

# FOR LEASE RETAIL AND OFFICE

## DAYTONA PROMENADE 1415 S Nova Rd, Daytona Beach, FL



### PROPERTY DETAILS

- **Co-Tenants:** Appliances 4 Less, Planet Fitness, Key Foods, Greenberg Dental & Orthodontics
- **Location:** Daytona Promenade is located at the intersection of major interstate roads I-4 and I-95
- **Traffic Count:** 69,500 Cars Per Day at the signalized intersection of Nova Rd & Beville Rd
- **Gross Leasable Area:** 145,417 Square Feet

### PROPERTY HIGHLIGHTS

- Prominent shopping center in terms of size, visibility and accessibility to broader market.
- Two miles north of two recently completed new construction multifamily developments totaling 600 units
- Daytona Beach attracts 8-million visitors annually and is home to World-Famous events, such as the Daytona 500, Bike Week, and Biketoberfest.



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# DAYTONA PROMENADE

1415 S Nova Rd, Daytona Beach, FL



## SITE PLANS - RETAIL

| Space       | Tenant                | Size (SF)     | Space       | Tenant                          | Size (SF)        |
|-------------|-----------------------|---------------|-------------|---------------------------------|------------------|
| 1413        | BioLife               | 13,995        | 1460        | Palm Tree Podiatry              | 2,226            |
| <b>1415</b> | <b>AVAILABLE</b>      | <b>30,767</b> | <b>1475</b> | <b>AVAILABLE - OFFICE</b>       | <b>Divisible</b> |
| 1423        | Planet Fitness        | 16,553        | 1477        | Metro PCS                       | 1,250            |
| <b>1433</b> | <b>AVAILABLE</b>      | <b>1,320</b>  | 1481 & 1509 | Key Foods                       | 23,188           |
| 1435        | China Wok             | 1,320         | 1515        | Greenberg Dental & Orthodontics | 6,400            |
| 1437        | Lucky Star Smoke Shop | 1,320         | 1523        | Family Dollar                   | 9,885            |
| 1439        | Pro Nails             | 1,320         | 1551        | T-Mobile                        | 1,411            |
| 1441        | Pete's Pizza          | 1,320         | <b>1551</b> | <b>AVAILABLE - RETAIL</b>       | <b>8,704</b>     |
| 1449        | Appliances 4 Less     | 5,400         |             |                                 |                  |

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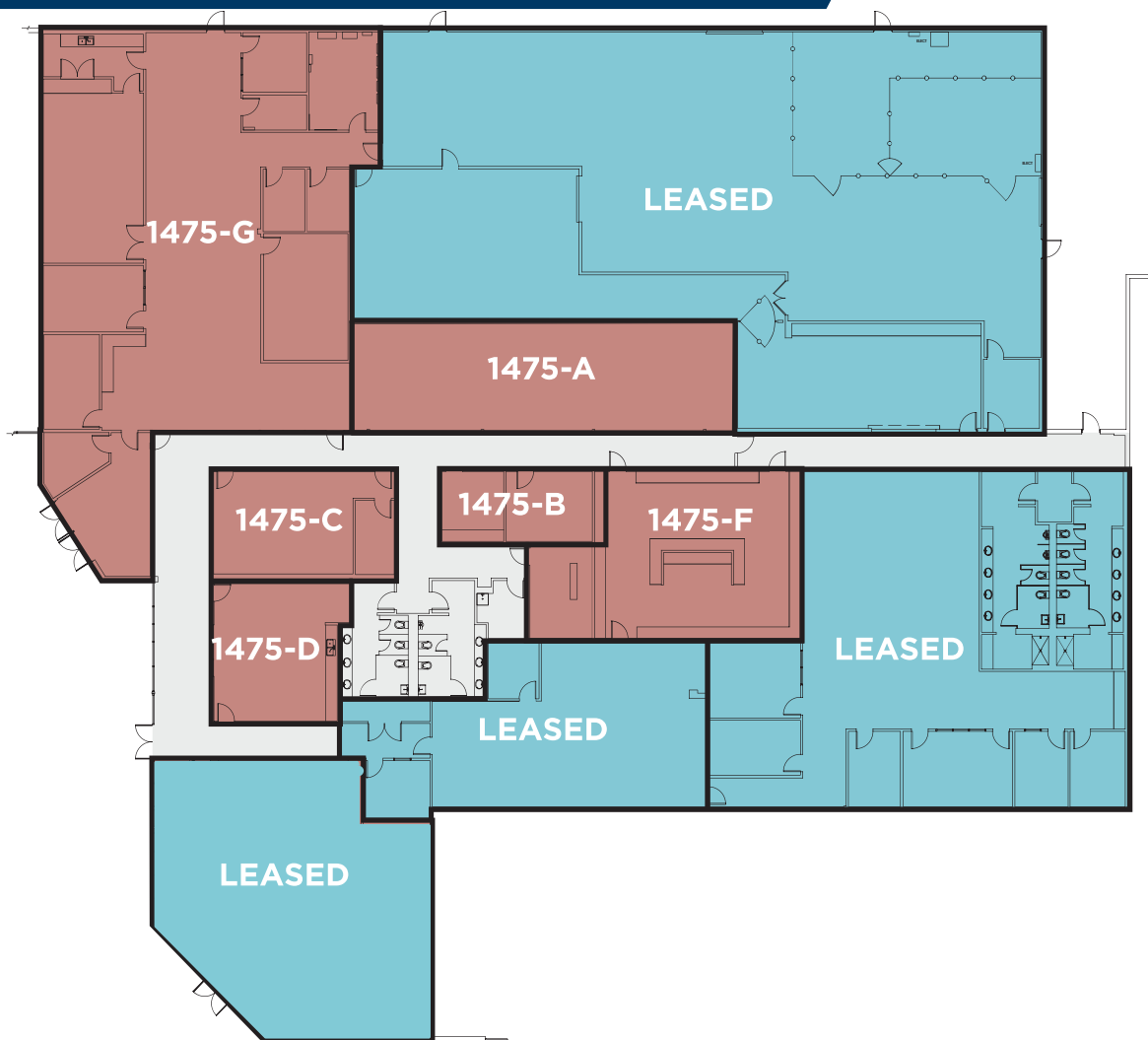
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## SITE PLANS - OFFICE

| Space  | Tenant             | Size (SF) | Space  | Tenant             | Size (SF) |
|--------|--------------------|-----------|--------|--------------------|-----------|
| 1475-A | AVAILABLE - OFFICE | 1,305     | 1475-F | AVAILABLE - OFFICE | 1,257     |
| 1475-B | AVAILABLE - OFFICE | 325       | 1475-G | AVAILABLE - OFFICE | 4,312     |
| 1475-C | AVAILABLE - OFFICE | 585       | 1475-H | LEASED             | 2,226     |
| 1475-D | AVAILABLE - OFFICE | 552       | 1475-I | LEASED             | 7,307     |
| 1475-E | LEASED             | 1,592     | 1475-J | LEASED             | 3,931     |
|        |                    |           | 1551   | AVAILABLE - OFFICE | 8,704     |

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## DEMOGRAPHICS

| DISTANCE         | 3 MILE   | 5 MILE   | 10 MILE  |
|------------------|----------|----------|----------|
| Population       | 66,122   | 130,275  | 245,348  |
| Avg. HH Income   | \$54,866 | \$56,191 | \$68,498 |
| Total Households | 29,323   | 58,822   | 108,683  |

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