

give your retail brand a

CHANGE IN LATITUDE

Latitude Landings. Your Retail Location in Paradise.

Every day feels

LIKE AN ESCAPE

and the party never ends. Just a golf cart ride away, the adjacent retail center by **Sutton Properties, Inc**, called “**Latitude Landings**” will complement the island style living with an escapism vibe, providing residents anything they need in paradise: restaurants, a 48,000 SF Publix, entertainment and convenient services.





Latitude Landings is a grocery anchored 200,000 SF open air community center adjacent to the Margaritaville inspired residential community called Latitude Margaritaville®. Featuring festive, Key West style architecture and a beach themed water feature, Latitude Landings will be home to a 48,000 SF Publix, popular restaurants with chillaxed, outdoor seating, and retailers meant to serve and entertain the local community.

Strategically located just West of the I-95 and LPGA interchange and minutes from the Daytona International Airport, tenants at Latitude Landings will enjoy a built in, captive audience and the center is also poised to be a popular destination for the 9.8 million tourists as well.

Retail space to be delivered in third quarter, 2019!

This is the restaurant space!



- Adjacent to Minto Communities, Latitude Margaritaville®
- Total 200,000 SF
- Phase I - Publix Anchored
- Phase II - Lifestyle Center
- Less than 1/4 mile from Interstate 95
- Nearly 1/2 mile of frontage on LPGA Boulevard
- Less than 5 miles from I-4 & I-95 intersection
- Outparcels for Lease or Build to Suit



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DAYTONA BEACH, FL

The Daytona Beach MSA is known for big waves, spring break and a bandshell on the beach. It is also one of the most affordable beach towns in which to own property. Recognized worldwide for its annual events including Bike Week, Biketoberfest®, the Rolex 24 and the Daytona 500, Daytona Beach's famed heritage also claims the headquarters of LPGA and NASCAR -- and is home to Daytona International Speedway, the 'World Center of Racing,' with its recent \$400 million "re-imagining" project. With more than 12,000 beds, the destination boasts accommodations for all lifestyles and budgets including resorts, B&Bs, hotels and everything in between. Now home to the Margaritaville inspired, 55 and better residential community called Latitude Margaritaville® near the new Mosaic residential community, Daytona Beach is a destination flourishing along Florida's East Coast.



610,000 full time residents
13.5 million residents within day-trip distance
5 miles from Interstate 4 & 95 junction

9.8 million annual visitors
\$4.4 billion in visitor spending annually

5 colleges within
5 miles of center
42,000 students



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Far from ordinary, but in the center of **EVERYTHING**

Neighboring Retail

1.2 Miles from Tanger Outlets

Traditional Factory Stores: H&M, Rue 21, Old Navy, Nike, Columbia, Kirkland's, Polo, Banana Republic and Tommy Hilfiger

2.43 Miles from Tomoka Town Center

Mixed Use Big Box Development (235 Acres): Dave & Busters, Sam's Club, Academy Sports & Outdoors, Hobby Lobby, Burlington, Tuesday Morning, TJMaxx, Ulta Beauty and Five Below

.84 Miles from Daytona Auto Mall

Car Dealerships: Daytona Nissan, Mazda, Dodge, Chrysler and Jeep. Gary Yeomans Ford and Lincoln. Fields BMW & Jaguar.

Neighboring Residential

0.0 Miles from Latitude Margaritaville®

Residential Community: 3,400 + 3,000 units (55+)

2.43 Miles from Tomoka Pointe

Luxury Highrise Apartments: 276 units

1.0 Miles from IG Homes Mosaic

Residential Development: 1,200 units

.50 Miles from LPGA

Residential Development: two, 18 hole golf courses and approximately 2,600 single family homes

1.62 Miles From Sands Parc Apartments

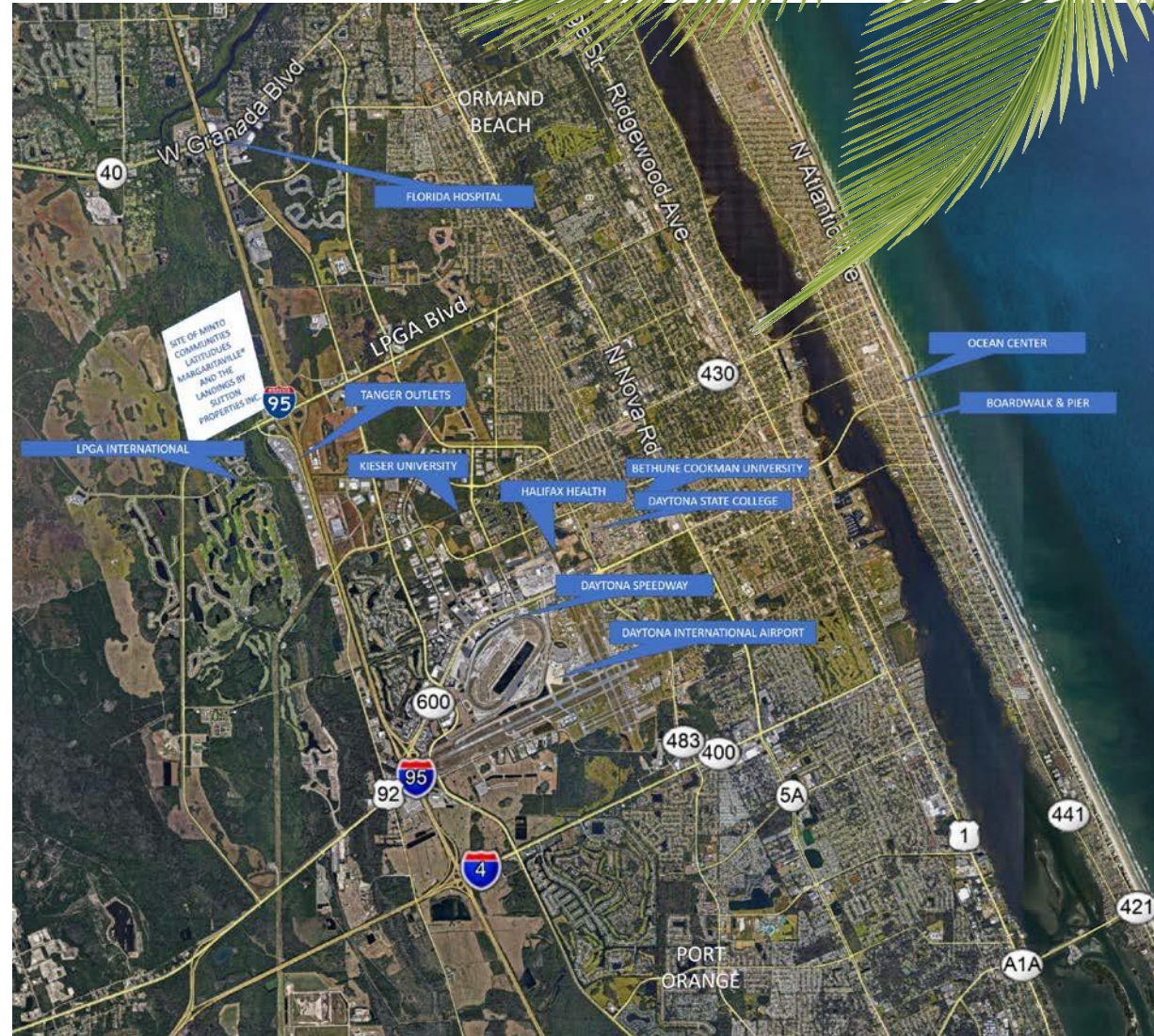
Multi Family Residential 264 units

2.05 Miles from Indigo Pines Apartments

Multi Family Residential 240 units

2.32 Miles from Integra Shores Apartments

Multi Family Residential 280 units



Latitude Landings is located in a rapidly growing retail and residential corridor on LPGA

Neighboring Businesses

2.07 Miles Florida Hospital Medical Center - 4,810 Employees

1.44 Miles from Anheuser-Busch Distributor (Daytona Bud) – 75 Employees

2.3 Miles from Halifax Health Twin Lakes Surgery Center – 2,000 Employees

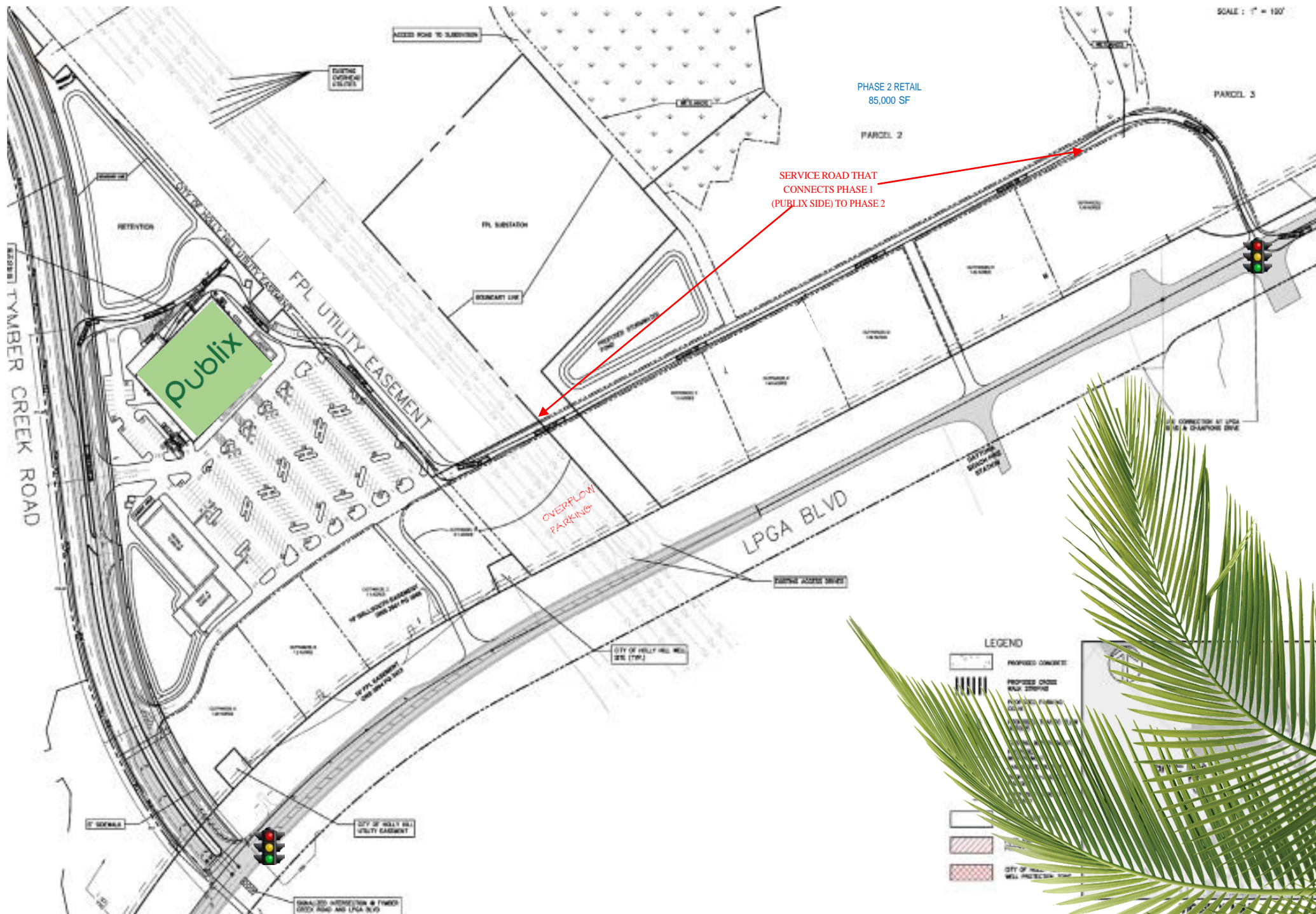
1.62 Miles from Costa Del Mar Sunglass Factory – 250 Employees

1.84 Miles from Daytona Beach Police Department – 425 Employees

1.0 Miles from Cornerstone Business Park – 50,000 SF of Office Units

Overall Plan

SCALE: 1" = 150'

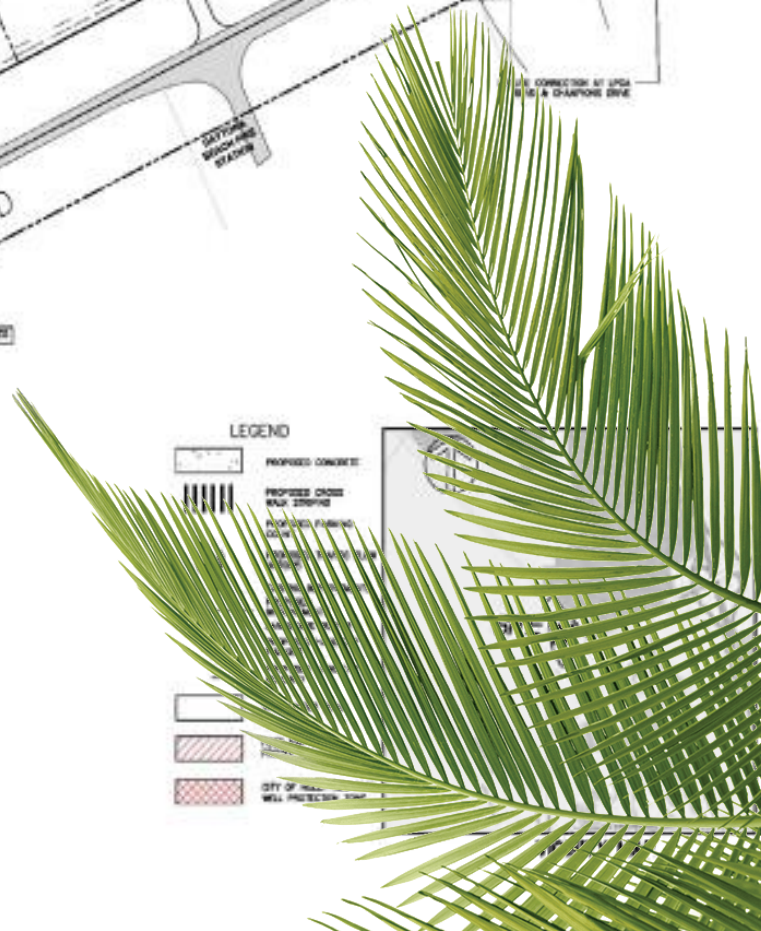


SERVICE ROAD THAT
CONNECTS PHASE 1
(PUBLIX SIDE) TO PHASE 2

OVERFLOW
PARKING

LEGEND

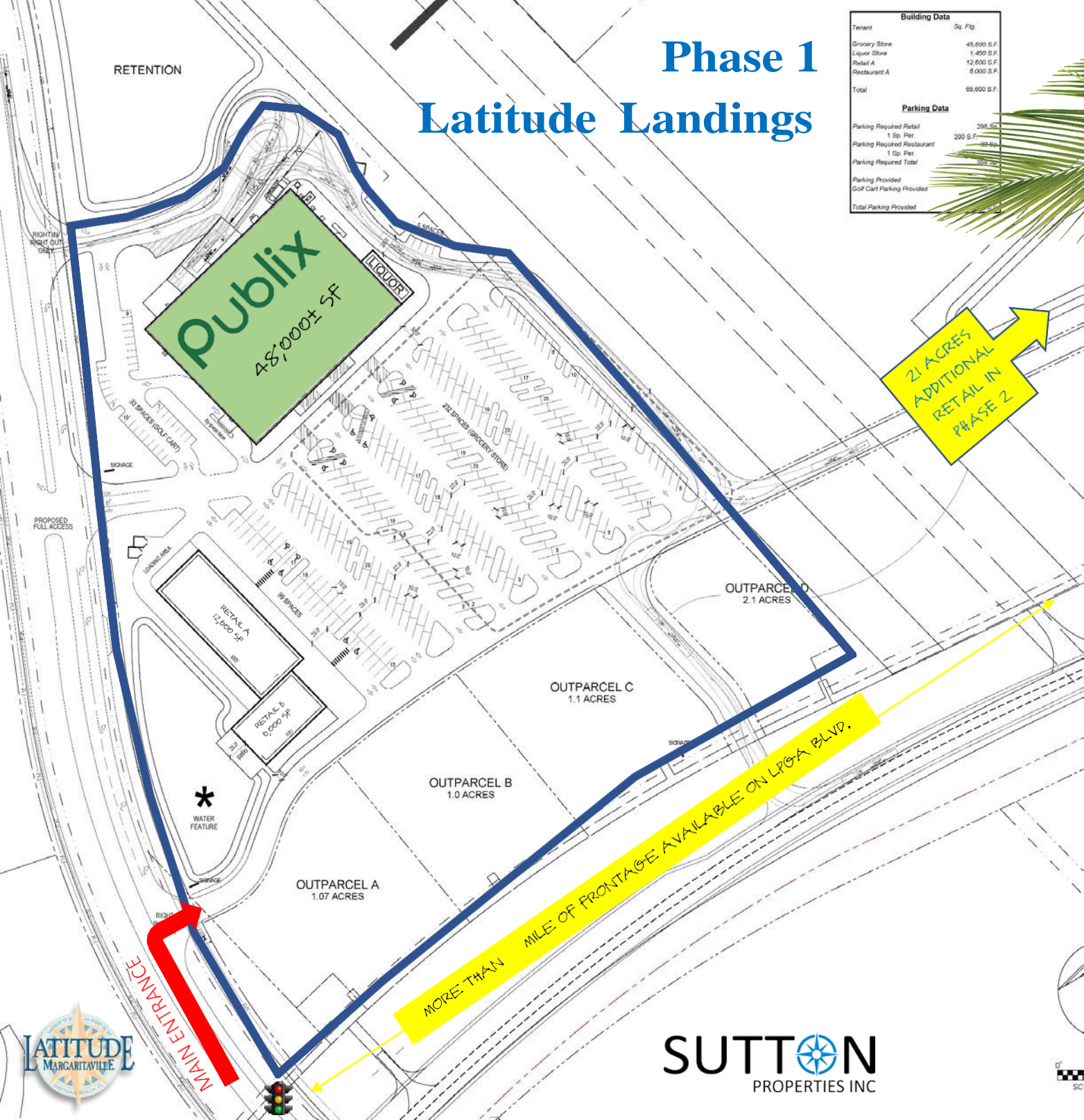
- PROPOSED CONCRETE
- PROPOSED CROSS WALK CROSSING
- PROPOSED PARKING CURB
- PROPOSED PARKING ISLAND
- PROPOSED PARKING ISLAND CURB
- PROPOSED PARKING ISLAND SIDEWALK
- PROPOSED PARKING ISLAND SIDEWALK CURB
- PROPOSED PARKING ISLAND SIDEWALK CURB WITH CURB
- CITY OF HOLLY HILL WELL PROTECTION TRAP



Phase 1 Latitude Landings

Building Data	
Tenant	Sq. Ft.
Grocery Store	45,600 S.F.
Liquor Store	1,400 S.F.
Retail A	12,600 S.F.
Restaurant A	6,000 S.F.
Total	65,600 S.F.

Parking Data	
Parking Required Retail	206 Sp.
1 Sp. Per.	200 S.F.
Parking Required Restaurant	60 Sp.
1 Sp. Per.	600 S.F.
Parking Required Total	266 Sp.
Parking Provided	300 Sp.
Golf Cart Parking Provided	30 Sp.
Total Parking Provided	330 Sp.



Publix↑

LOADING AREA

1,400 SF
GOLF CARTS

2,800 SF
DENTIST

1,050 SF - SHIPPING

1,050 SF - SALON

2,800 SF
MAIL BAR

1,400 SF - INSURANCE

2,100 - DAY SPA

99 SPACES

Phase 1
In-Line

1,200 SF
AVAILABLE

1,200 SF
AT LOI

3,600 SF
FULL SERVICE
FULL LIQUOR

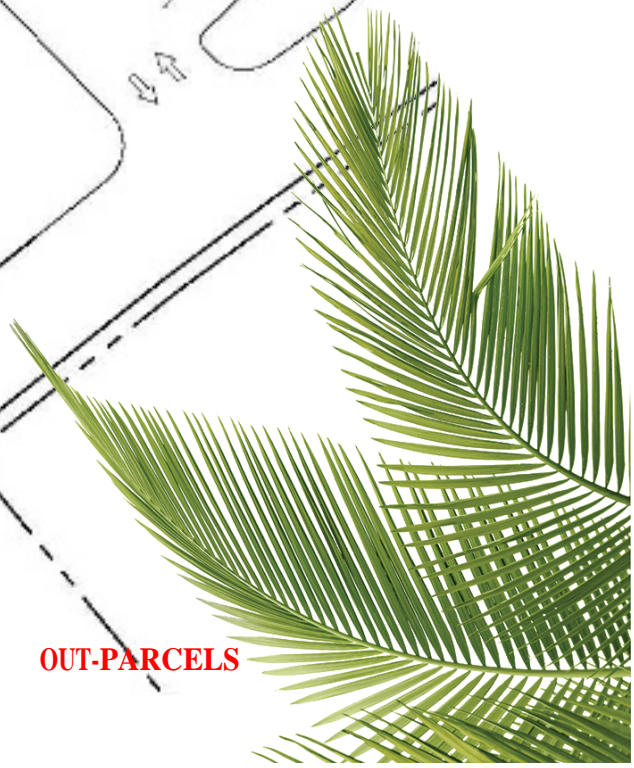
Water Feature
Beach Lagoon

25.0'

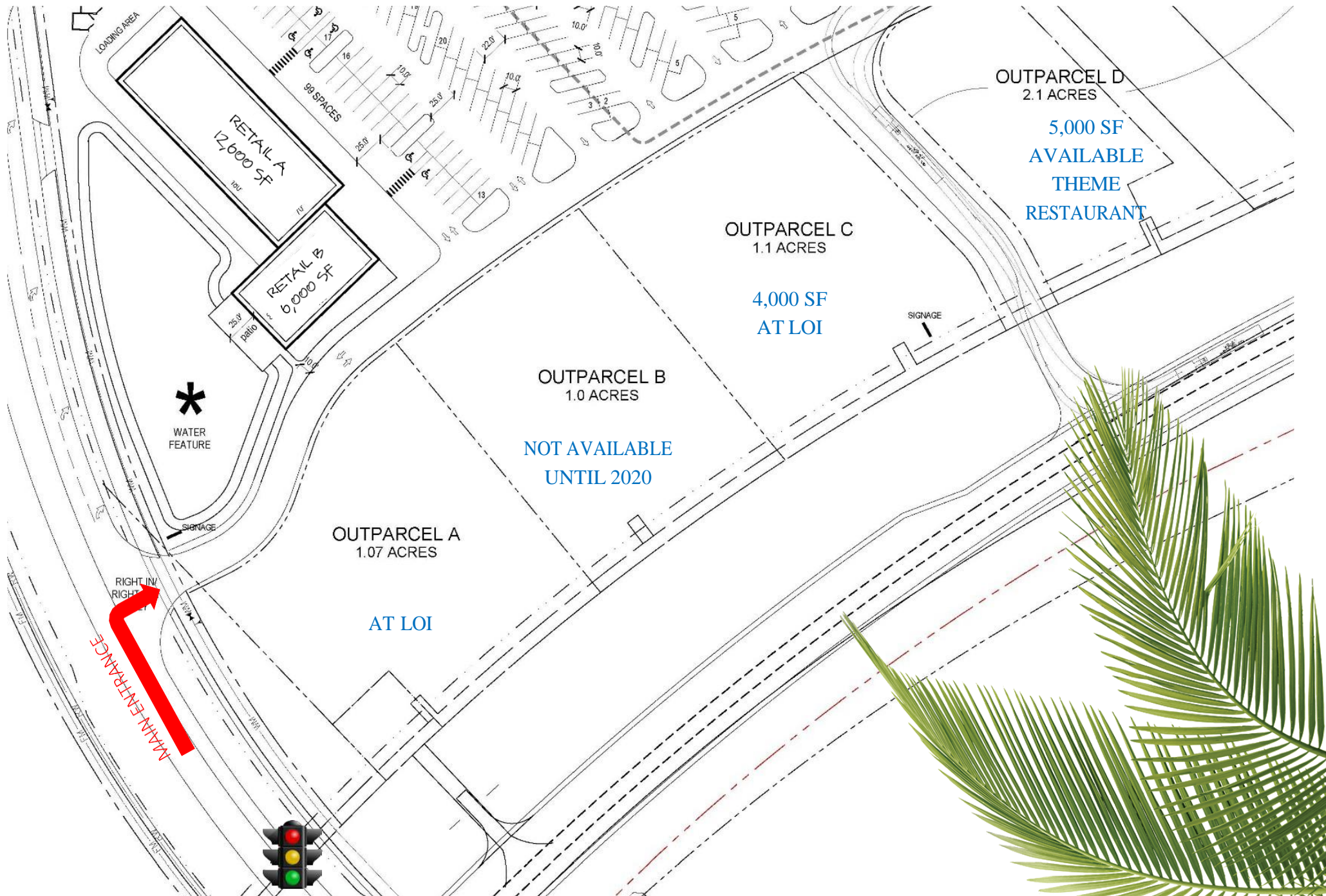
Patio

MAIN ENTRANCE

OUT-PARCELS



Phase 1 Outparcels





Phase 1

Grocery Anchor



Full Service Restaurants

American Full Liquor Bar

Fast Casual Restaurants

Mexican

Burgers

Chicken

Service

Hearing Aids

Dry Cleaner Drop Off/Pick Up

Day Spa

Pet Grooming

Eyewear / Vision Service

Specialty Shops

Donuts

Cupcakes

Golf Cart /Accessories Sales

Coffee

Phase 2

Entertainment

Sports Simulation

Paint Your Own (Wine & Paint)

Live Music

Food & Beverage

Craft Brewery & Tap Room

Asian Fusion

Irish Pub

Themed Restaurants

Breakfast

Sushi

Continental

Seafood

Steak

Pizza

Ice Cream

Specialty Shops

Jewelry

Wine & Cigar

Outdoor Outfitters

Golf Equipment/Supplies

Apparel

Art Gallery

Swimwear

Pet Boutique

Resort Wear

Home Décor

Surf Shop

Footwear

Gift Boutique



Actively Seeking

RETAILERS

Actively

Seeking

**RET
AIL
ERS**



LATITUDE LANDINGS PHASE 1

LPGA INTERNATIONAL

LPGA BLVD

LATITUDE LANDINGS PHASE 2

Publix

RETAIL A
RETAIL B

TYMBER CREEK ROAD

LATITUDE MARGARITAVILLE

LATITUDE MARGARITAVILLE

MAIN ENTRANCE TO LATITUDE MARGARITAVILLE

PRIMARY ENTRANCE TO LATITUDE LANDING (PUBLIX)

SECONDARY ENTRANCE TO LATITUDE LANDING (PUBLIX)





SUTTON
PROPERTIES INC

Latitude Landings: Phase 1 is 85,000 SF grocery anchored retail next to Jimmy Buffett's "55 & Better" residential development in Daytona Beach. Built on LPGA, less than 1/4 mile from I-95 in Florida's fastest growing residential and retail corridor.



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