



# ANDROS ISLES MARKETPLACE

## OUTPARCELS FOR SALE OR LEASE — DAYTONA BEACH, FL

### PROPERTY HIGHLIGHTS

- Outstanding location at the SEC I-95 and I-4/Belville Road
- This is the first retail site off of I-95 at Exit 260A, with easy off, easy on access
- Excellent visibility from I-4, I-95 and Beville Road
- Perfect for gas, fast food, automotive services and retail
- The adjacent Andros Isles Apartments, a 360 luxury multifamily property, was completed in 2012
- Close to Daytona International Airport, Daytona Speedway and Embry Riddle University
- Parcels can be modified for specific uses and can be sold individually or in total

### DEMOGRAPHICS

2017 EST	3 MILES	5 MILES	10 MILES
Population	27,844	102,176	225,015
Pop. Growth	1.7%	1.9%	2.0%
Households	13,415	46,340	106,942
Avg HH Income	\$52,708	\$49,925	\$58,673
Median Age	44.4	42.8	46.6



### CONTACT

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DAYTONA BEACH, FLORIDA

AERIAL LOOKING NORTH EAST



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