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

David Eggnatz
VICE PRESIDENT
davideggnatz@katzretail.com
(954) 579-2927

Property Overview

HIGHLIGHTS

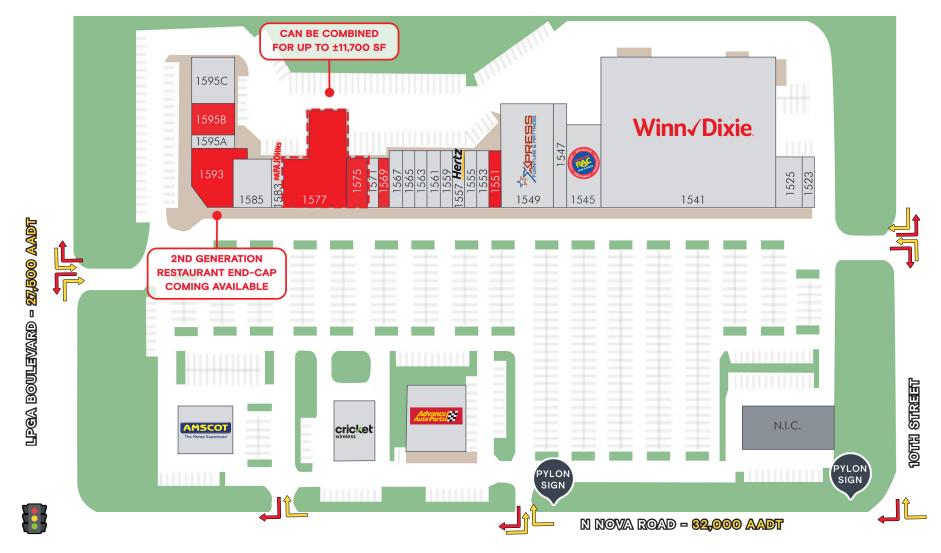
- · Winn-Dixie anchored center on LPGA Boulevard and Nova Road
- Within 10 minutes from I-95, Tanger Outlets, Daytona International Speedway, Latitude Margaritaville, and Daytona Beach
- Strategically positioned on the north side of the greater Daytona

 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	5 MINUTES 31,684	10 MINUTES 83,150	15 MINUTES 140,252
POPULATION HOUSEHOLDS			
	31,684	83,150	140,252



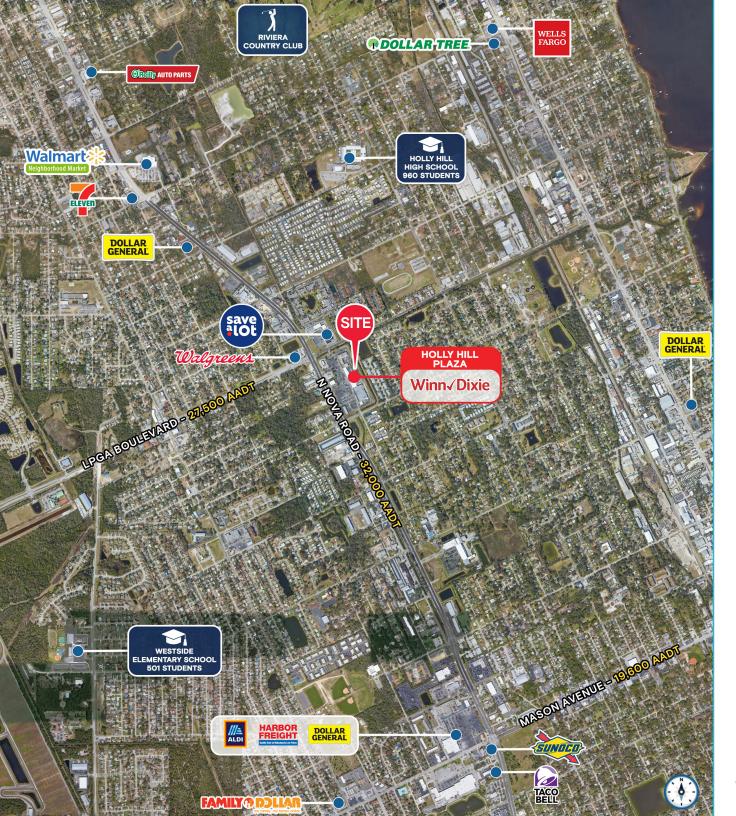




Tenant Roster

1523 Boost Mobile	900 SF	1549	Xpress Furniture	10,700 SF	1559	Nails-4-U	1,400 SF	1569	Available	1,200 SF	1585 Sew-N' Quilt	3,678 SF
1525 Tropical Laundro	mat 2,700 SF	1551	Available	1,400 SF	1561	Direct General	1,400 SF	1571	Golf Shop	900 SF	1593 Coming 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 Factor	ry 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





Contact Brokers

Vanesa Rodriguez
SENIOR DIRECTOR
vanesarodriguez@katzretail.com
(321) 948-9634

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VICE PRESIDENT
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(954) 579-2927



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 quarantees as to the information given to any prospective buyer or tenant. REV: 03.28.25