

FOR LEASE

LPGA Exchange

LPGA BLVD & TOMOKA FARMS RD

Daytona Beach, FL 32124

LPGA EXCHANGE, A PLANNED SHOPPING CENTER

PRESENTED BY:

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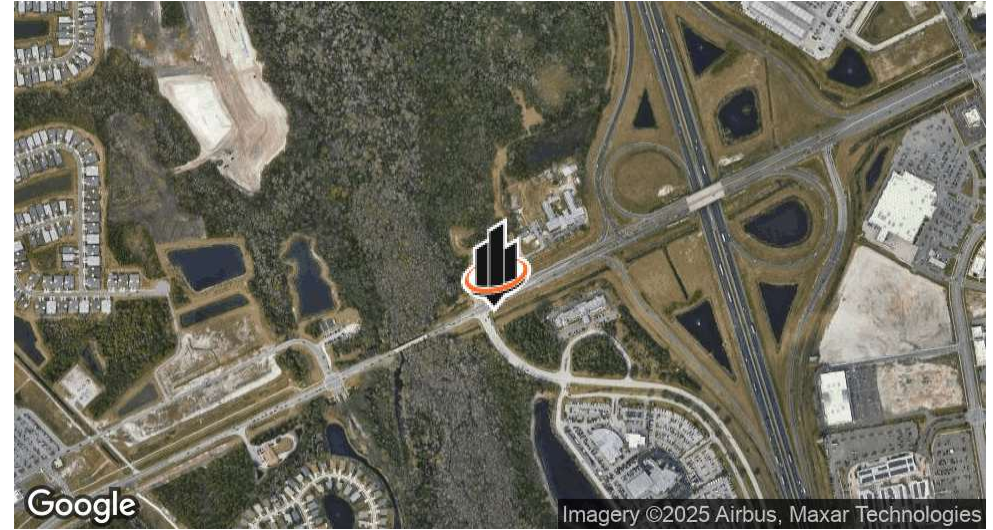
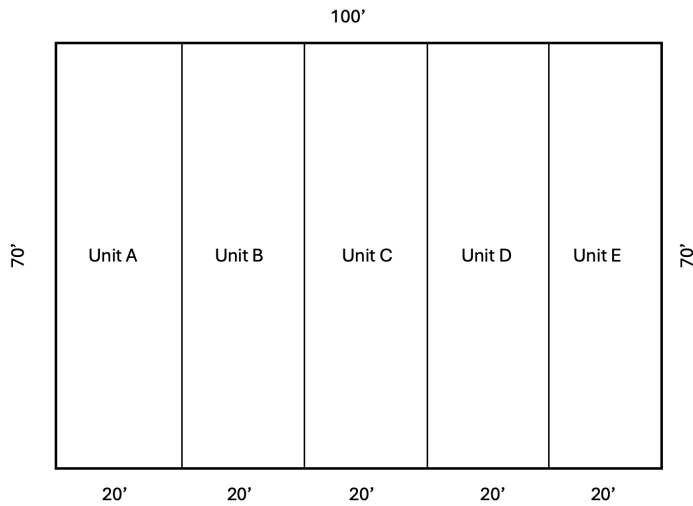
FL #SL3083110



**RIVAL'S
DEVELOPMENT**

SVN
ALLIANCE
COMMERCIAL REAL ESTATE ADVISORS

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable NNN
AVAILABLE SF:	1,400 - 10,500 SF (drive-thru available)
LOT SIZE:	2.58 Acres
PARKING RATIO:	8.0/1,000 SF
ZONING:	PD - retail, medical, office
DELIVERY:	2026
PARCEL ID:	5209-02-00-0010

PROPERTY DESCRIPTION

Introducing LPGA Exchange, a new shopping center on LPGA Blvd in Daytona Beach, FL. This planned retail strip center is located along the most dynamic retail trade area in Volusia County. Offered for lease are retail bays from 1,400 - 10,000+ SF and a drive-thru unit is available.

Incredible exposure as this is the final property before I-95 for the tremendous east-bound morning traffic coming from the Latitude Margaritaville, Mosaic, LPGA Int'l and future Avalon Park communities (20k+/- residences). LPGA Exchange is ideally positioned at the signalized intersection of LPGA Blvd & Tomoka Farms Rd, which serves as the entrance to the Daytona Beach Auto Mall and its 12+ car dealerships. A two-story 80,000 SF Baer's Furniture is in site planning on the adjacent property.

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VIEW TO THE EAST



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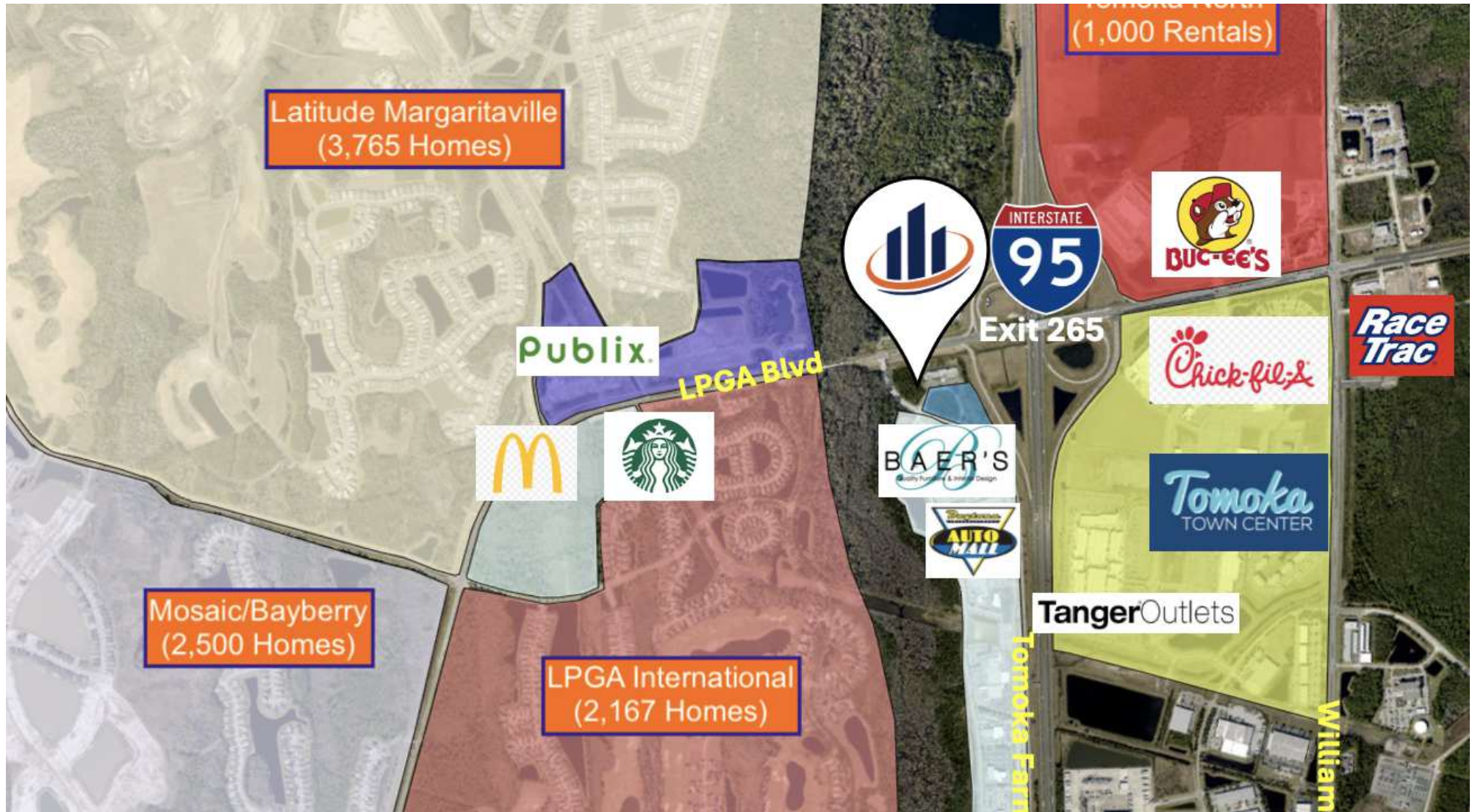
WESTERLY VIEW - 20K RESIDENCES



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SURROUNDING RESIDENTIAL & COMMERCIAL DEVELOPMENT



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