

TOMOKA VILLAGE 60± Net Developable Acres | Can Subdivide // Daytona Beach, FL 32117



PROPERTY HIGHLIGHTS:

- Frontage on LPGA Blvd., Clyde Morris Blvd., Strickland Range Rd., and Williamson Blvd.
- Close proximity to Tomoka Town Center, Tanger Outlets and new Sam's Club
- Daytona Beach has 103,000 residents and 9M visitors annually
- Offers excellent access to I-95 north/south and I-4 east/west
- Abundant residential development in the area including
 - Mosaic (1,000± homes)
 - Latitude Margaritaville (3,500± homes)
 - ICI Homes (2,500± homes)
- B. Braun is opening a 399,000± SF distribution facility on Clyde Morris Blvd.—approximately 0.5 miles south of LPGA Blvd.
- New employers have brought 3,500 added jobs to the market and the potential for more than 7,500 single family homes – 15,000 added residents to Daytona

Contact Us:

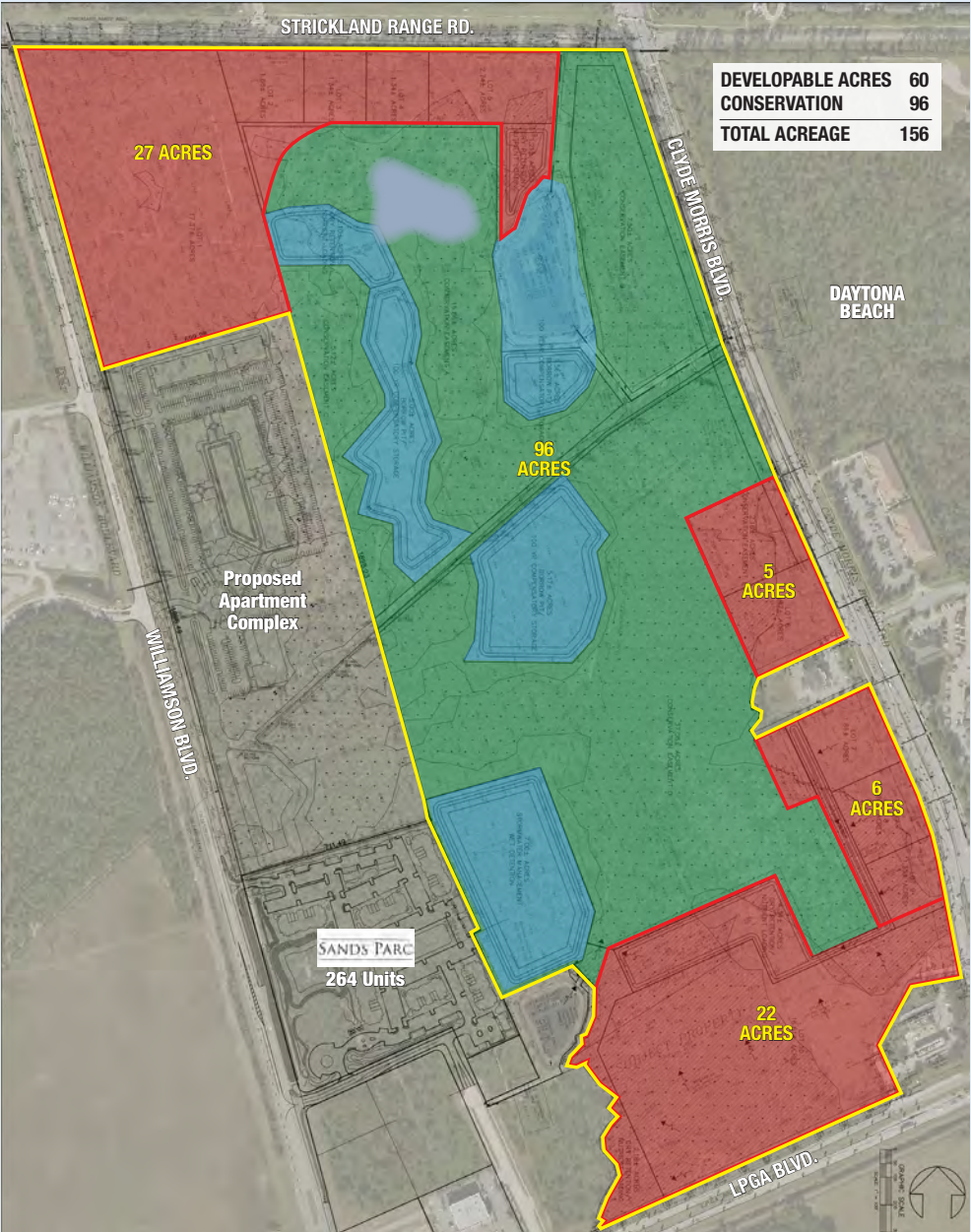
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SITE PLAN



DEMOGRAPHIC SUMMARY



Daytime Population
(2018)



Population
(2018)

	Daytime Population (2018)	Population (2018)
Trade Area (Daytona MSA)	607,997	648,188
1 Mile	1,316	462
3 Mile	46,244	37,938
5 Mile	108,099	101,216
15 Minute	174,552	135,570
20 Minute	247,767	220,678
30 Minute	472,016	468,339



Average Household
Income (2018)



Median Age
(2018)

	Average Household Income (2018)	Median Age (2018)
Trade Area (Daytona MSA)	\$48,067	45.6
1 Mile	\$51,195	46.9
3 Mile	\$48,389	41.1
5 Mile	\$54,457	42.3
15 Minute	\$57,623	46.0
20 Minute	\$64,362	48.5
30 Minute	\$66,447	48.7

AREA RESIDENTIAL DEVELOPMENT



Daytona Beach Housing Units

Multi Family Units: 1,820±

Single Family Units: 11,282±

TOTAL UNITS: 13,092±



Homes: 1,000
Timing: Under Construction



Phase 1 Homes: 3,400
530 Sold or under construction
Approx. 1,200 current residents



Phase 2 Homes: 3,500
Timing: In negotiation



Tract F Homes: 2,500
Timing: Under Contract

RETAILER OVERVIEW



AREA OVERVIEW MAP

	INDUSTRY	EMPLOYER	EMPLOYEES
A.	(MFG)	Energizer (NYSE: ENR)	250
B.	(HC)	Florida Hospital	3,250
C.	(UNIV)	Daytona State College	980
D.	(RET)	Tanger Outlets (NYSE: SKT)	900
E.	(O&G)	Teledyne (NYSE:TDY)	525
F.	(DIST)	Daytona Beverages	140
G.	(MFG)	Costa	230
H.	(DIST)	Trader Joe's	500
I.	(MFG)	AO Precision	135
J.	(MFG)	B. Braun/Gambro	135
K.	(HM)	TopBuild (NYSE: BLD)	250
L.	(SPRT)	International Speedway Corp. (NYSE: ISCA)	1,000
M.	(HC)	Halifax Health	4,700
N.	(UNIV)	Bethune Cookman University	650
O.	(INS)	Brown & Brown (NYSE:BRO)	600+
P.	(UNIV)	Embry Riddle Aeronautical University	1,070
Q.	(MFG)	Raydon	250
R.	(DIST)	U.S. Foods	550

