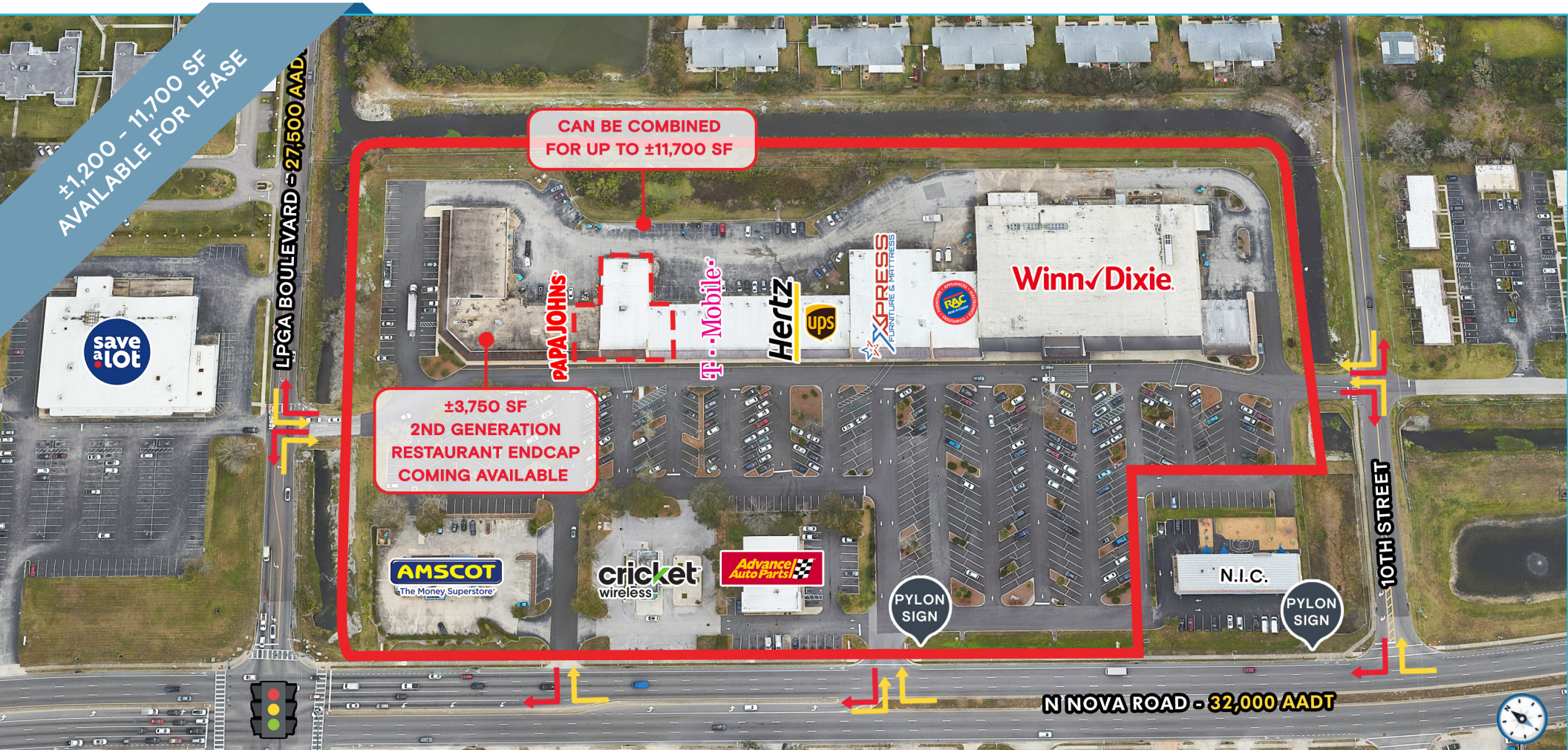


FOR LEASE

# 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

Vanessa Rodriguez

SENIOR DIRECTOR

vanesarodriguez@katzretail.com

(321) 948-9634

David Eggnatz

VICE PRESIDENT

davideggnatz@katzretail.com

(954) 579-2927



# 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

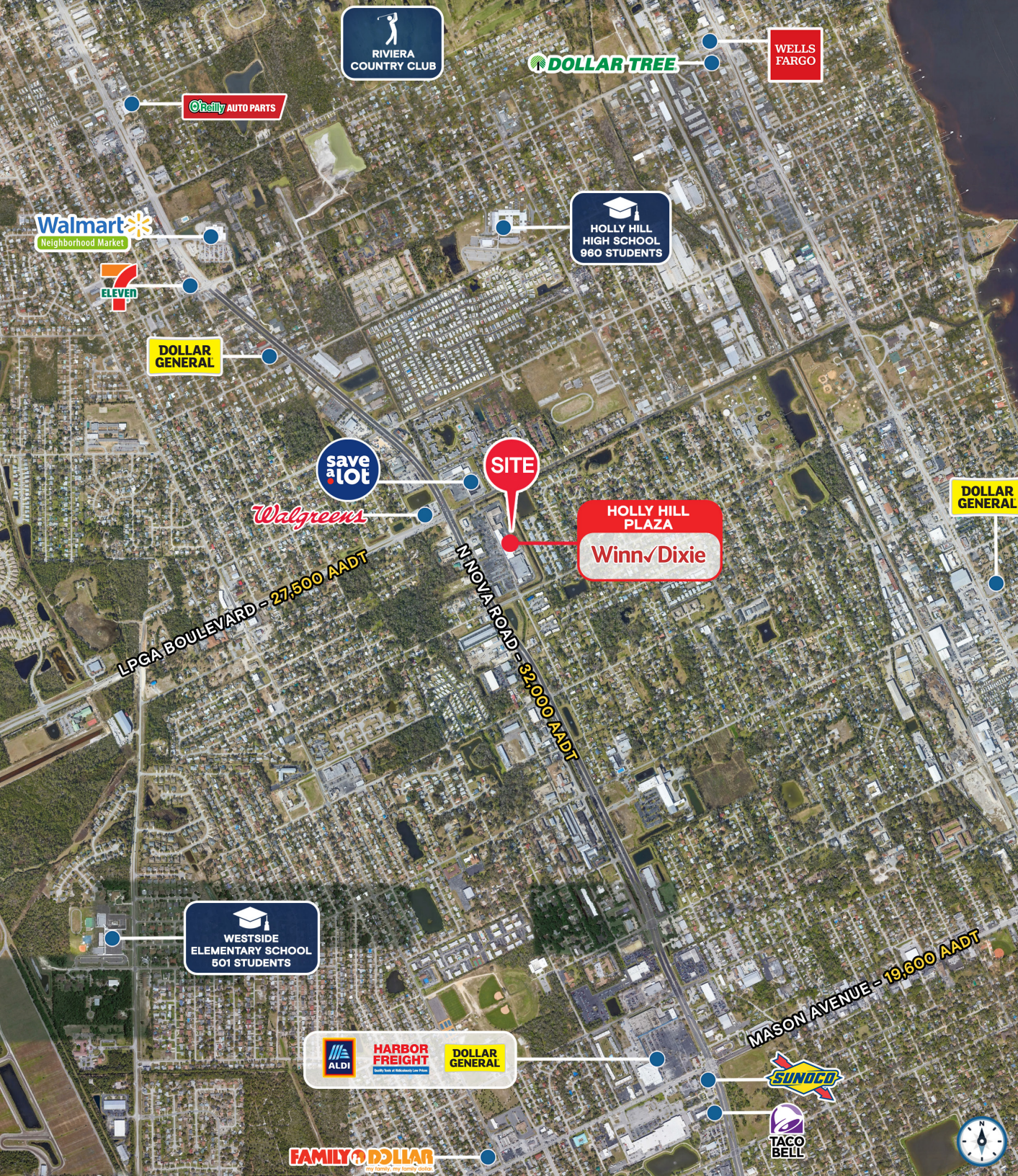












## Contact Brokers

**Vanessa Rodriguez**

SENIOR DIRECTOR

[vanesarodriguez@katzretail.com](mailto:vanesarodriguez@katzretail.com)

(321) 948-9634

**David Eggnatz**

VICE PRESIDENT

[davideggnatz@katzretail.com](mailto:davideggnatz@katzretail.com)

(954) 579-2927



## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

[katzretail.com](http://katzretail.com)

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: 03.28.25