

# ANCHOR BOX FOR LEASE

Bellair Plaza 2501 N ATLANTIC AVE. DAYTONA BEACH, FL 32118

## AVAILABLE SPACES

From 750 SF To 40,000 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.

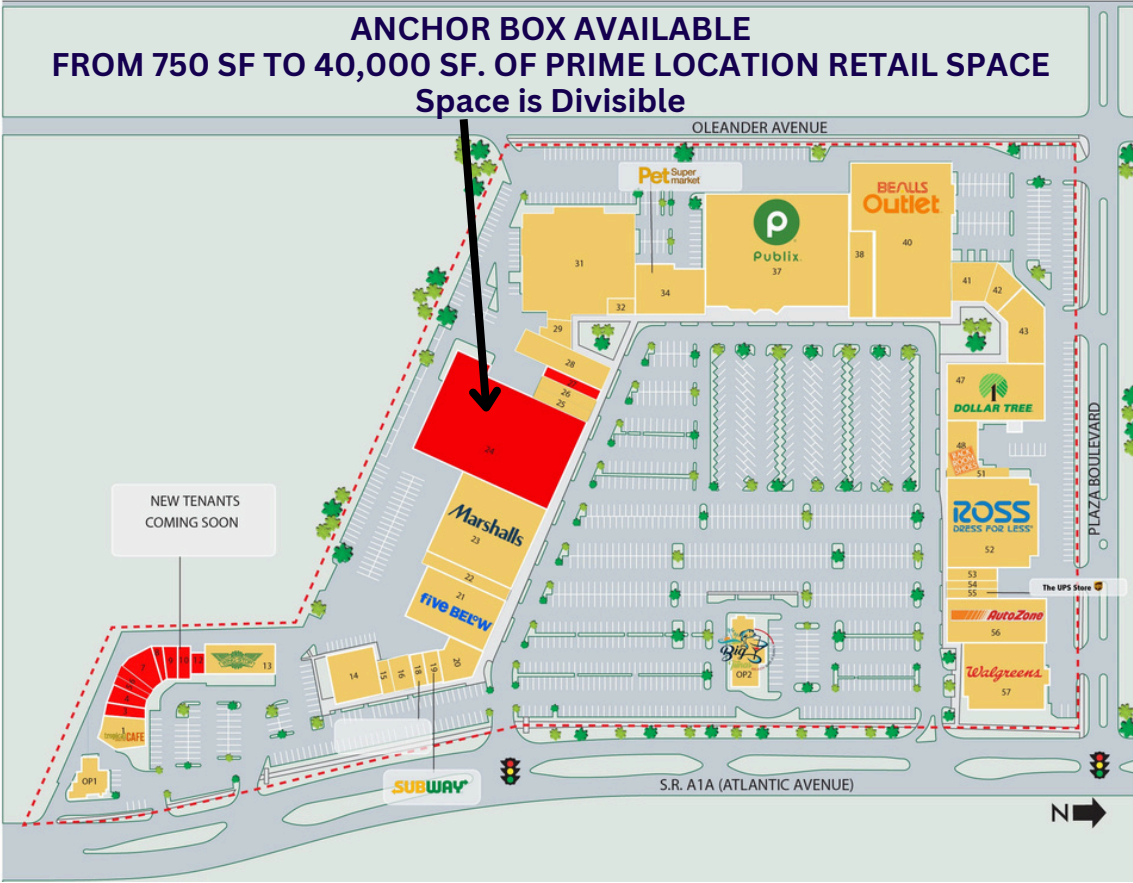
Bellair Plaza is a grocery anchored and off price retail shopping center in Daytona Beach, FL. The center serves a dense, oceanfront barrier island trade area consisting of year-round residents and visitors.

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 Ron Brill**  
**561.325.5876 - [Ron.Brill@imcequitygroup.com](mailto:Ron.Brill@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    | AVAILABLE                      | 40,000 |
| 25    | BOBBY 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 |
|--------|------------|------------|-------------------------|
| 1Mile  | 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

Bellair Plaza is located on the Daytona Beach barrier island and serves residents and tourists in the surrounding trade area. The plaza has major demand drivers nearby including numerous multi-story beachfront condos, hotels and entertainment destinations. > 1,000 hotel rooms and > 600 condo units are under development or being renovated within ± 3-miles.

