

SINGLE TENANT NN LEASED

Investment Opportunity



3,400+ UNITS

New 15-Year Lease | Part of New Tymber Creek Village (46 AC) Mixed-Use Development



TYMBER CREEK VILLAGE
46.10 AC MIXED USE
DEVELOPMENT

INTEGRA
APARTMENTS
311 UNITS



Florida
Health Care
Plans



CHASE



36,000
VEHICLES PER DAY



LPGA BLVD.



2585 LPGA Boulevard

DAYTONA BEACH FLORIDA

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETING BY



PATRICK NUTT

Senior Managing Principal &
Co-Head of National Net Lease

patrick.nutt@srsre.com

D: 954.302.7365 | M: 703.434.2599

200 SW First Avenue, Suite 970

Fort Lauderdale, FL 33301

FL License No. BK3120739

WILLIAM WAMBLE

EVP & Principal
National Net Lease

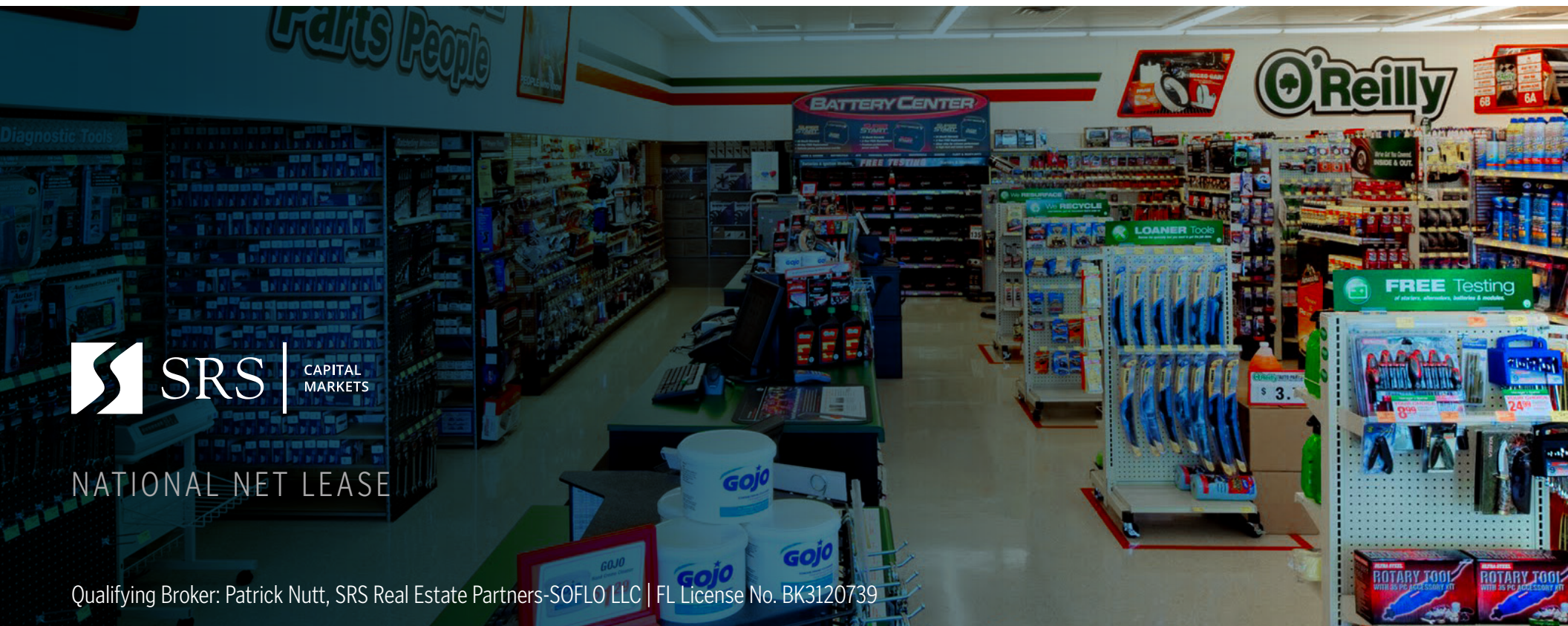
william.wamble@srsre.com

D: 813.371.1079 | M: 813.434.8278

4427 W. Kennedy Boulevard, Suite 260

Tampa, FL 33609

FL License No. SL3257920



 **SRS** | CAPITAL
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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739



3,400+ UNITS



LATITUDE LANDINGS



INTEGRA
APARTMENTS
311 UNITS



Florida
Health Care
Plans



CHASE



Domino's Pizza



HEARTLAND



36,000
VEHICLES PER DAY

NEW HOMES
(UNDER CONSTRUCTION)

LPGA BLVD.

O'Reilly
AUTO PARTS



WATCH DRONE
VIDEO





PROPERTY PHOTOS



PROPERTY PHOTOS



WATCH DRONE VIDEO



OFFERING SUMMARY



OFFERING

Pricing	\$3,510,000
Net Operating Income	\$193,017
Cap Rate	5.50%

PROPERTY SPECIFICATIONS

Property Address	2585 LPGA Boulevard Daytona Beach, Florida 32124
Rentable Area	7,453 SF
Land Area	3.14 AC
Year Built	2025
Tenant	O'Reilly Auto Parts
Lease Signature	O'Reilly Automotive Stores, Inc.
Lease Type	NN
Landlord Responsibilities	See Next Page
Lease Term	15 Years
Increases	6% Every 5 Years Beg. LY 11
Options	4 (5-Year)
Rent Commencement	April 2025
Lease Expiration	April 2040

RENT ROLL



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
O'Reilly Auto Parts	7,453	April 2025	April 2040	Year 1	-	\$16,085	\$193,017	4 (5-Year)
(Corporate Signature)				Year 11	6%	\$17,050	\$204,599	

6% Rental Increase Beg. Each Option Thereafter

*Tenant has 10 day ROFR

TENANT & LANDLORD RESPONSIBILITIES

Landlord's Repair and Maintenance:

Landlord covenants and agrees, at its expense without reimbursement or contribution by Tenant, throughout the term of this Lease, to keep, maintain, and replace, if necessary, foundations, floors (except floor coverings), slabs; exterior walls (except exterior painting), structural systems of the building, load bearing walls; roof, including all components thereof, including but not limited to roof insulation, and roof code compliance, and roof drainage systems (including drains, gutters, and downspouts); fire suppression system (if applicable), sidewalk, parking lot replacement, landscaping/irrigation, and utility systems to the point of internal distribution to within the building portion of the Demised Premises.

Tenant's Repair and Maintenance:

Tenant shall, at its expense and throughout the term of this Lease, repair and maintain the Demised Premises and pane glass. Tenant shall be responsible for the maintenance, repair and replacement of the HVAC equipment upon Landlord turning over all applicable warranties to Tenant. Tenant shall be responsible for the maintenance and repair of the parking lot provided it is constructed of concrete pursuant to Tenant's specifications.



Brand New 15-Year Lease | Investment Grade Tenant (S&P: BBB) | Corporate Signature | Scheduled Rental Increases

- The newly established lease spans 15-years and includes 4 (5-year) options to extend, demonstrating their commitment to this location
- The lease features a 6% rental increase starting lease year 11 and at the beginning of each option period thereafter
- The lease features a corporate signature by O'Reilly Automotive Stores, Inc., an investment-grade corporation with a credit rating of (S&P: BBB), ensuring stability and reliability

NN Leased | Fee Simple Ownership | No State Income Tax | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Landlord responsibilities are confined to roof & structure
- Ideal, low-management investment for passive investors, this property offers fee simple ownership and falls within a state with no state income tax

Directly Off I- 95 (85,500 VPD) | Fronting LPGA BLVD (36,000 VPD) | Across From Publix-Anchored Center

- Positioned directly off I-95, the property benefits from a high traffic volume of 85,500 VPD on average, while also enjoying prominent frontage along LPGA Blvd with a traffic flow of 36,000 VPD on average
- Positioned across from Latitude Landings, a Publix anchored center that also serves as a gateway to the Latitude Margaritaville Community
- The assets additionally benefits from multiple points of access, including two signalized intersections

Tymer Creek Village (~46 AC) | Latitude Margaritaville Community | Greater Daytona Region

- The Greater Daytona region, a vibrant economic hub, gained over 35,000 jobs from 2010 to 2019, and is set to grow by 1,456 jobs in the upcoming year
- Tymer Creek Village is a new 46.10 AC mixed use development that will feature tenants such as McDonald's, Starbucks, 7-Eleven, Chase Bank and more
- The mixed use development presents anchor, junior anchore and small shop space
- Latitude Margaritaville Community is the 25th top selling master planned community in the country with 3,350 homes under construction and 1,200 sold to date

Daytona International Speedway & Daytona International Airport | Tanger Outlets & Volusia Mall | LPGA International (36-Holes)

- Daytona International Speedway is within a 5-mile radius, home to the Daytona 500, the most prestigious race in all of NASCAR
- Daytona International Airport is located 7-miles of the subject property, a modern facility that offers direct and connecting flights to all points of the globe
- The property benefits from its proximity to the newly established 750,000 square feet Tanger Outlet Mall and Tomoka Town Center, both within a 1/4 mile radius
- Serving as the home course for the LPGA tour, LPGA International hosts various annual tournaments, contributing to consumer traffic

Strong Demographics In Local Trade Area | Six-Figure Income

- Nearly 81,000 residents and 55,000 employees support the trade area
- \$128,988 average household income within a 1-mile radius

BRAND PROFILE



O'REILLY AUTO PARTS

oreillyauto.com

Company Type: Public (NASDAQ: ORLY)

Locations: 6,217+

2024 Employees: 91,874

2024 Revenue: \$15.81 Billion

2024 Net Income: \$2.35 Billion

2024 Assets: \$13.87 Billion

Credit Rating: S&P: BBB

O'Reilly Automotive, Inc. was founded in 1957 by the O'Reilly family and is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States, serving both the do-it-yourself and professional service provider markets. Visit the Company's website at www.OReillyAuto.com for additional information about O'Reilly, including access to online shopping and current promotions, store locations, hours and services, employment opportunities, and other programs. As of March 31, 2024, the Company operated 6,217 stores across 48 U.S. states, Puerto Rico, Mexico, and Canada.

Source: corporate.oreillyauto.com, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Daytona Beach, Florida
Volusia County
Deltona-Daytona Beach-Ormond Beach MSA

ACCESS



LPGA Boulevard: 2 Access Points

TRAFFIC COUNTS



LPGA Boulevard: 36,000 VPD
Interstate 95: 85,500 VPD

IMPROVEMENTS



There is approximately 7,453 SF of existing building area

PARKING



There are approximately 33 parking spaces on the owned parcel.
The parking ratio is approximately 4.42 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 52080800009A
Acres: 3.14
Square Feet: 136,778

CONSTRUCTION



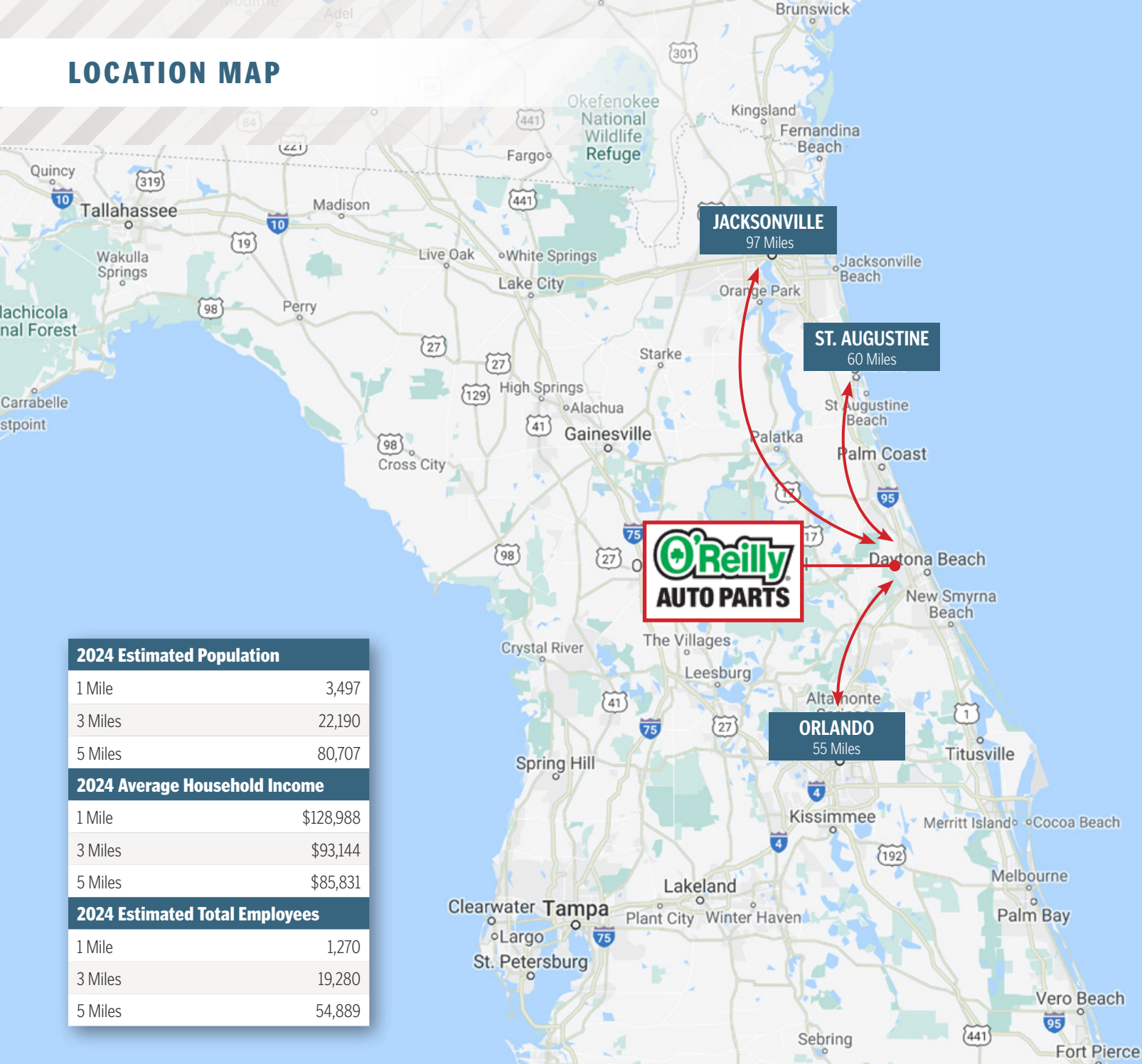
Year Built: 2025

ZONING



PD-G

LOCATION MAP



2024 Estimated Population

1 Mile	3,497
3 Miles	22,190
5 Miles	80,707

2024 Average Household Income

1 Mile	\$128,988
3 Miles	\$93,144
5 Miles	\$85,831

2024 Estimated Total Employees

1 Mile	1,270
3 Miles	19,280
5 Miles	54,889







AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	3,497	22,190	80,707
2029 Projected Population	4,795	27,740	87,761
2024 Median Age	53.2	43.8	43.6
Households & Growth			
2024 Estimated Households	1,723	10,627	33,697
2029 Projected Households	2,421	13,505	37,605
Income			
2024 Estimated Average Household Income	\$128,988	\$93,144	\$85,831
2024 Estimated Median Household Income	\$96,568	\$72,464	\$58,654
Businesses & Employees			
2024 Estimated Total Businesses	71	1,018	3,809
2024 Estimated Total Employees	1,270	19,280	54,889



DAYTONA BEACH, FLORIDA

The City of Daytona Beach, Florida, is an incorporated municipality of the State of Florida located within the County of Volusia. The City, which currently encompasses 68 square miles, is located on the central east coast of the State of Florida, 89 miles south of Jacksonville and 50 miles northeast of Orlando. Daytona Beach is also a principal city of the Fun Coast region of Florida. The City of Daytona Beach had a population of 83,233 as of July 1, 2024.

A major part of the Daytona Beach area economy is involved in the tourist industry. The area's economy includes other industries besides tourism, such as manufacturing. Daytona Beach has industrial sites within an enterprise zone and sites within a foreign trade zone adjacent to Daytona Beach International Airport. Prime Interstate 4 and Interstate 95 sites are available with access to road, air, rail and water transportation. The local economy of the City of Daytona Beach is growing in all economic sectors; tourism, housing, manufacturing, retail, and government. Companies and organizations that have their corporate headquarters or a major presence in the area: Brown & Brown, Halifax Health, Halifax Media Group, International Speedway Corporation, Gambro-Renal Products, Ladies Professional Golf Association and NASCAR.

The city is home to the Daytona Cubs, the single-A Minor League Baseball farm team of the Chicago Cubs. Also, the LPGA (Ladies Professional Golf Association) is headquartered here. Sports fans can also catch the following major league action within a two hour drive or less: NBA Basketball: Orlando Magic, NFL Football: Jacksonville Jaguars, Arena Football: Orlando Predators, Minor League Baseball: Brevard County Manatees (Milwaukee Brewer AAA-affiliate playing in Viera, just outside of Melbourne) and Jacksonville Suns (LA Dodgers AA-affiliate).



Tymber Creek Village takes shape next to Daytona's Margaritaville

By Clayton Park | Published Jan. 25, 2024

A coming soon sign for McDonald's can be seen at the Tymber Creek Village mixed-use development under construction along LPGA Boulevard, a mile west of Interstate 95, in Daytona Beach on Wednesday, Jan. 24, 2024. McDonald's and Starbucks are expected to open in late March or early April as the center's first stores.



Future Starbucks coffee shop with a drive-through window at the Tymber Creek Village development at the intersection of LPGA Boulevard and Tymber Creek Road, Daytona Beach, Wednesday, Jan. 24, 2024. It will be across from Latitude Margaritaville Daytona Beach, the popular Jimmy Buffett-themed 55-plus community.



A coming soon sign can be seen in front of the site of a future Florida Health Care Plans facility at the Tymber Creek Village mixed-use development under construction on LPGA Boulevard, west of Interstate 95, in Daytona Beach. The 46-acre site is between the Latitude Margaritaville 55-plus community to the north and LPGA International golf community to the south and east.



This is the Tymber Creek Village mixed-use development under construction on LPGA Boulevard, west of Interstate 95, in Daytona Beach on Wednesday, Jan. 24, 2024. It will include retail, fast-food, a 7-Eleven gas station and 311 apartment units. The 46-acre site is between the Jimmy Buffett-themed Latitude Margaritaville 55-plus community to the north and LPGA International golf community to the south and east. Starbucks and McDonald's are set to open in late March or early April as the center's first stores.



Apartments going up at the Tymber Creek Village mixed-use development along LPGA Boulevard, a mile west of Interstate 95, in Daytona Beach on Wednesday, Jan. 24, 2024. The 311-unit Integra Tymber Creek luxury apartment complex is expected to welcome its first residents in the fourth quarter of this year.



This is the entrance to the fast-growing Jimmy Buffett-themed Latitude Margaritaville 55-plus community, as seen from the construction site of the future Tymber Creek Village at the intersection of LPGA Boulevard and Tymber Creek Road in Daytona Beach.



Source: Daytona Beach News-Journal
Read Full Article [HERE](#)



A huge project is being planned at Daytona's 'gateway.' Here's what we know about it

Posted June 16, 2023

DAYTONA BEACH - Orlando developers will hold a neighborhood meeting Monday evening to discuss their plans for a mixed-use project that could bring restaurants, townhouses, luxury apartments and possibly a grocery store to the city's gateway.

The 121-acre site Elevation Development LLC is looking to develop is on the northeast corner of West International Speedway Boulevard and the west end of PGA Boulevard.

The PGA Boulevard has been a hotbed for residential and commercial development in recent years.

Source: Daytona Beach News-Journal
Read Full Article [HERE](#)



Daytona Beach approves land development for community that will bring 1,600 homes

Posted May 19, 2023

DAYTONA BEACH, Fla. — A massive development that will bring 1,600 homes to the west side of Daytona Beach has been approved.

The future site of the development will be built south of the intersection of Tomoka Farms Road, Bellevue Avenue and International Speedway Boulevard. Over the next few years, the land will be transformed into a community called Waypoint, with resort-style pools, walking trails and enough homes for nearly 4,000 people.

Source: WFTV-9
Read Full Article [HERE](#)



Sovereign Properties JV Lands \$77M for Florida Luxury Project

June 8, 2023

Sovereign Properties and Invest Capital Group have secured \$77 million in construction financing for Atlantica at Daytona, a 341-unit luxury multifamily community in Daytona Beach, Fla. Broadshore Capital Partners originated the 75 percent LTV, three-year loan. The first units of the development are slated to open in October 2024.

The garden-style community will incorporate seven buildings with one-, two- and three-bedroom apartment averaging 981 square feet. Common-area amenities are slated to include a swimming pool, a fitness center, a clubhouse, coworking spaces, a dog park, barbeque stations and approximately 600 parking spaces, among others.

Source: MHN Multi-Housing News
Read Full Article [HERE](#)



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VALUE
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