

JUST LISTED!

NORDICA LANDING

📍 1756 S Clyde Morris Blvd, Daytona Beach, FL 32119

INVESTMENT HIGHLIGHTS

- Well-Located Daytona Beach Offering: 108-unit apartment community positioned in the heart of Daytona Beach along a primary thoroughfare with strong surrounding residential density and proximity to major demand drivers
- Strong Return Profile: Great positive leverage on going-in numbers with ability to capture additional value through light value-add strategy
- Additional Upside Opportunity: Ability to continue renovating two-bedroom units to a more functional open floor plan concept by opening kitchen wall to make breakfast bar
- Low Density Community Feel: 1985-Built Two-Story Garden Style Buildings
- Functional Floor Plans: Two-Thirds of Units are 2-Bed 2-Bath Layouts at 1,000 SF
- Added Unit Features: Two-bedroom units feature screened-in private patios with storage closets
- Robust Resident Amenities: Community features include a swimming pool with sun deck, renovated clubhouse, 24/7 fitness center, outdoor kitchen with lounge area, pickleball courts, and a dog park
- Established Central Daytona Submarket: Located along S Clyde Morris Boulevard (28,500 VPD), a primary north-south corridor serving Port Orange & Daytona Beach with strong surrounding residential density
- Regional Connectivity: Convenient access to I-95 and I-4, providing direct connectivity to Orlando, Jacksonville, and the greater Central Florida employment corridor
- World-Famous Coastal Destination: Just a short drive to Daytona Beach and the iconic Daytona International Speedway, drawing millions of annual visitors for tourism and major events

INVESTMENT DETAILS

Price	Subject to Market
Number of Units	108
Average Lease Rent	\$1,413



10-Minute Drive to..
DOWNTOWN DAYTONA BEACH

**DAYTONA BEACHES
& MAIN STREET PIER**



NORDICA LANDING APARTMENTS



S CLYDE MORRIS BLVD (AADT: 28.5K+)

GEORGETOWNE BLVD

NORDICA LANDING



AVERY JORDAN (LEAD)
Managing Director
FL #SL3375596
813.577.3826
avery.jordan@franklinst.com

DARRON KATTAN
Executive Managing Partner, Broker of Record
FL #BK3256503
813.658.3355
darron.kattan@franklinst.com

MARK SAVARESE
Senior Director
FL #SL3424810
813.577.3837
mark.savarese@franklinst.com

EVE LOWRY
Senior Associate
FL #SL3549854
813.682.6192
eve.lowry@franklinst.com