

For Lease

Holly Hill Marketplace

1,400 - 10,700 SF | Contact Broker



1523 - 1595 N. Nova Road

Holly Hill, Florida 32117

Property Highlights

- 116,096± SF Winn-Dixie anchored neighborhood center
- Dynamic growth location on the southeast corner of LPGA Boulevard & Nova Road
- More than 2,000 new apartments within three miles
- AADT (Florida DOT): 31,000 cars per day on Nova Road and 19,000 cars per day on LPGA Blvd
- Nearby new development includes: Tanger Outlets, Latitude Margaritaville
- Co-tenants include: T-Mobile, Woody's BBQ, Rent-A-Center and Hertz
- Less than 5 miles from the Daytona International Speedway
- Population of 217,550 within 20-minute drive time

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Unit 1549	Contact Broker	10,700
Unit 1555	Contact Broker	1,400
Unit 1595-B	Contact Broker	2,800



Lease Rate: Contact Broker

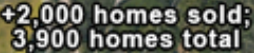
For more information

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Location Map



LPGA Blvd

Tanger
Outlets

**The Edison
Apartments
Built 2022
S 406 units**

**Clyde Morris
Landings Apartments
Built 2021
216 units**

**The Cottages
at Daytona Beach
Built 2022
283 units**

Sands Park Apartments
Built 2017
264 units

W. Clyde Morris Blvd.

Clyde Morris Blvd



LRGA Biv6

**0 East Apartments
Built 2019
301 units**

de Morris
s Apartments
uilt 2021
16 units

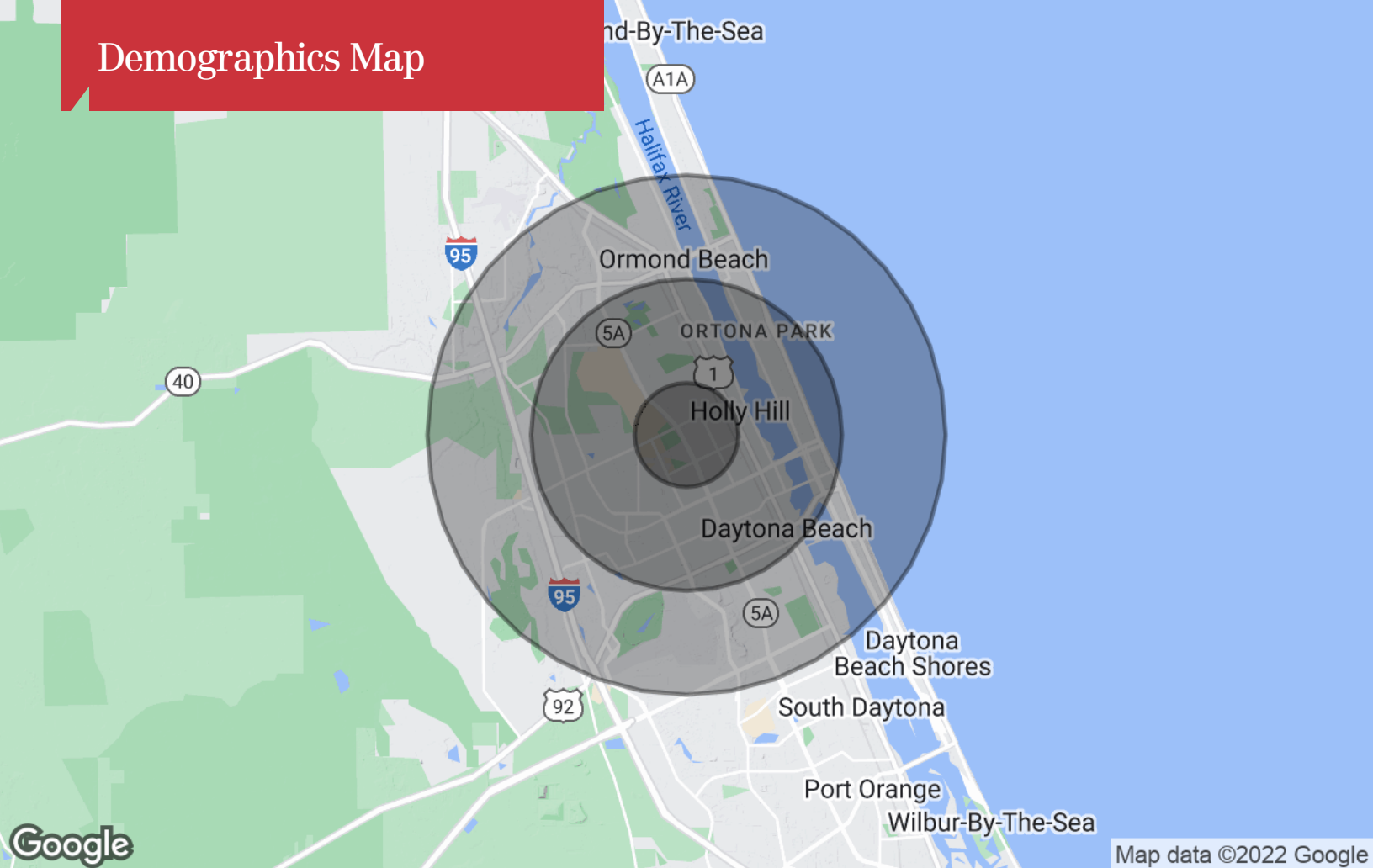


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Photo & Site Plan



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	11,776	63,885	112,719
MEDIAN AGE	40.2	40.2	40.3
MEDIAN AGE (MALE)	36.7	38.5	38.8
MEDIAN AGE (FEMALE)	43.1	41.6	42.1

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,659	26,419	46,418
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$39,747	\$41,616	\$45,828
AVERAGE HOUSE VALUE	\$121,933	\$167,562	\$185,417

* Demographic data derived from 2020 ACS - US Census