

THE MEDICAL CENTER FOR LEASE



New 130,000 SF
VA Hospital
Coming 2024



83,000 Cars Daily

LPGA BLVD

43,000 Cars Daily

Buc-ee's Car Wash
Coming Soon

1.9 Acres



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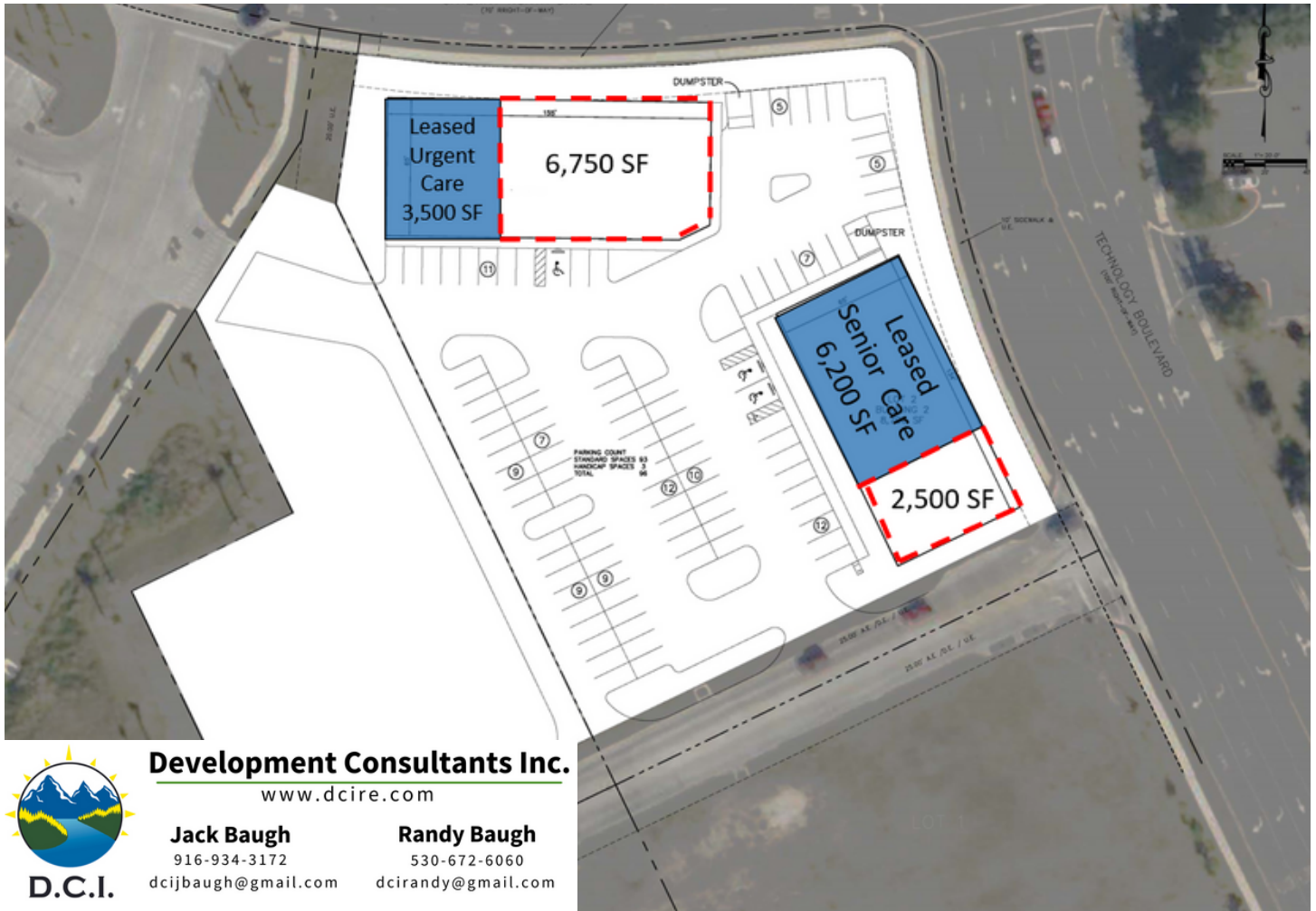
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BUC-EE'S

PROPOSED SITE PLAN



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PROPERTY OVERVIEW



Located in Daytona, one of the Top 5 Fastest-Growing Cities in Florida



Adjacent to high volume Buc-ee's, featuring:

- 52,620 SF store with 120 pumps
- 5.2 Million visitors inside the store each year



5/1,000 Parking Ratio



Projected 43% Population Growth 5 Years



Signalized Hard Corner Intersection



Up to 10,000 sq. ft. Available (Divisible)



Delivery 4th Quarter 2023

Demographics	2 Miles	5 Miles	10 Miles
Population	14,049	101,707	228,024
Daytime Employees	11,457	75,435	126,526
Average Income	\$70,556	\$62,343	\$65,950
Median Age	41.8	43	47.4

ADDITIONAL INFO

The LPGA Blvd Corridor is in the middle of an extensive development cycle with the following projects recently complete or under construction nearby:

- Tanger Outlets: 350,000 SF of retail space
- Latitudes Margaritaville: 6,900 homes 55+ community
- Daytona International Speedway: 3.7 miles away from Buc-ees
- LPGA International: Premier Golf Club of Daytona beach 4 miles from site
- ICI's Mosaic: 1,200 homes planned community
- Tomoka Town Center: 235 acres with 20+ shops and restaurants
- One Daytona: \$800 Million development with over 25 mixed use retailers
- Volusia Mall: 1,000,000 SF with a \$4.6 Million renovation
- Daytona Beach International Airport: Currently undergoing \$35 Million renovation
- Daytona State College: 84,000 SF student Center
- Brown & Brown Insurance: \$30 million project for new headquarters



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