

Tymber Creek Retail Village

LPGA Blvd. and Tymber Creek Rd.
Daytona Beach, FL 32124

HIGHLIGHTS

- 61± AC (45.5± usable) tract of land just west of I-95
- Retail development opportunity directly across from proposed Latitude Landings Publix anchored center
- Entrance to Latitude Margaritaville Community with 6,400 planned homes is directly across LPGA Blvd.
- New Tanger Outlet Mall and I-95 are within 1/4 mile proximity
- Multiple access points on LPGA Blvd. including two traffic light intersections
- Owner is starting the rezoning and entitlement process and will cooperate with buyer to fit the buyer's needs
- Owner will consider subdividing
- Traffic counts: I-95 87,000± VPD
LPGA Blvd. 19,000± N of I-95

Asking price: \$9,900,000
(\$5.50/SF)

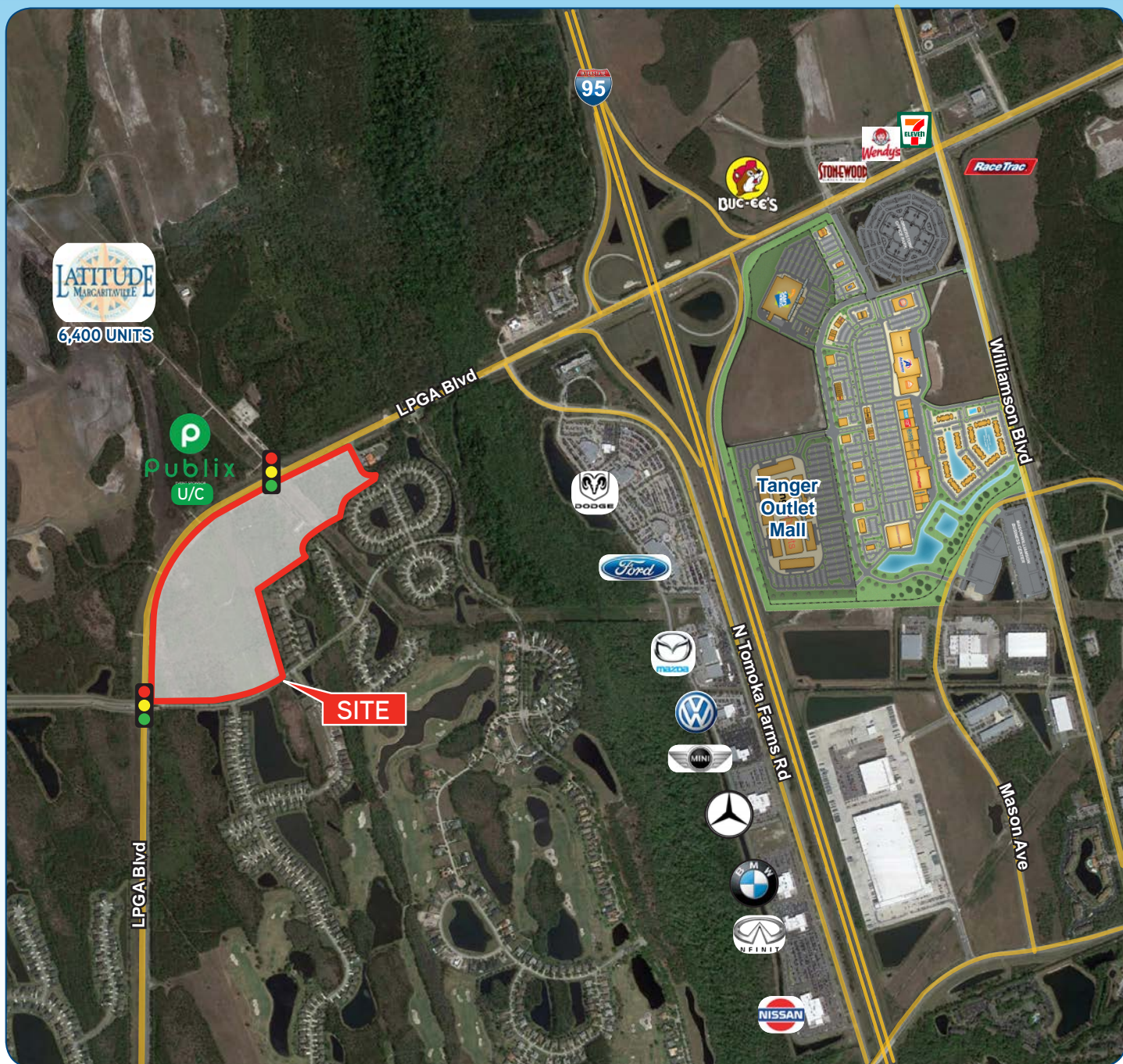


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DEMOGRAPHIC OVERVIEW



Population



Daytime
Population



Median
Household
Income



Average
Household
Income

	Population	Daytime Population	Median Household Income	Average Household Income
3 Mile:	9,278	23,370	\$43,944	\$62,913
5 Mile:	62,780	89,565	\$38,775	\$67,093
10 Mile:	203,864	238,241	\$40,948	\$61,542

Source: Esri Business Analyst Online 2018