



For Lease
The Village Center at the Cays

SEQ LPGA Blvd & N Williamson Blvd
Daytona Beach, FL

JASON B. KAISER, CCIM

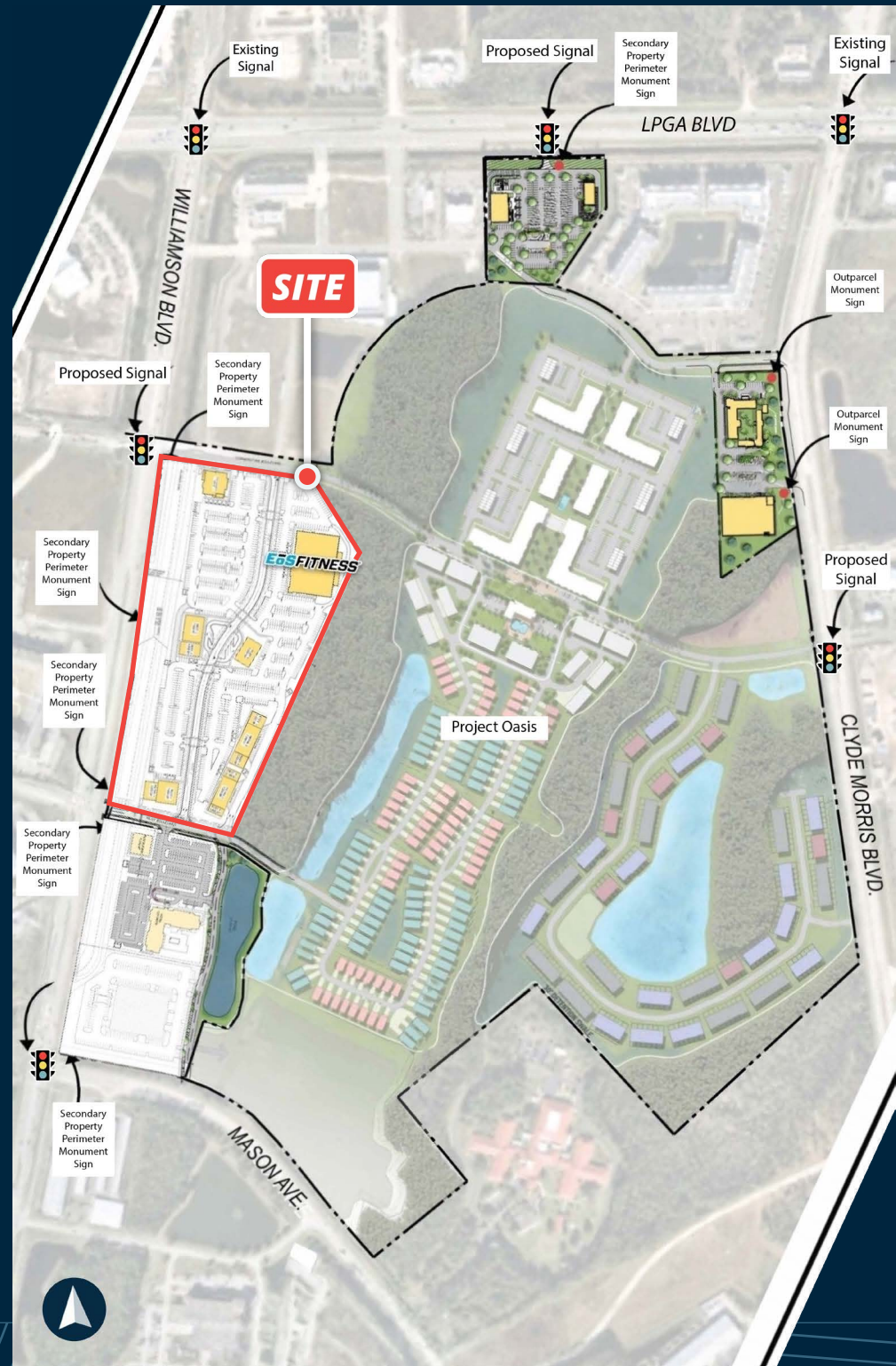
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For Lease

SEQ LPGA Blvd &
N Williamson Blvd
Daytona Beach, FL

* Prime parcel opportunity at
The Village Center at the Cays

Property Specifications

GROUND LEASE

1.0 AC

BUILDING LEASE

1,400 - 10,000 SF



About the Property

- Prime parcel opportunity at Daytona Beach's premier commercial interchange
- Near the signalized intersection at LPGA Blvd & N Williamson Blvd
- Minutes from I-95 and I-4 with excellent regional connectivity
- Immediate proximity to Tanger Outlet Center and Latitude Margaritaville 55+ community
- Strong surrounding growth with new residential, retail, office, and healthcare development
- Multiple points of frontage along LPGA Blvd, Williamson Blvd, Mason Ave, and Clyde Morris Blvd

Traffic Counts

I-95	85,500 VPD
LPGA Blvd	39,500 VPD
Williamson Blvd	22,500 VPD
Clyde Morris Blvd	15,600 VPD

Year: 2025 | Source: FDOT

Nearby Retailers

Tanger
DAYTONA BEACH

Tomoka
TOWN CENTER



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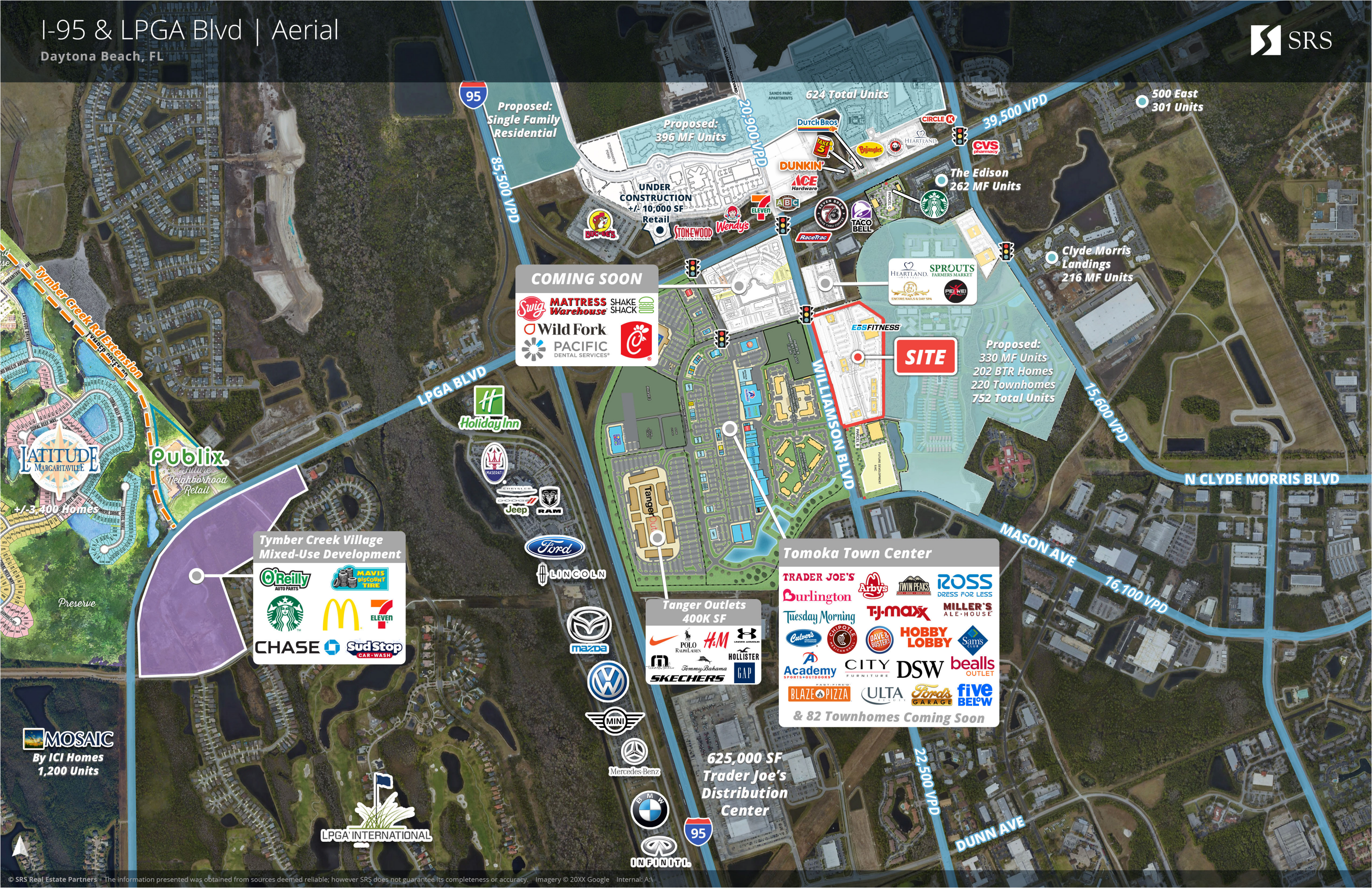
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SRS REAL ESTATE PARTNERS



I-95 & LPGA Blvd | Aerial

Daytona Beach, FL



Proposed:
Single Family
Residential

85,500 VPD

Proposed:
396 MF Units

UNDER
CONSTRUCTION
+/- 10,000 SF
Retail

624 Total Units

20,900 VPD

39,500 VPD

500 East
301 Units

The Edison
262 MF Units

Clyde Morris
Landings
216 MF Units

Proposed:
330 MF Units
202 BTR Homes
220 Townhomes
752 Total Units

15,600 VPD

N CLYDE MORRIS BLVD

16,100 VPD

22,500 VPD

DUNN AVE

COMING SOON



SITE

Tomoka Town Center



625,000 SF
Trader Joe's
Distribution
Center



Publix
Neighborhood
Retail

Timber Creek Village
Mixed-Use Development

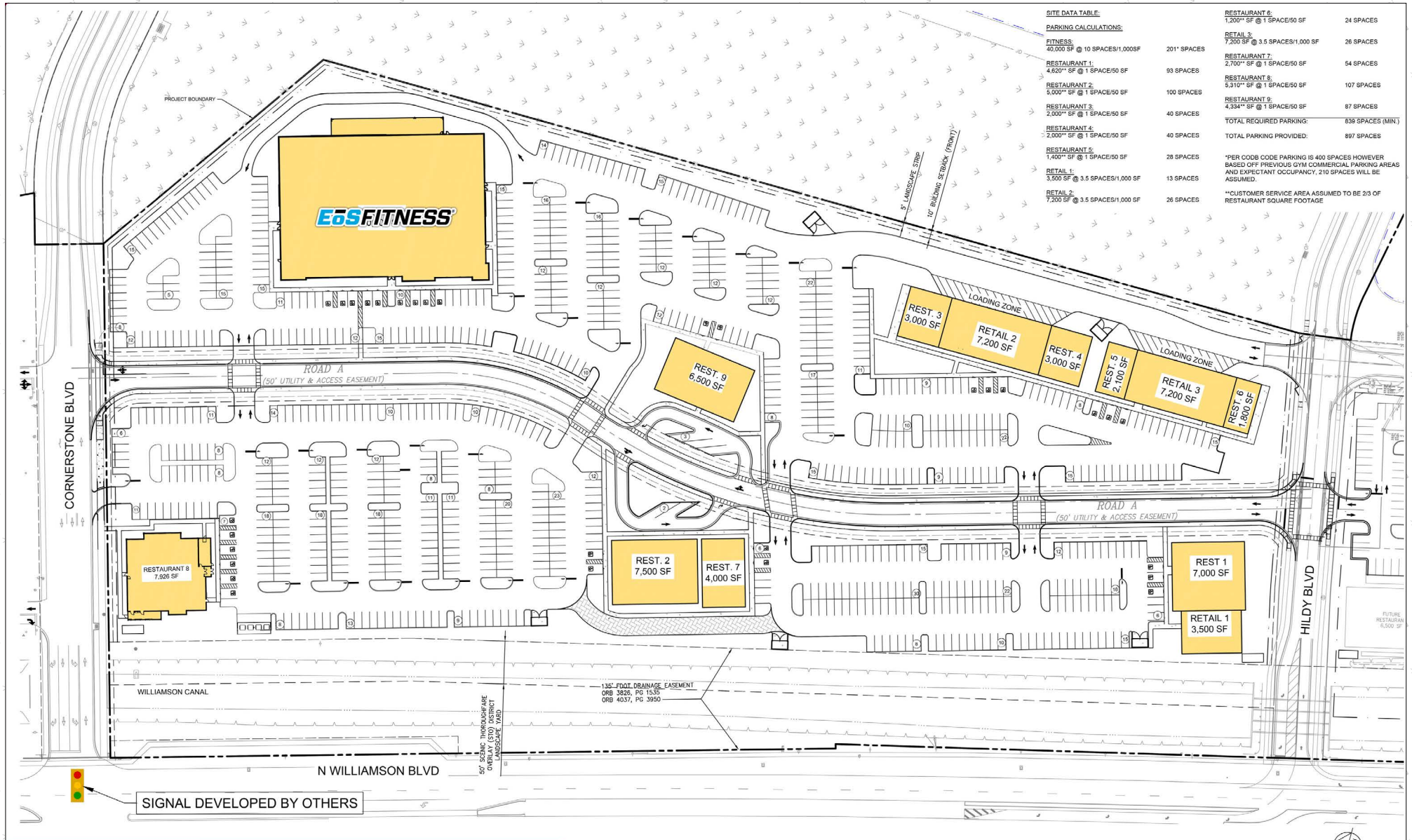


LATITUDE
MARGARITAVILLE

+/- 3,400 Homes

MOSAIC
By ICI Homes
1,200 Units

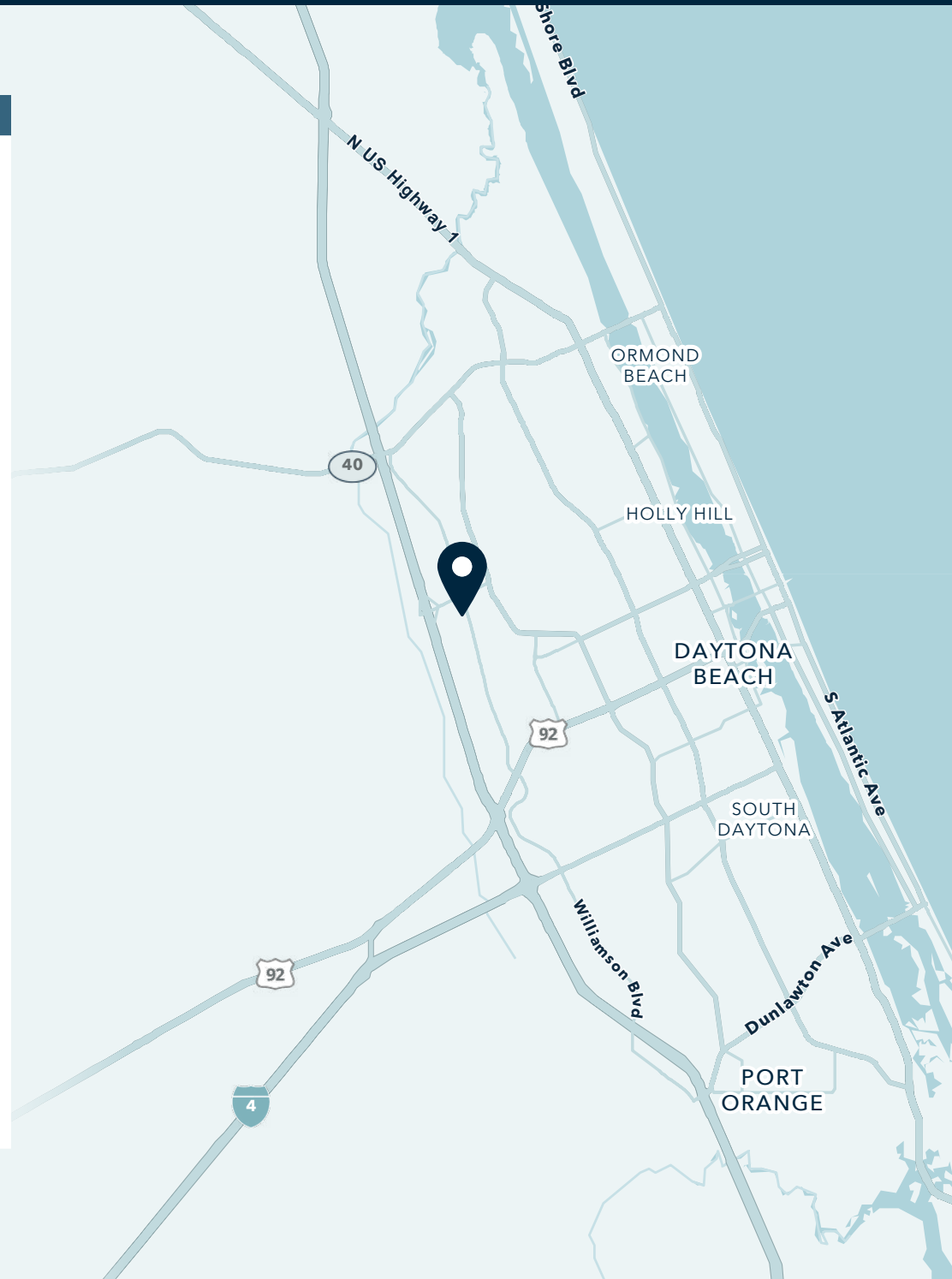
LPGA INTERNATIONAL





Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	2,801	53,914	122,702
2030 Projected Population	4,182	59,551	130,622
Proj. Annual Growth 2025 to 2030	8.35%	2.01%	1.26%
Daytime Population			
2025 Daytime Population	6,392	68,998	153,284
Workers	4,944	38,652	81,768
Residents	1,448	30,346	71,516
Income			
2025 Est. Average Household Income	\$73,731	\$87,423	\$85,494
2025 Est. Median Household Income	\$59,149	\$61,394	\$58,371
Households & Growth			
2025 Estimated Households	1,362	24,655	54,089
2030 Estimated Households	2,113	27,756	58,647
Proj. Annual Growth 2025 to 2030	9.18%	2.40%	1.63%
Race & Ethnicity			
2025 Est. White	57%	59%	62%
2025 Est. Black or African American	24%	26%	23%
2025 Est. Asian or Pacific Islander	6%	3%	3%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	13%	12%	12%
2025 Est. Hispanic (Any Race)	12%	10%	10%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Ring of 1 Mile

Key Facts

2,801

Total
Population

6,392

Total Daytime
Population

8.35%

Population
Annual Growth
Rate

36.5

Median Age

\$59,149

Median
Household
Income

\$58.8K

Average
Disposable
Income

349

Population 12
Years & Younger

1,434

Female
Population

Annual Household Spending



\$1,635

Apparel &
Services



\$157

Computers &
Hardware



\$2,683

Eating Out



\$4,863

Groceries



\$4,834

Health Care

Annual Lifestyle Spending



\$2,212

Travel



\$73

Theatre/Operas/
Concerts



\$52

Movies/Museums/
Parks



\$60

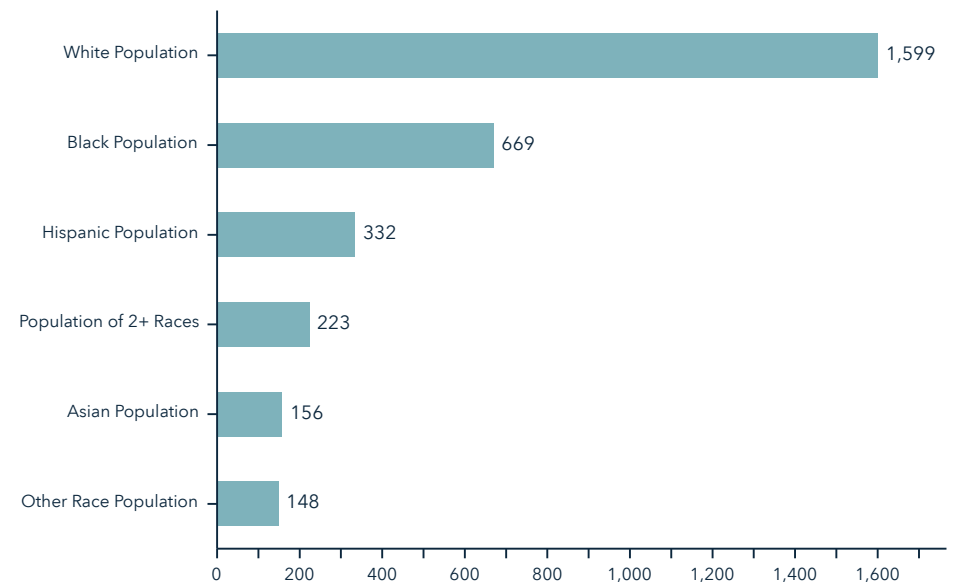
Sports Events



\$121

Toys/Games/
Crafts/Hobbies

Race





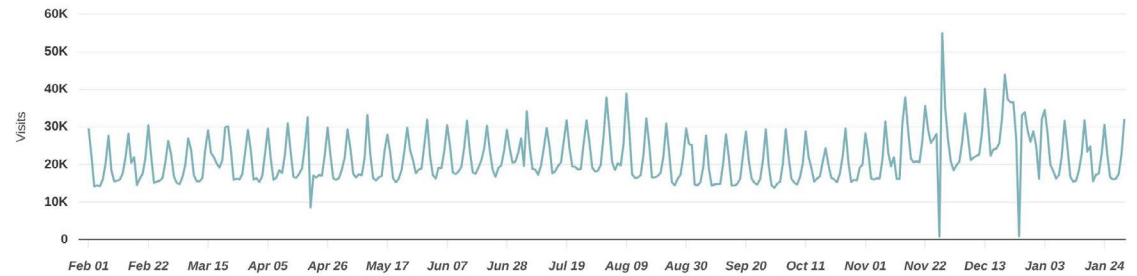
Data for 02/01/2025 - 01/31/2026

1.7M ESTIMATED CUSTOMERS

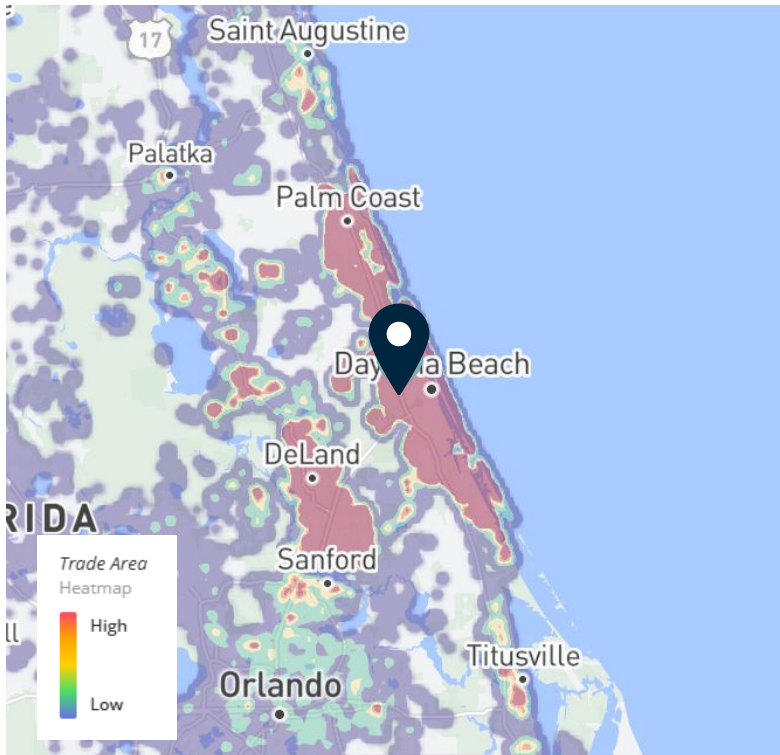
7.9M ESTIMATED VISITS

4.64 AVERAGE VISITS/CUSTOMER

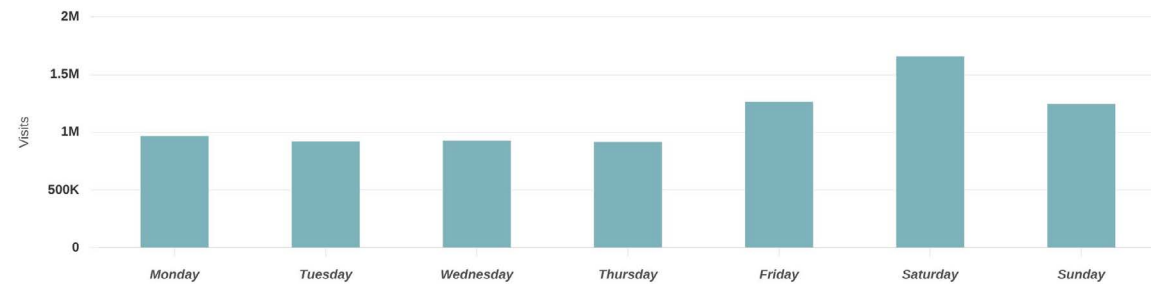
VISITS TREND



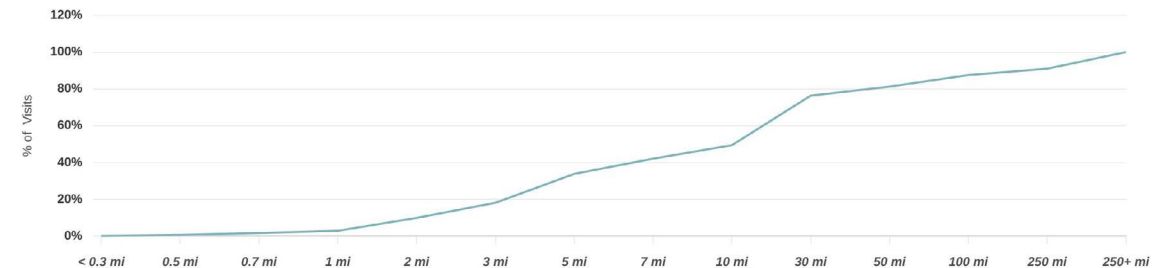
TRADE AREA



DAILY VISITS



TRADE AREA COVERAGE BY DISTANCE





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