

## 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)

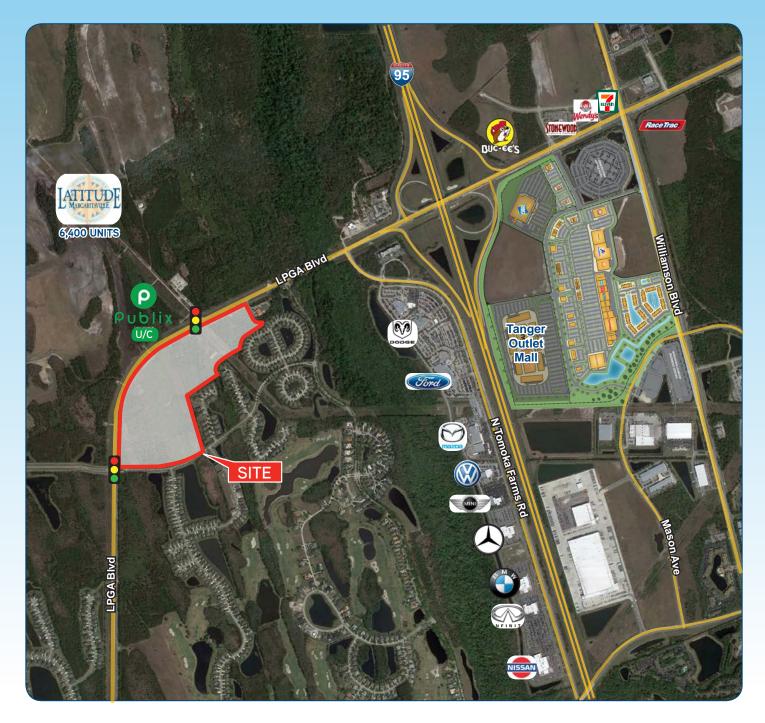


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		283	88		
		Population	Daytime Population	Median Household Income	Average Household Income
	3 Mile:	9,278	23,370	\$43,944	\$62,913
	5 Mile:	62,780	89,565	\$38,775	\$67,093
	10 Mile:	203,864	238,241	\$40,948	\$61,542
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Source: Esri Business Analyst Online 2018

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