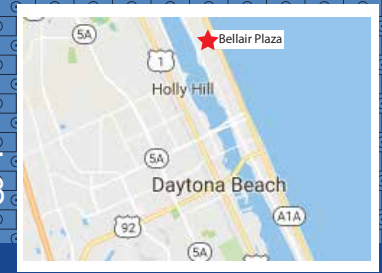


BELLAIR PLAZA

2501 North Atlantic Ave.
Daytona Beach, FL 32118



4,200 SF Ground Lease or Build to Suit - Outparcel Available

DAYTONA BEACH, FL



Demographics (2018 Estimates)

| | Population | Households | Average HH Income | Daytime Population |
|---------|------------|------------|-------------------|--------------------|
| 1 Mile | 4,876 | 2,491 | \$68,523 | 2,071 |
| 3 Miles | 38,503 | 17,942 | \$53,743 | 21,699 |
| 5 Miles | 99,794 | 43,618 | \$54,418 | 63,815 |

Highlights

- Only fashion anchored retail center adjacent to the beach.
- Only grocery anchored center adjacent to the beach on the north end of Daytona.
- New tenants include Marshalls and Tuesday Morning.
- Great frontage and easy access on North Atlantic Ave.

KEY TENANTS

Publix

Marshalls

bealls
OUTLET

BEALLS

PET SUPERMARKET

Tuesday Morning



SELECT STRATEGIES REALTY

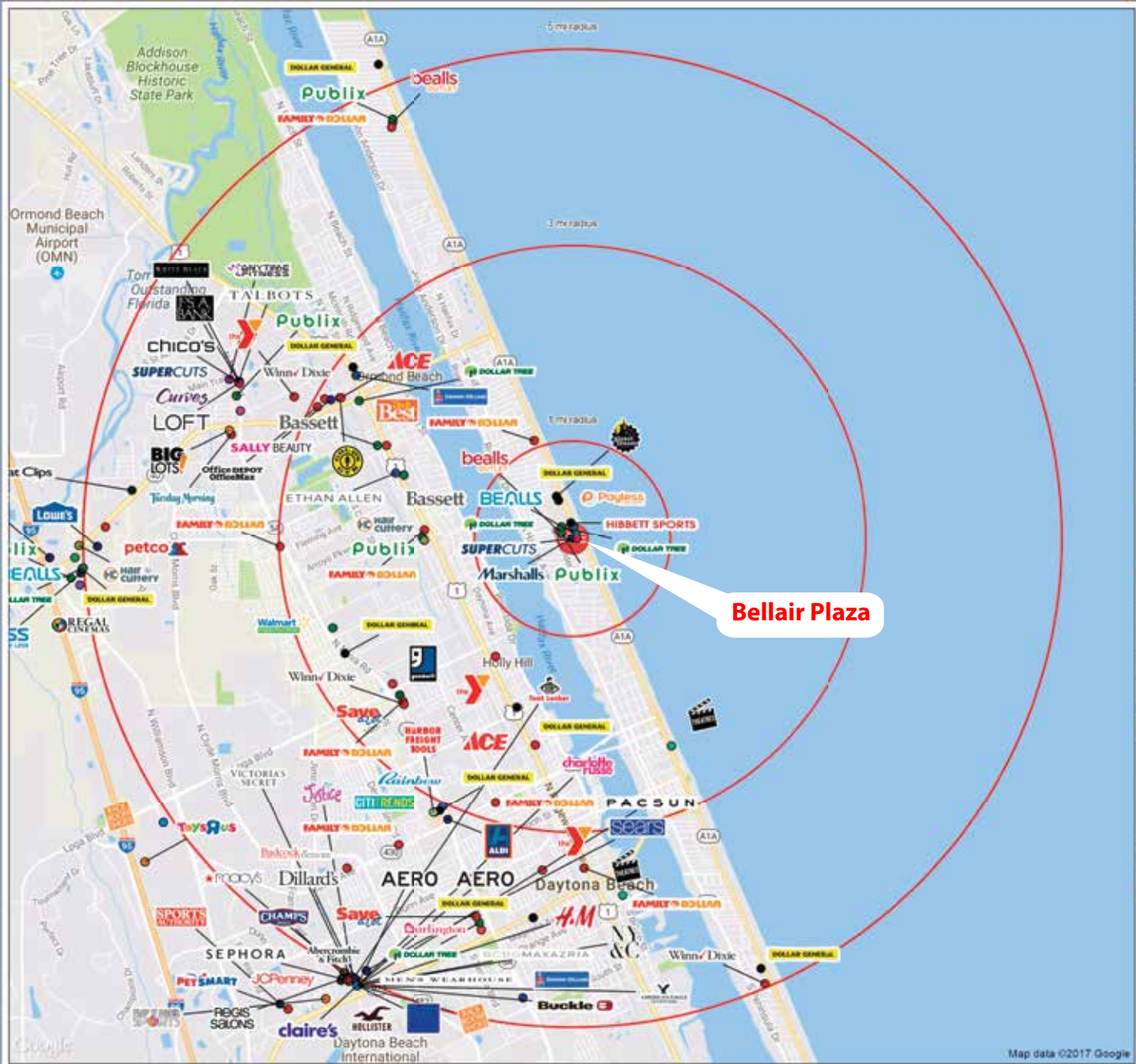
BRIAN JONES

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Orlando, FL 32822
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www.selectstrat.com

Traffic Counts

24,000 VPD - on N. Atlantic Ave., directly in front of site.





Bellair Plaza