

FOR LEASE

# HOLLY HILL MARKETPLACE

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



JOIN NEWLY SIGNED COFFEE SHOP AND UPS STORE!

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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# Property Overview

## HIGHLIGHTS

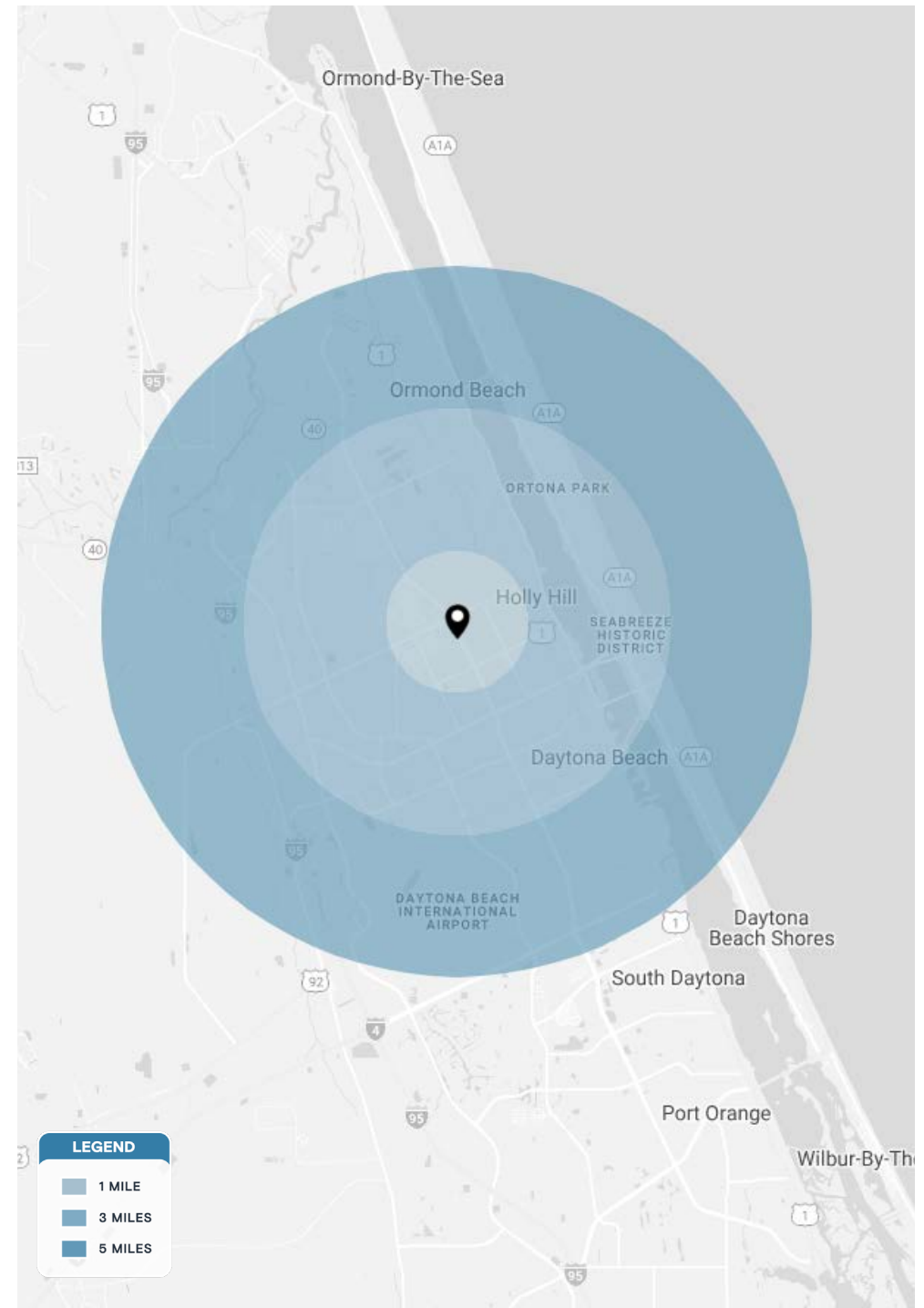
- Winn-Dixie anchored center on LPGA Boulevard and Nova Road
- Within 10 minutes from I-95, Tanger Outlets, Daytona International Speedway, Latitude Margaritaville, and Daytona Beach
- Strategically positioned on the north side of the greater Daytona Beach market
- Easy access to and from all major roads 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 Available	1,400 SF	1561	Direct General	1,400 SF	1571 Golf Shop	900 SF	1593 Available		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

**TOMOKA TOWN CENTER**  
 HOBBY LOBBY TJ-maxx  
 bealls ULTA HOME CENTRIC  
 Burlington Academy  
 five BELOW BARNES & NOBLE  
 ROSS pop shelf DSW

**TANGER OUTLETS**  
 ROOMS TO GO

**MID TOWN PLAZA**  
 save a lot  
 DOLLAR TREE

**VOLUSIA MALL**  
 JCPenney Dillard's

**VOLUSIA MARKET PLACE**  
 BIG LOTS Ashley HOMESTORE  
 JOANN WORLD MARKET

**TARGET**

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

**VOLUSIA SQUARE**  
 THE HOME DEPOT DOLLAR TREE

**DAYTONA PROMENADE**  
 Bravo planet fitness  
 FAMILY DOLLAR

**LATITUDE 28**  
 UNDER CONSTRUCTION  
 33,000 ACRES  
 3,400 HOMES

**LOWE'S**

**Walmart**

**Walmart Neighborhood Market**

**Publix**

**DOLLAR TREE**

**save a lot**

**ALDI HARBOR FREIGHT**  
 DOLLAR GENERAL

**sam's club**

**ROOMS TO GO**

**95**

**Bass Pro Shops**

**BEST BUY PETSMART**

**DAYTONA INTERNATIONAL SPEEDWAY**

**ROOMS TO GO**

**EMBRY-RIDDLE AERONAUTICAL UNIVERSITY**  
 6,928 STUDENTS

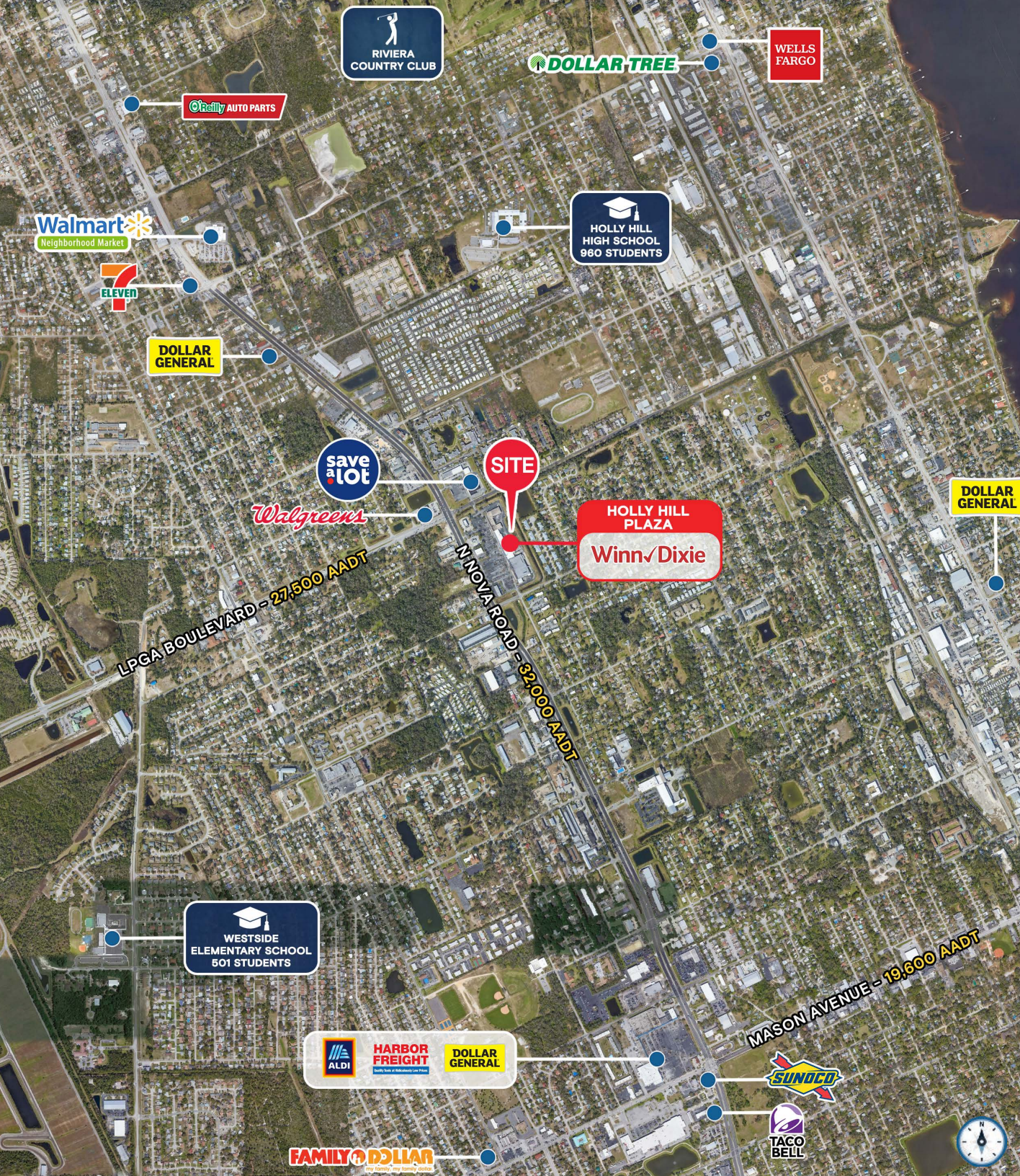
**ALDI Office DEPOT**

**Walmart**

**Publix**







## Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 03.06.25