MAURY L. CARTER
& ASSOCIATES, INC.
FLORIDA LICENSED REAL ESTATE BROKER

FULLY PERMITTED
RESERVE COMMONS AT DAYTONA BEACH

SE CORNER OF STRICKLAND RANGE RD & N CLYDE MORRIS BLVD, DAYTONA BEACH, FL 32117

FOR LEASE

RETAIL • OFFICE • MEDICAL
UNIT SIZES: 1,100-19,274 SF AVAILABLE



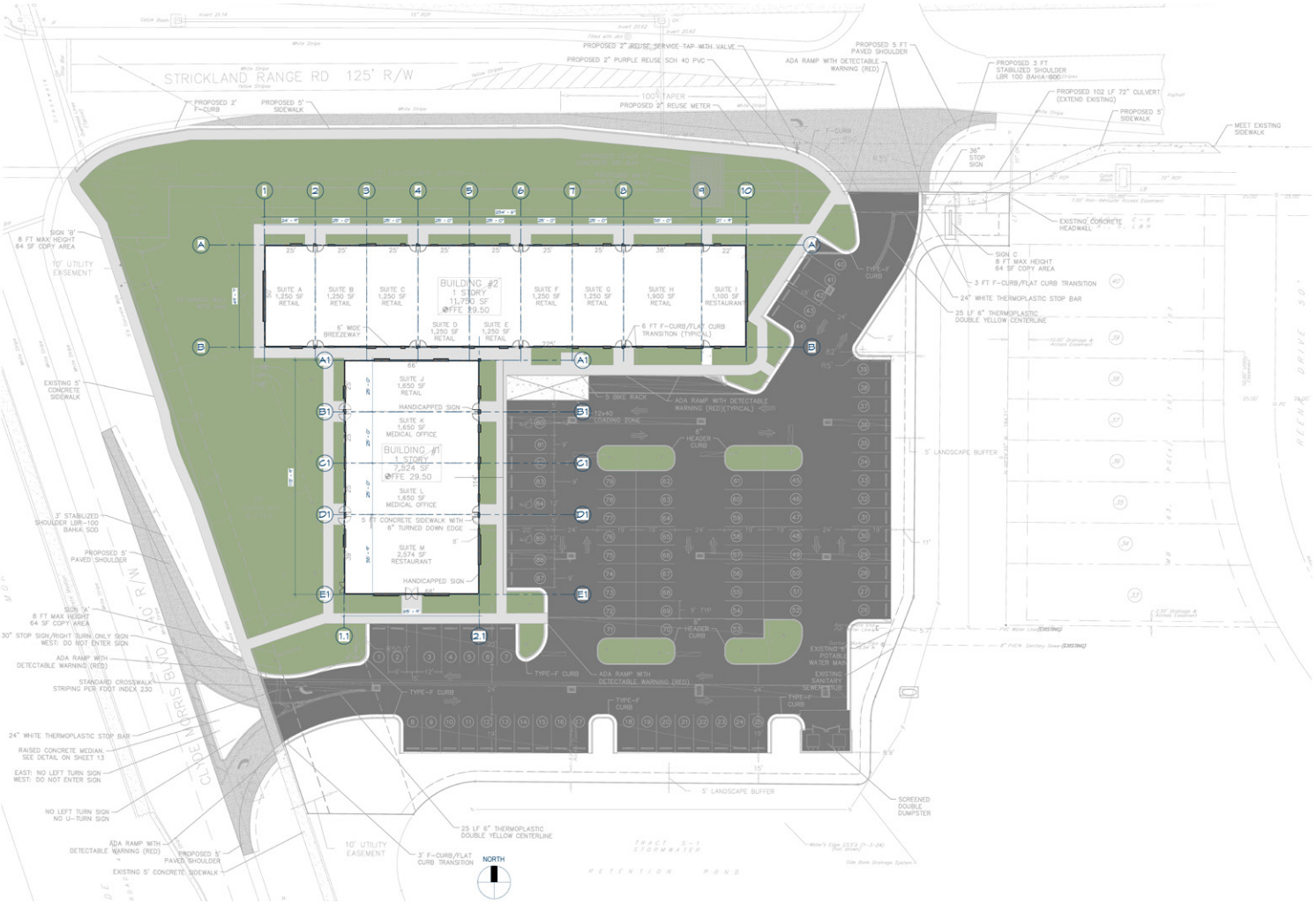
PROPERTY DETAILS

- Parcel ID: 5203-1600-OFDO
- Lot Size: ±2.3 acres
  - Available Unit Sizes: 1,100-19,274 sf
- Mixed Use: Retail, Office, Medical
- Road Frontage: 295’ on Clyde Morris Blvd. & 400’ Strickland Range Rd.

FOR LEASE
RATE NEGOTIABLE

PROPERTY HIGHLIGHTS

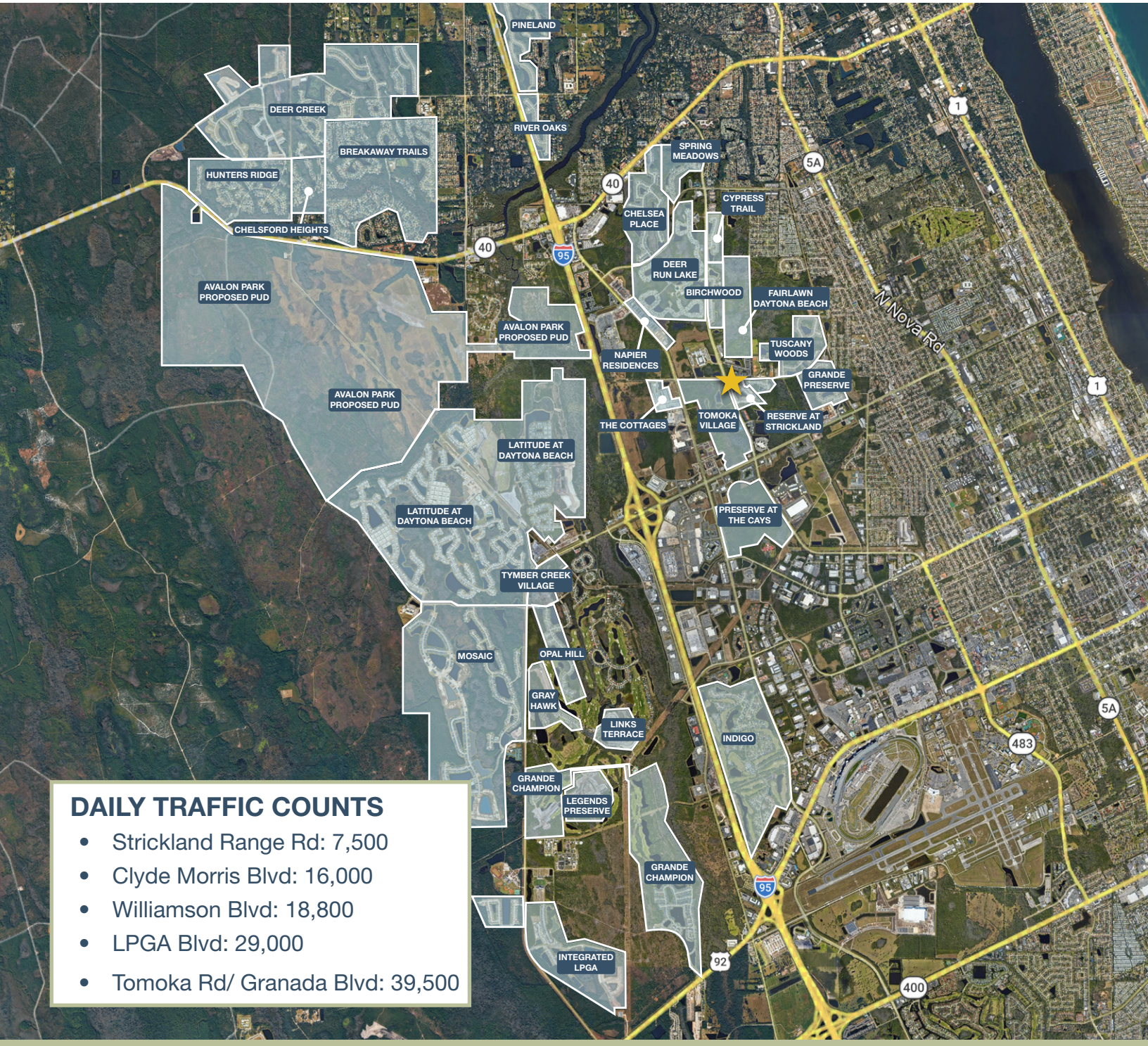
Exceptional corner commercial opportunity situated at the signalized intersection of Clyde Morris Blvd. and Strickland Range Rd., one of the fastest-growing corridors in Volusia County. This ±2.3 acre site offers outstanding dual-road visibility and flexible, mixed-use zoning, making it an ideal location for a wide range of commercial uses including retail, office, and medical. There are more than 3,500 existing or under-construction residential units within less than a mile of the site, this site is also within .75/mile of the highly desirable LPGA Boulevard creating an immediate, built-in consumer base. The property is cleared, rough graded, and delivered with engineering and utilities in place. High-traffic corner exposure at the epicenter of a booming residential market is a rare find and a hard-to-pass opportunity for your business.



GEOGRAPHICAL DETAILS

DEMOGRAPHICS

Total Population	86,015	602,772
Median HH Income	$52,058	$70,044
Median Home Value	$287,700	$313,000
	Daytona Beach, US Census	*Volusia County, US Census*



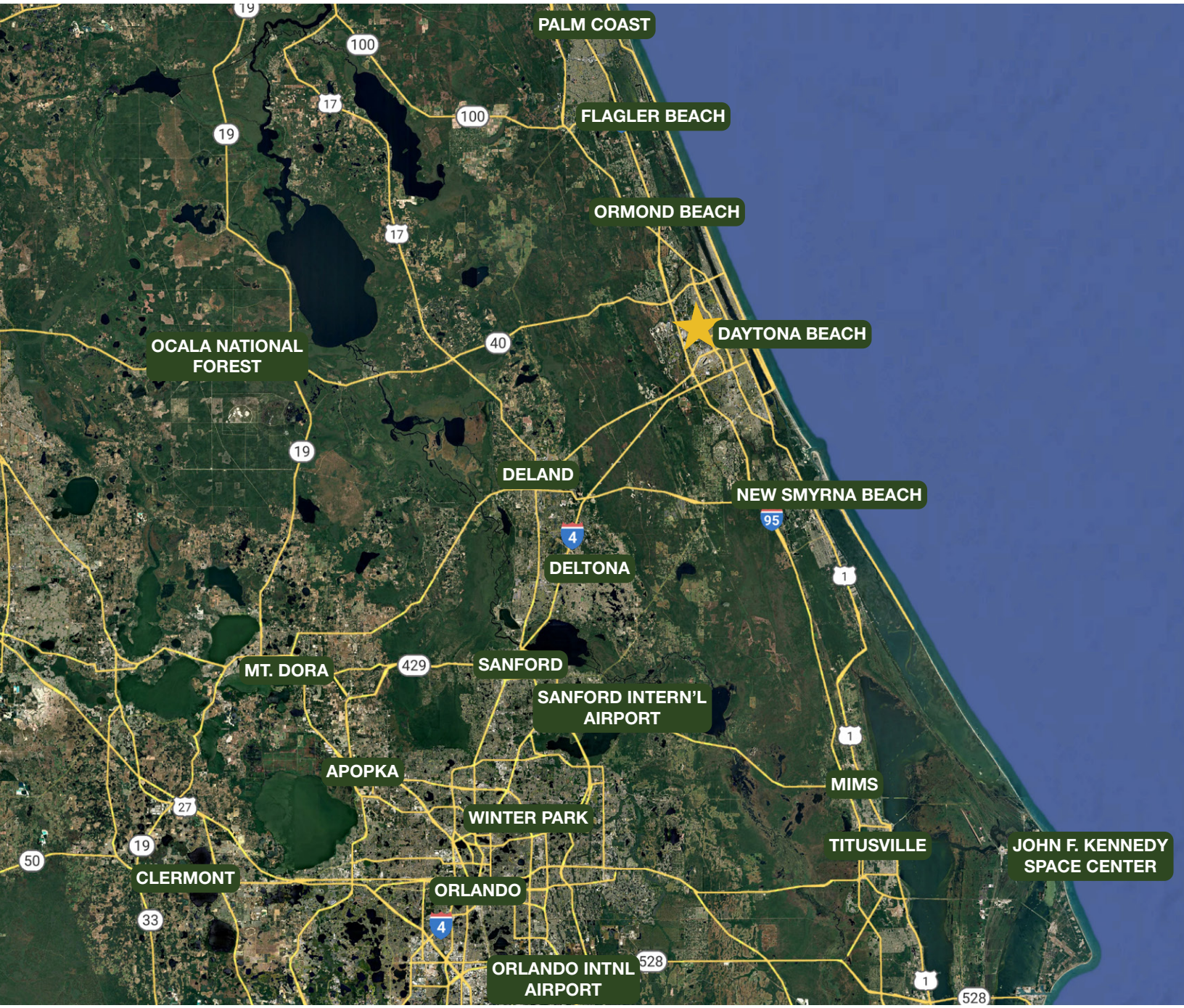
DAILY TRAFFIC COUNTS

- Strickland Range Rd: 7,500
- Clyde Morris Blvd: 16,000
- Williamson Blvd: 18,800
- LPGA Blvd: 29,000
- Tomoka Rd/ Granada Blvd: 39,500

LOCAL RETAIL



REGIONAL MAP



DRIVE TIMES

- Ormond Beach: 5 min
- Daytona International Speedway: 10 min
- Daytona International Airport: 10 min
- DeLand: 30 min
- Flagler Beach: 30 min
- Sanford: 35 min
- Titusville: 50 min
- Orlando: 50 min