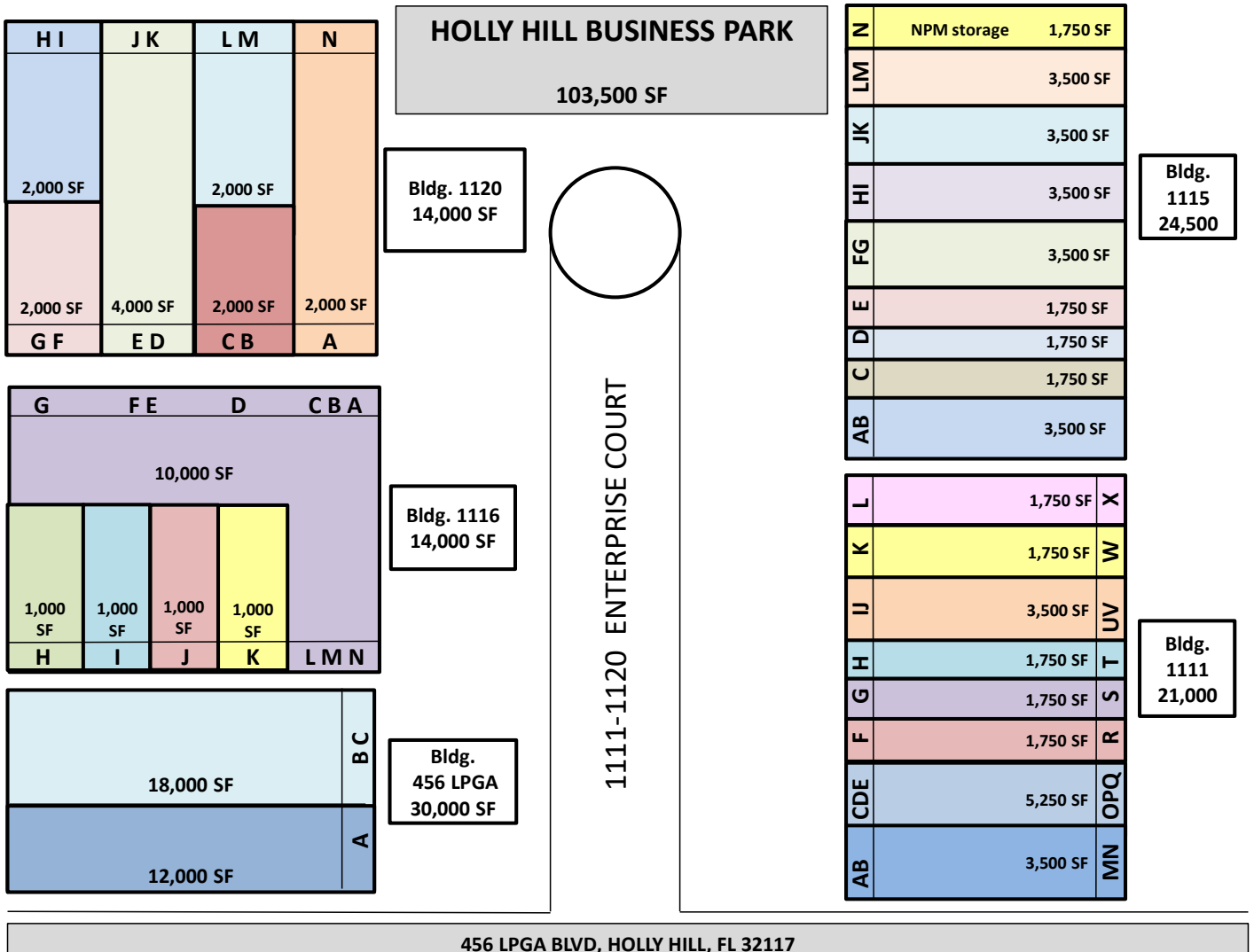
CAM: \$.50/SF

Sales Tax: 6%

PHOTOS

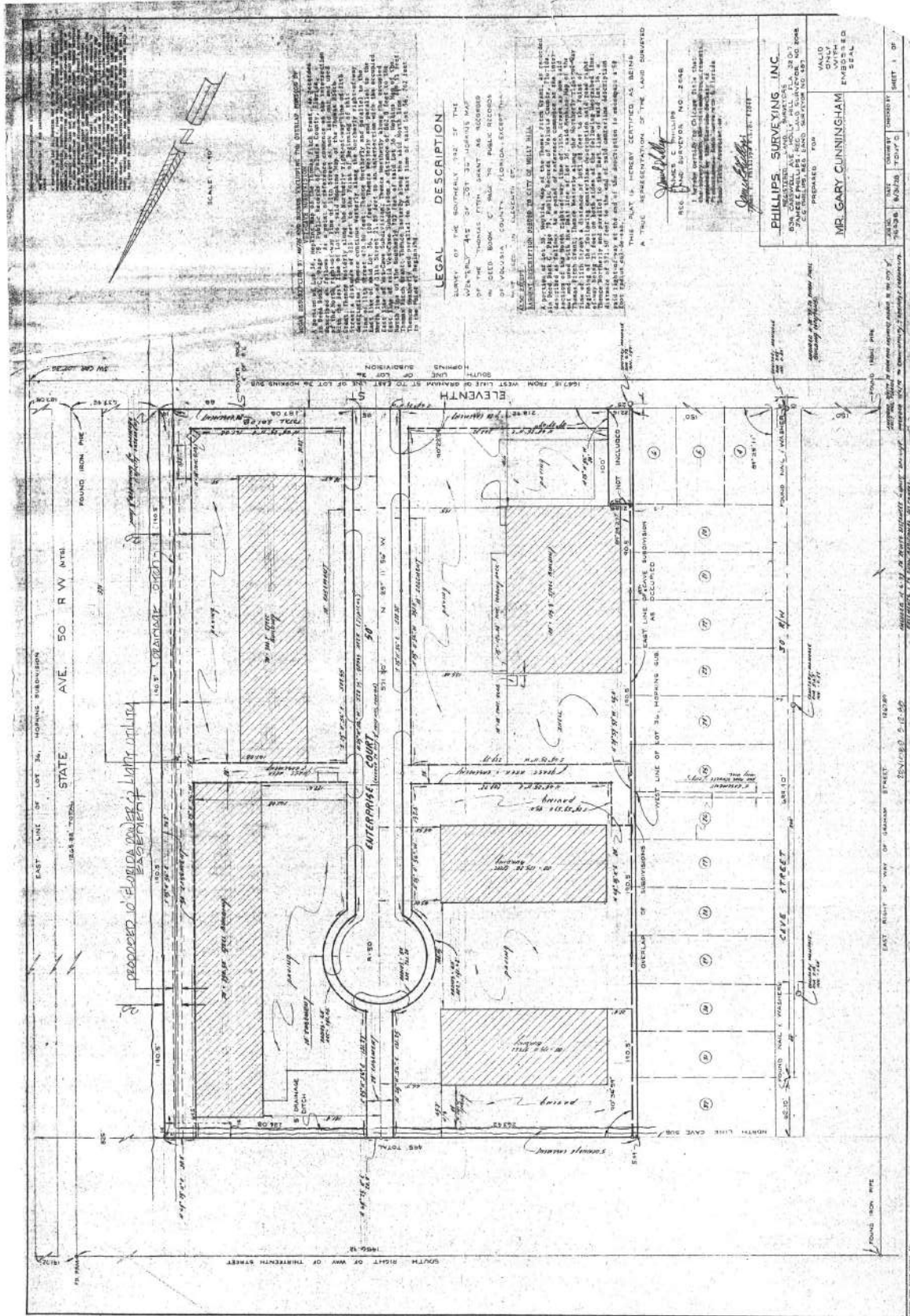


PARK LAYOUT



456 LPGA BLVD, HOLLY HILL, FL 32117

SURVEY



LEGAL DESCRIPTION

THESE ARE THE SEVERAL LOTS OF THE SURVEY MADE BY JOHN J. CUNNINGHAM, SURVEYOR OF THE THOMAS FITZPATRICK TRACT AS RECORDED IN DEED BOOK 5, PAGE 70, PUBLIC RECORDS OF VOLUNTEER COUNTY, FLORIDA, EXCEPT THE LOTS HEREIN SHOWN TO BE RESERVED TO THE CITY OF MELT FLA.

THESE LOTS ARE THE SEVERAL LOTS OF THE SURVEY MADE BY JOHN J. CUNNINGHAM, SURVEYOR OF THE THOMAS FITZPATRICK TRACT AS RECORDED IN DEED BOOK 5, PAGE 70, PUBLIC RECORDS OF VOLUNTEER COUNTY, FLORIDA, EXCEPT THE LOTS HEREIN SHOWN TO BE RESERVED TO THE CITY OF MELT FLA.

THESE LOTS ARE THE SEVERAL LOTS OF THE SURVEY MADE BY JOHN J. CUNNINGHAM, SURVEYOR OF THE THOMAS FITZPATRICK TRACT AS RECORDED IN DEED BOOK 5, PAGE 70, PUBLIC RECORDS OF VOLUNTEER COUNTY, FLORIDA, EXCEPT THE LOTS HEREIN SHOWN TO BE RESERVED TO THE CITY OF MELT FLA.

A TRUE REPRESENTATION OF THE LAND SURVEYED

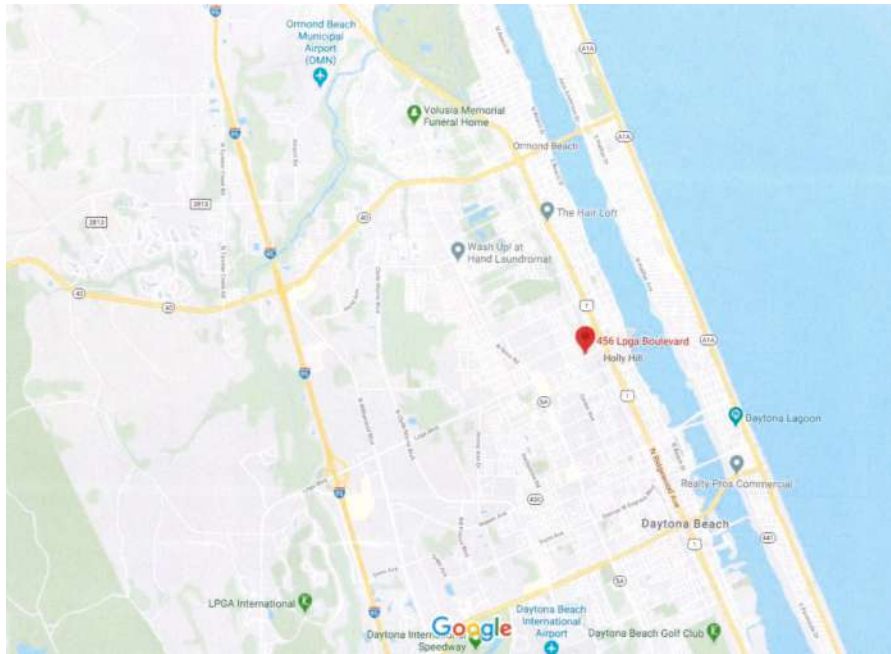
PHILLIPS SURVEYING, INC.
 824 CASHWELL AVE. SUITE 100, FORT WORTH, TEXAS 76102
 817-335-1111
 PHILLIPS SURVEYING, INC. IS AN EQUAL OPPORTUNITY FIRM.

PREPARED FOR
MR. GARY CUNNINGHAM
 EMBOSSED SEAL

VALID ONLY WHEN USED WITH THIS SEAL

DATE OF SURVEY	11/15/20
DATE OF RECORDING	11/15/20
DATE OF PREPARATION	11/15/20
DATE OF SIGNATURE	11/15/20
DATE OF SEALING	11/15/20
DATE OF DELIVERY	11/15/20
DATE OF RECORDING	11/15/20
DATE OF PREPARATION	11/15/20
DATE OF SIGNATURE	11/15/20
DATE OF SEALING	11/15/20
DATE OF DELIVERY	11/15/20

LOCATION MAP



TRAFFIC



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 – 15,000
- ▲ 15,001 – 30,000
- ▲ 30,001 – 50,000
- ▲ 50,001 – 100,000
- ▲ More than 100,000 per day

DEMOGRAPHICS

<u>CENSUS 2011 SUMMARY</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>	<u>FLORIDA</u>	<u>USA</u>
Population	8,816	60,850	105,140	18,801,310	308,745,538
Households	4,114	26,877	46,791	7,420,802	116,716,292
Families	2,130	13,774	24,114	4,835,475	77,538,296
Average HH Size	2.11	2.16	2.13	2.48	2.58
Owner Occupied Housing Units	2,306	14,579	25,763	4,998,979	75,986,074
Renter Occupied Housing Units	1,808	12,298	21,028	2,421,823	40,730,218
Median Age	45.0	42.6	43.5	40.8	37.1

<u>2017 SUMMARY</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>	<u>FLORIDA</u>	<u>USA</u>
Population	9,211	64,688	112,029	20,108,440	323,580,626
Households	4,233	28,226	49,281	7,858,449	121,786,233
Families	2,170	14,217	24,991	5,083,223	80,307,260
Average Household Size	2.15	2.18	2.15	2.50	2.59
Owner Occupied Housing Units	2,084	13,512	24,361	4,936,146	76,427,142
Renter Occupied Housing Units	2,149	14,713	24,920	2,922,303	45,359,091
Median Age	46.3	44.0	45.1	41.9	38.0
Median Household Income	33,690	33,485	35,721	48,377	54,149
Average Household Income	46,315	47,521	54,074	69,330	77,008

<u>2022 SUMMARY</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>	<u>FLORIDA</u>	<u>USA</u>
Population	9,684	67,903	118,375	21,436,087	337,326,118
Households	4,437	29,608	52,087	8,344,165	126,694,268
Families	2,266	14,813	26,246	5,377,530	83,243,260
Average HH Size	2.15	2.19	2.16	2.52	2.60
Owner Occupied Housing Units	2,299	14,782	26,663	5,210,167	79,275,904
Renter Occupied Housing Units	2,138	14,825	25,424	3,133,998	47,418,364
Median Age	46.2	44.4	45.5	42.5	38.7
Median Household Income	39,108	38,012	40,466	54,799	59,476
Average Household Income	55,065	55,824	63,957	76,369	84,021