

FOR LEASE

HOLLY HILL MARKETPLACE

1523-1595 N Nova Road, Holly Hill, Fl 32117



±9,600 - 13,000 SF
AVAILABLE FOR LEASE

LPGA BOULEVARD - 27,500 AADT

N NOVA ROAD - 32,000 AADT

JOIN NEWLY SIGNED COFFEE SHOP AND UPS STORE!

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

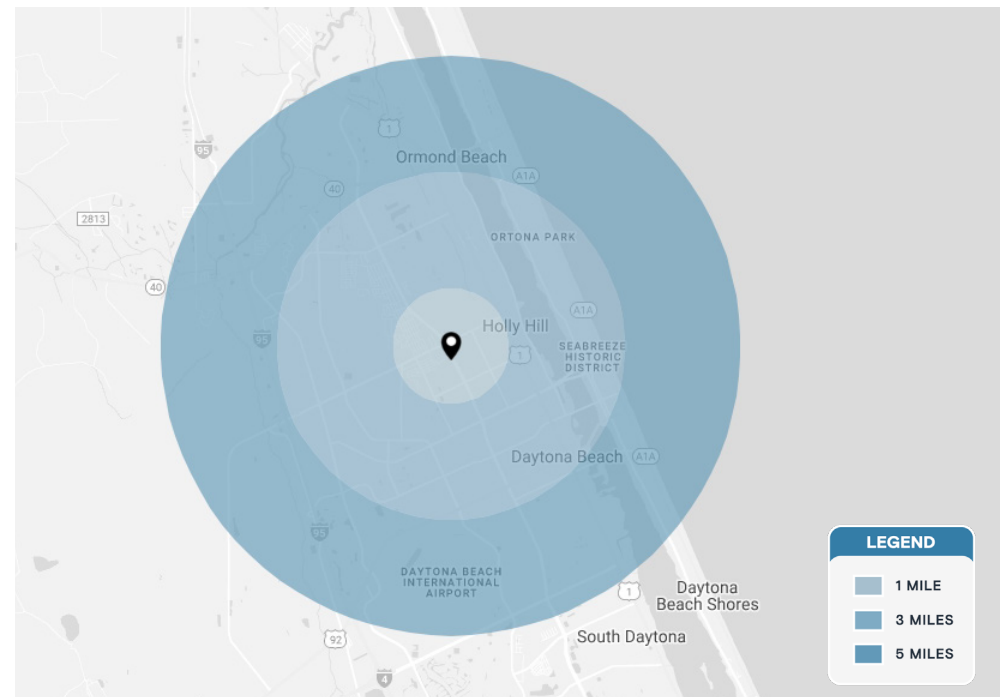
HIGHLIGHTS

- Winn-Dixie anchored center on LPGA Boulevard and Nova Road
- Within 10 minutes from I-95, Tanger Outlets, Daytona International Speedway, Latitude Margaritaville, and Daytona Beach
- Strategically positioned on the north side of the greater Daytona Beach market
- Easy access to and from all major roads and highways
- 32,000 AADT on Nova Road and 27,500 AADT on LPGA Boulevard; ±59,500 vehicles per day at the intersection



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	13,482	71,168	125,368
HOUSEHOLDS	5,759	31,165	55,148
EMPLOYEES	11,018	60,140	106,713
AVERAGE HH INCOME	\$51,780	\$55,497	\$62,915

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	31,684	83,150	140,252
HOUSEHOLDS	13,331	83,738	62,262
EMPLOYEES	26,202	70,006	119,594
AVERAGE HH INCOME	\$51,746	\$53,855	\$62,809





Tenant Roster

1523	Boost Mobile	900 SF	1549 Available	10,700 SF	1559	Nails-4-U	1,400 SF	1569 Available	1,200 SF	1585	Sew-N' Quilt	3,678 SF		
1525	Tropical Laundromat	2,700 SF	1551	Advance America	1,400 SF	1561	Direct General	1,400 SF	1571	Golf Shop	900 SF	1593	Woody's BBQ	3,750 SF
1541	Winn Dixie	50,068 SF	1553	Metro T-Mobile	1,400 SF	1563	Coffee Shop	1,400 SF	1575 Available	2,100 SF	1595A	The Cabinet Factory	1,400 SF	
1545	Rent A Center	6,000 SF	1555	UPS	1,400 SF	1565	Holly Vapes	1,400 SF	1577	Coming Available	9,600 SF	1595B Available	2,800 SF	
1547	Sharps Liquors	2,300 SF	1557	Hertz	1,400 SF	1567	China Star	1,200 SF	1583	Papa Johns	1,200 SF	159C	Brown's Billiards	4,200 SF



BELLAIR PLAZA
 Publix Pet Super market
 Marshalls Bealls Florida
 bealls DOLLAR TREE

ORMOND TOWN SQUARE
 Publix ROSS
 Party City Bealls
 DOLLAR TREE Florida

HOLLY HILL PLAZA
 Winn-Dixie

LATITUDE 29
 UNDER CONSTRUCTION
 33,000 ACRES
 3,400 HOMES

TOMOKA TOWN CENTER
 HOBBY LOBBY TJ-maxx
 bealls ULTA HOME CENTRIC
 Burlington Academy SPORTS+OUTDOORS
 five BELOW ROSS DRESS FOR LESS
 pop shelf DSW BARNES & NOBLE

TANGER OUTLETS

95 - 38,250 AADT
 N WILLIAMSON BOULEVARD - 12,500 AADT

LPGA BOULEVARD - 38,000 AADT

N NOVA ROAD - 32,000 AADT

W INTERNATIONAL SPEEDWAY - 30,000 AADT

ALDI HARBOR FREIGHT DOLLAR GENERAL

MID TOWN PLAZA
 save a lot
 DOLLAR TREE

DAYTONA BEACH

VOLUSIA MALL
 JCPenney Dillard's

Winn-Dixie

BEST BUY PETSMART

DAYTONA INTERNATIONAL SPEEDWAY

VOLUSIA MARKET PLACE
 BIG LOTS! Ashley HOMESTORE
 JOANN WORLD MARKET

TARGET

EMBRY-RIDDLE AERONAUTICAL UNIVERSITY
 6,928 STUDENTS

ALDI Office DEPOT

DAYTONA PROMENADE
 Bravo planet fitness
 FAMILY DOLLAR my family, my hobby, my dollar.

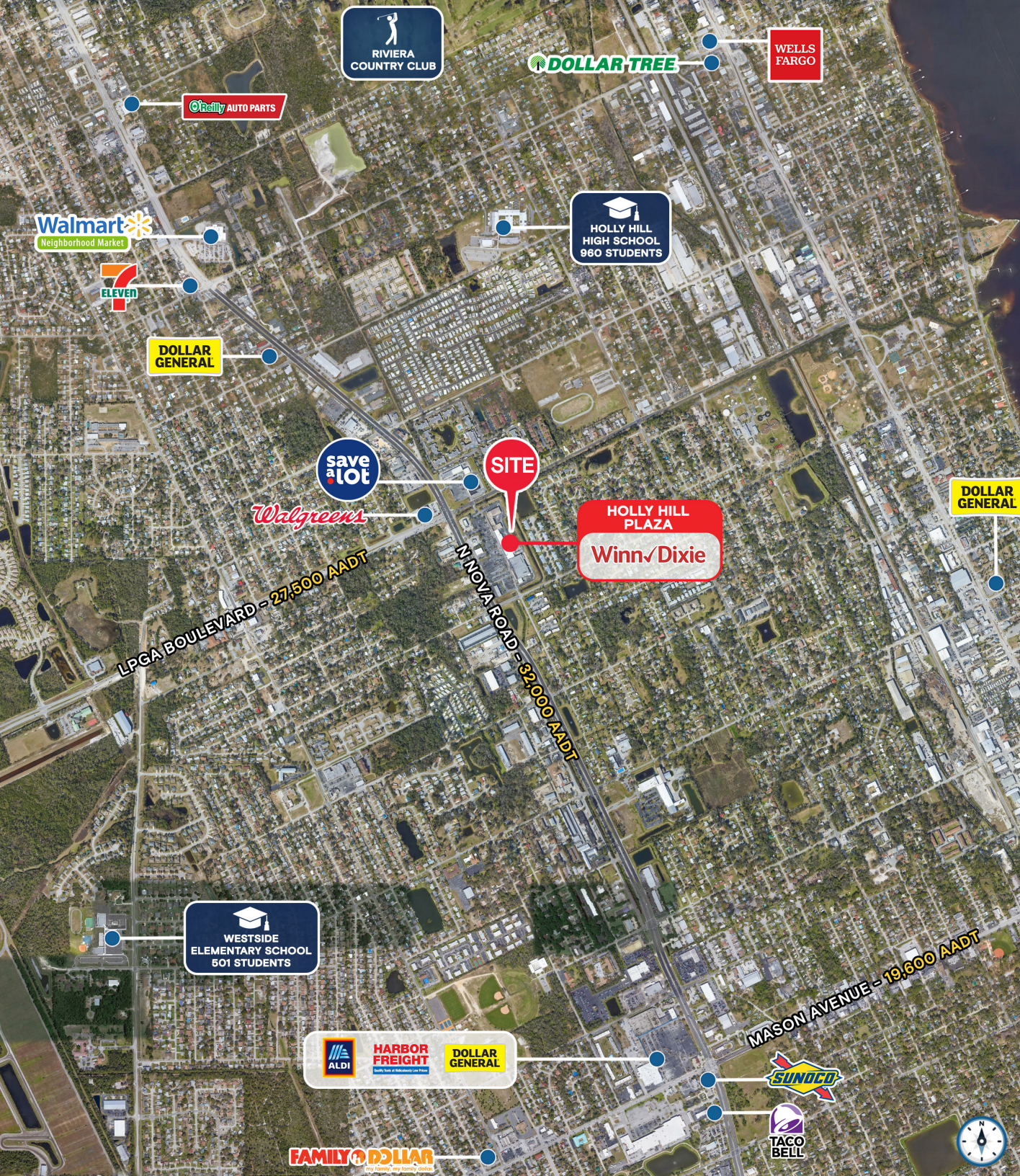
INTL SPEEDWAY SQUARE
 OLD NAVY Michaels DICK'S SPORTING GOODS
 Staples Total Wine & MORE

VOLUSIA SQUARE
 THE HOME DEPOT DOLLAR TREE

Walmart

Publix





Contact Brokers

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