

# LEASING OPPORTUNITY

## Bellair Plaza

2501 N ATLANTIC AVE. DAYTONA BEACH, FL 32118

SPACES RANGING FROM 750 SF. TO 3,000 SF.



## PROPERTY HIGHLIGHTS

### YEAR BUILT/ RENOVATED

1960 / 2014

### GLA / LAND AREA

± 344,996 SF / ± 28 Acres

### PARKING

± 1,300 spaces

### ZONING

BR-2 (Business Retail; City of Daytona Beach)

### TRAFFIC SIGNAL

Bellair Plaza has a signalized access point along Atlantic Ave with full ingress / egress.

### INGRESS/EGRESS

Five turning lanes (one of which is signalized)

### CUSTOMER VISITS

1.8 Million annual customer visits.

Bellair Plaza is a grocery anchored and off price retail shopping center in Daytona Beach, FL. The center serves a dense, oceanfront barrier island trade area consisting of year-round residents and visitors.

Home to Publix, Ross Dress for Less, Marshalls, Bealls Outlet, Dollar Tree, Pet Supermarket, Five Below and Autozone, Bellair Plaza is the dominant retail destination in Daytona Beach, FL.

**For additional information please contact Michael Costa:  
239.224.2636 or [Michael.costa@imcequitygroup.com](mailto:Michael.costa@imcequitygroup.com)**

# SITE PLAN & TENANT ROSTER



SUITE	TENANT	SF
1	TROPICAL SMOOTHIE CAFE	1,478
3	AVAILABLE	750
4	AVAILABLE	1,612
5	AVAILABLE	1,295
6	AVAILABLE	1,200
7	AVAILABLE	4,000
8	AVAILABLE	875
9	AVAILABLE	2,150
10	AVAILABLE	1,000
12	AVAILABLE	2,333
13	WINGSTOP	2,592
14	GSA - Dept of the Army	6,588
15	VAPE STORE	1,375
16	MIYABI SUSHI	2,200
18	SUPERCUTS	825
19	SUBWAY	1,100
20	SHARPS LIQUOR	3,425
21	FIVE BELOW	12,014
22	ARIA RISTORANTE	2,041
23	MARSHALL'S	25,485
24	BEALL'S OUTLET	40,000
25	BOBBA TEA	1,125
26	CURLY CREAM	1,125
27	AVAILABLE	3,000
28	CRAB KNIGHT	6,480
29	CNY HOME IMPROVEMENT	2,040
31	Under Development	30,225
32	Under Development	1,695
34	PET SUPERMARKET	8,100
37	PUBLIX	44,270
38	CRYSTAL STORE	3,000
40	BEALLS OUTLET	39,001
41	CNY HOME - Storage (Ste. 41)	2,780
42	CNY HOME - Storage (Ste. 42)	2,780
43	Spinnaker Resorts Welcome Cent	6,700
47	DOLLAR TREE	13,875
48	RACK ROOM SHOES	4,800
51	RACK ROOM SHOES	1,500
52	ROSS DRESS FOR LESS	20,549
53	CHINA 1	1,200
54	ALOHA NAILS	1,200
55	UPS STORE	1,600
56	AUTOZONE	10,993
57	WALGREENS	15,120
OP 1	AMSCOT CORP	2,500
OP 2	BIG TUNA	5,000

## DEMOGRAPHICS

	Population	Households	Median Household income
1 Mile	4,963	2,634	\$51,253
3 Mile	40,298	19,239	\$45,659
5 Mile	100,582	44,825	\$47,096

## AVERAGE DAILY TRAFFIC

N Atlantic Ave – 18,100  
 Plaza Blvd – 2,150



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