

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

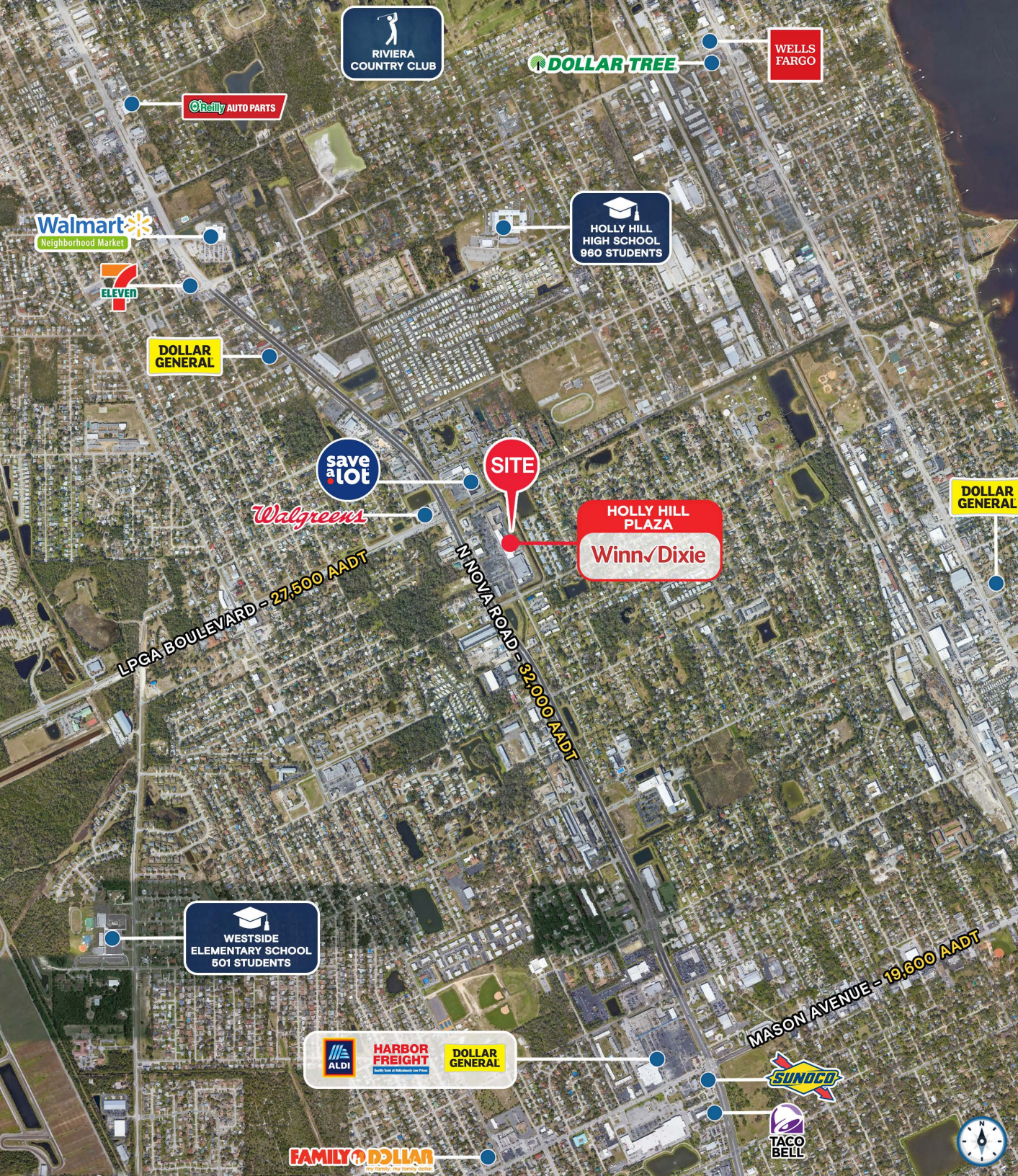




Tenant Roster

1523	Boost Mobile	900 SF	1549	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 Laundromat	2,700 SF	1551	Available	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





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