

Holly Hill Marketplace

1523-1595 N Nova Rd. Holly Hill, FL 32117



Retail for Lease



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Property Highlights

- **Winn-Dixie Anchored Center:** Prominent neighborhood retail destination located at the signalized intersection of LPGA Boulevard and Nova Road.
- **Prime Daytona Location:** Less than 10 minutes from I-95, Tanger Outlets, Daytona International Speedway, Latitude Margaritaville, and Daytona Beach.
- **Strategic Market Positioning:** Serves the rapidly expanding north side of the greater Daytona Beach trade area, surrounded by dense residential growth and new development.
- **Excellent Accessibility:** Convenient access to and from all major thoroughfares and highways in the region.
- **High Traffic Counts:** Approximately 32,000 AADT on Nova Road and 27,500 AADT on LPGA Boulevard — totaling nearly 59,500 vehicles per day at the intersection.



20,700 AADT

1,850 AADT

LPGA BLVD.

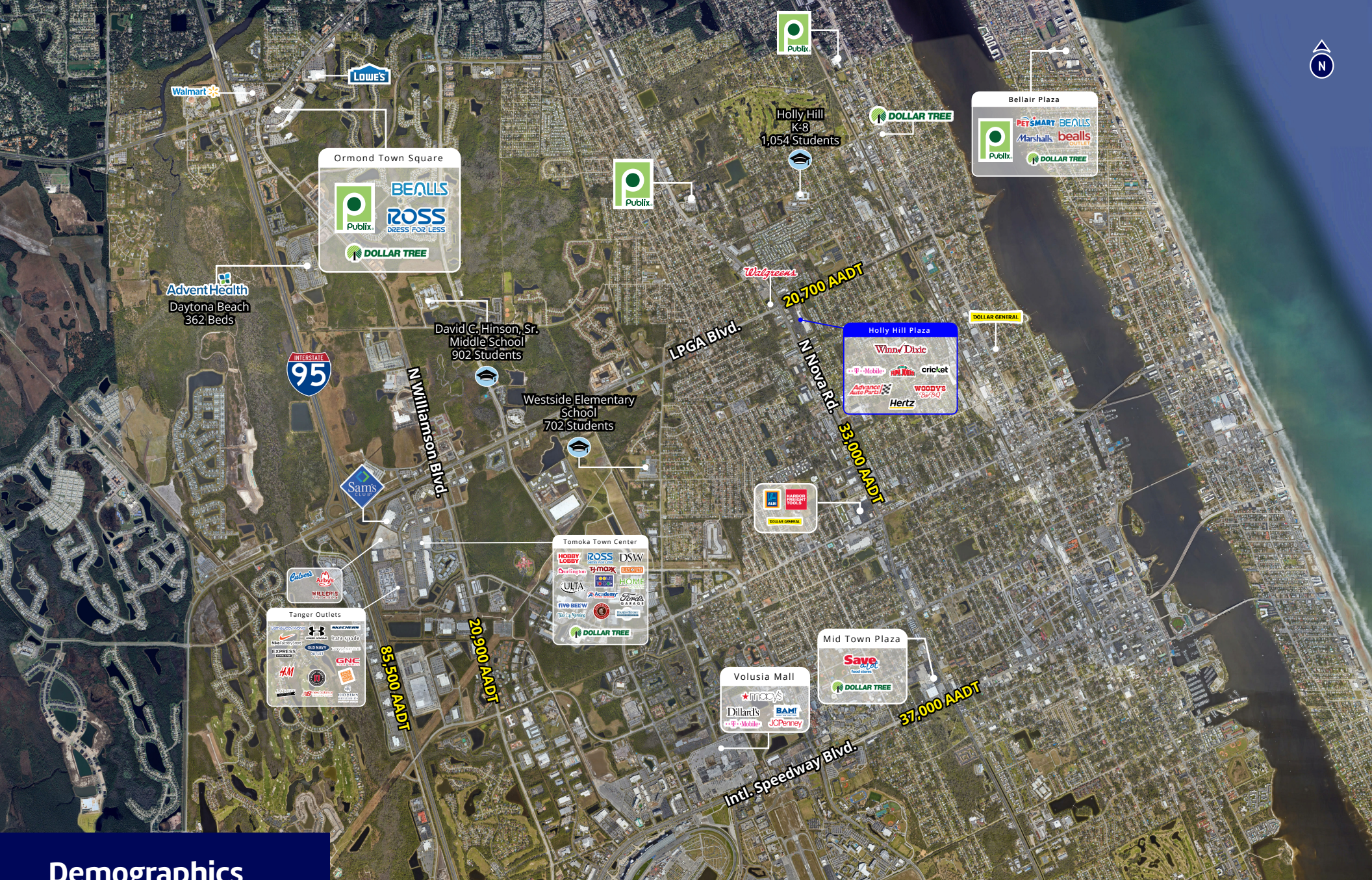
10TH ST



N Nova Rd.

33,000 AADT

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	Available	900 SF	1593	Woddy's BBQ	3,750 SF
1541	Winn Dixie	50,068 SF	1553	Metro T- Mobile	1,400 SF	1553	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	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	1595C	Brown's Billards	4,200 SF



Demographics

Population



1-Mile: 12,629
3-Mile: 72,019
5-Mile: 127,357



Daytime Population

1-Mile: 12,222
3-Mile: 88,208
5-Mile: 162,188



AVG. Household Income

1-Mile: \$79,235
3-Mile: \$71,298
5-Mile: \$81,854



Households

1-Mile: 5,606
3-Mile: 32,453
5-Mile: 57,155



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