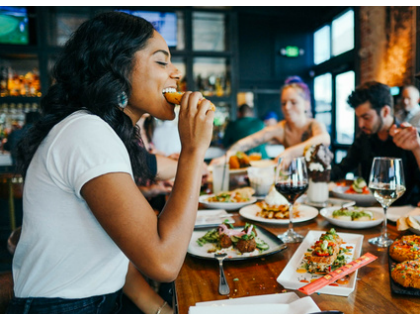




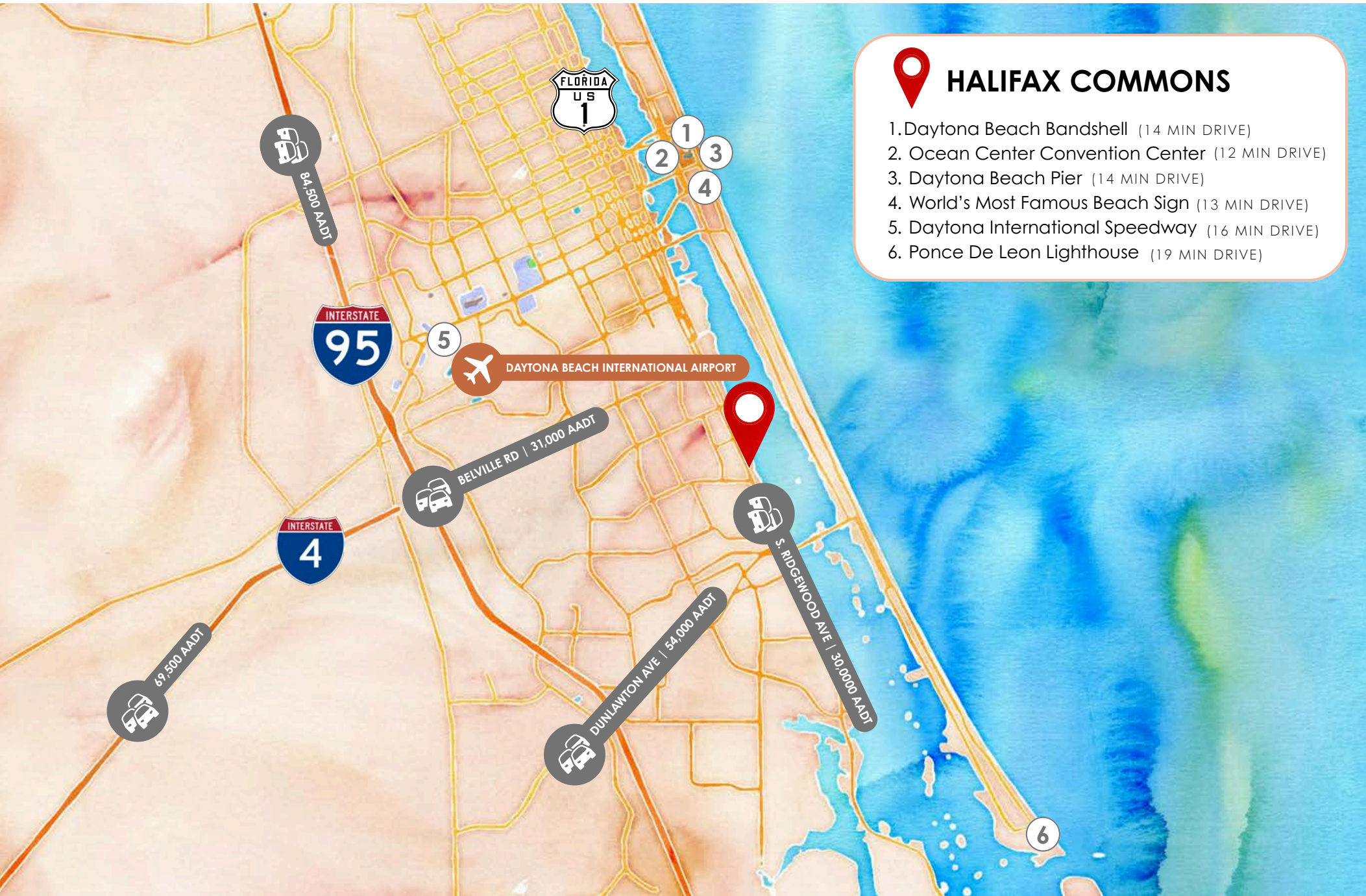
HALIFAX COMMONS

PREMIER RETAIL LEASING OPPORTUNITY IN SOUTH DAYTONA

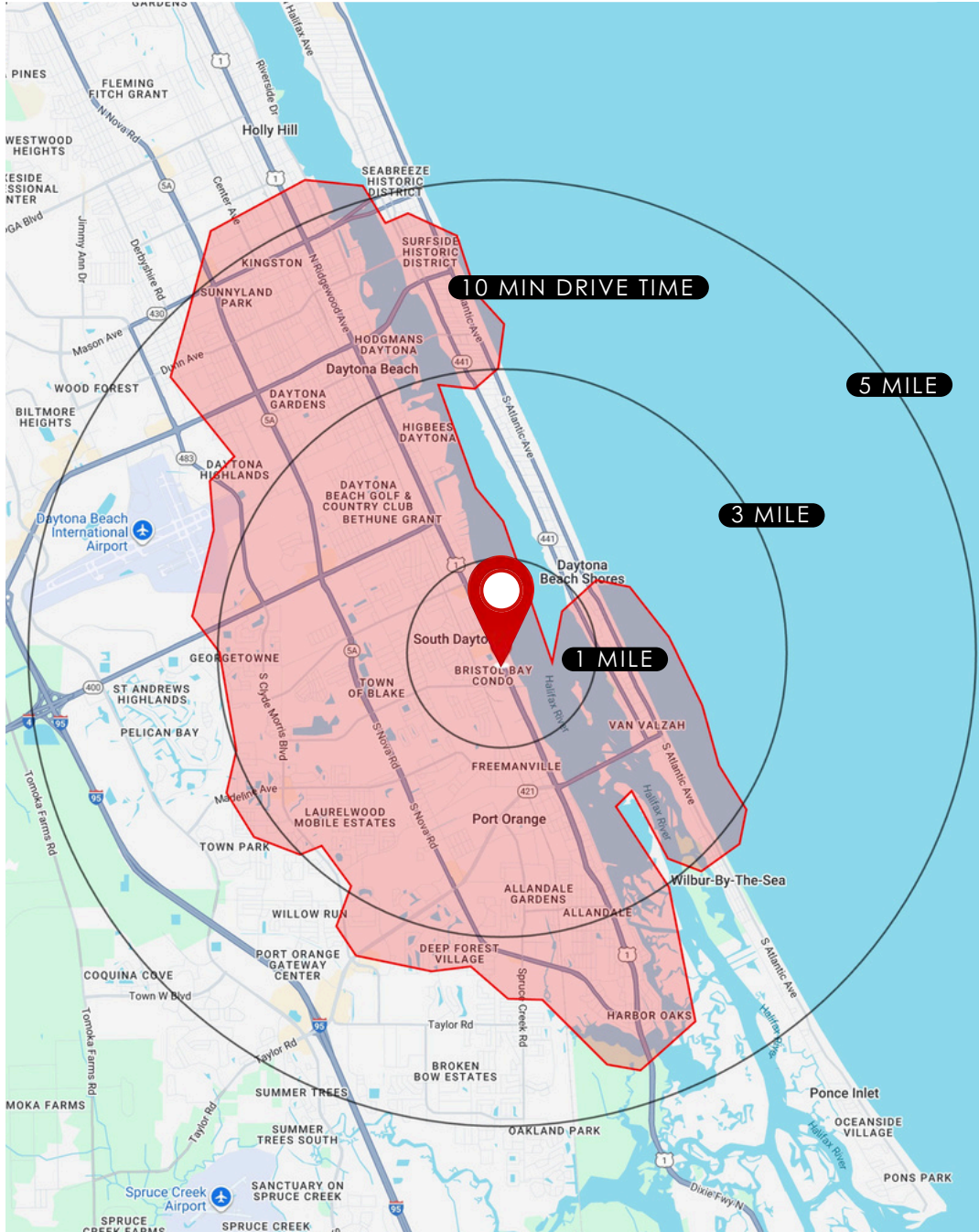
 2501 S. RIDGEWOOD AVE. | SOUTH DAYTONA, FL 32119



THE KEY IS CONNECTIVITY



DEMOGRAPHICS



AFFLUENT IMMEDIATE TRADE AREA

\$924,030 **AVERAGE HOUSEHOLD NET WORTH**
(3 Mile Radius)

Average household net worth within the 3 trade area is \$924,030, signaling a highly equity-rich consumer base with long-term financial stability.

DENSE, ESTABLISHED RESIDENTIAL BASE

125,119 **EST. POPULATION**
(5 Mile Radius)

More than 125,000 residents and nearly 57,000 households are located within a 5-mile radius, providing a deep, built-in customer base that supports consistent daily traffic.

EXCEPTIONAL DAYTIME EMPLOYMENT DENSITY

54,794 **EMPLOYEES**
(5 Mile Radius)

Over 54,000 employees operate within the 5-mile trade area, creating strong weekday daytime demand that supports food, service, medical, and convenience-oriented retail.

	1 MILE	3 MILE	5 MILE	10 MIN
Est. Population (2025)	7,075	61,836	125,119	90,748
Average Household Income (2025)	\$77,774	\$75,517	\$79,143	\$71,677
Estimated Households (2025)	3,286	29,916	56,765	41,757
Employees (2025)	2,074	24,736	54,794	37,412

HALIFAX COMMONS



PROPERTY HIGHLIGHTS:

- AVAILABLE: 1,200 SF - 12,000 SF
- Divisible Square Footage Options Available
- GLA: 12,000 SF
- Strong Visibility on US-1, one of Volusia County's Busiest Corridors
- Located just Minutes Away from Daytona Beach Access, and I-95
- 194 On-Site Parking Spaces



AVERAGE DAILY TRAFFIC

30,000 VEHICLES PER DAY ON US-1 / S RIDGEWOOD AVE



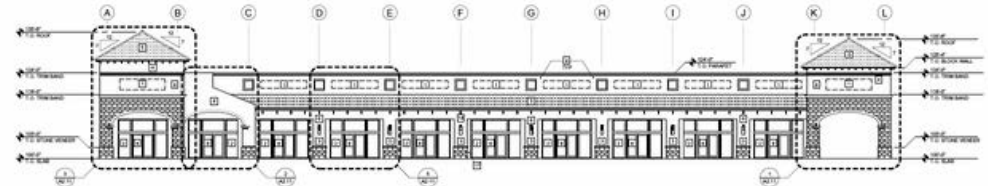
HALIFAX COMMONS SITE PLAN

AVAILABLE: 1,200 SF - 12,000 SF

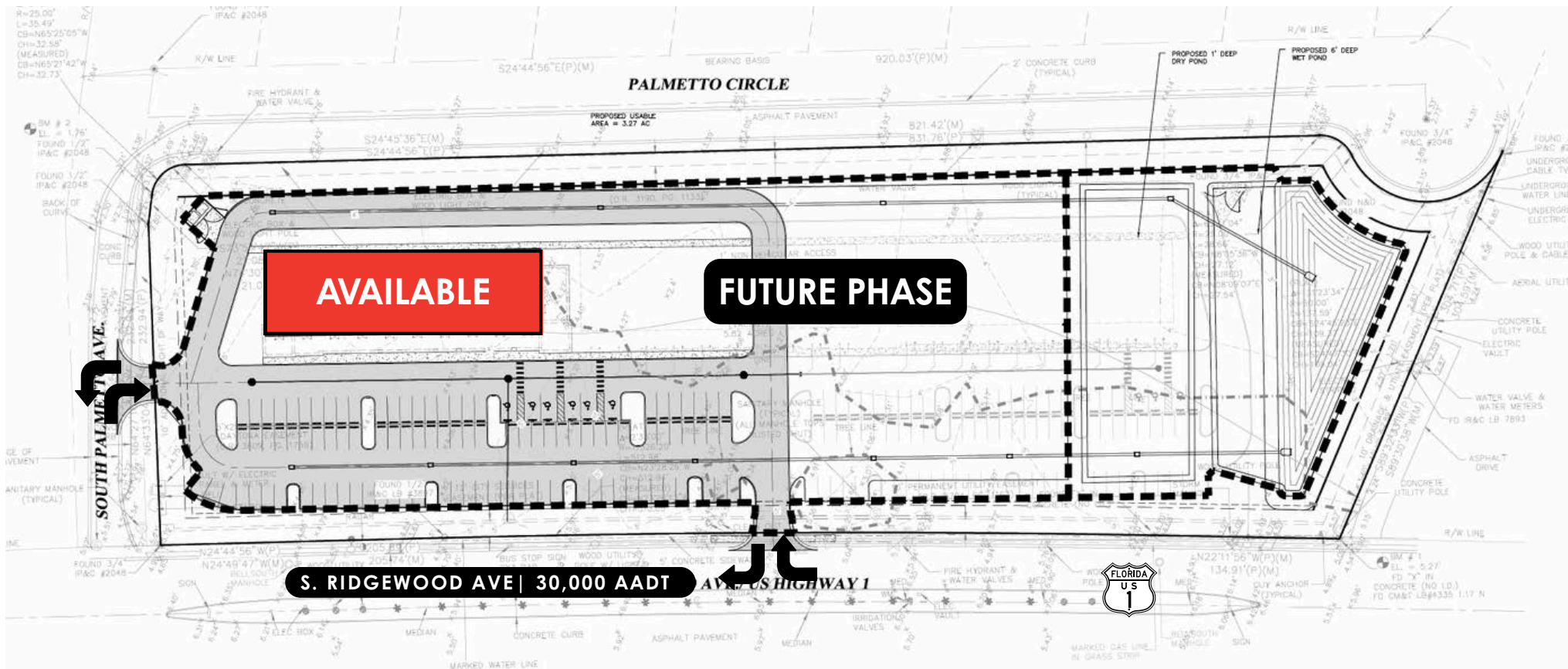
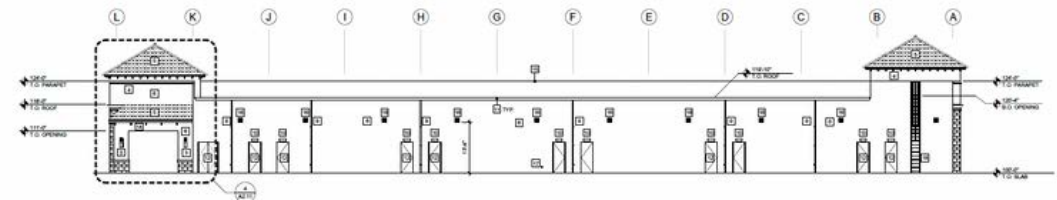
DIVISIBLE OPTIONS AVAILABLE

GLA: 12,000 SF

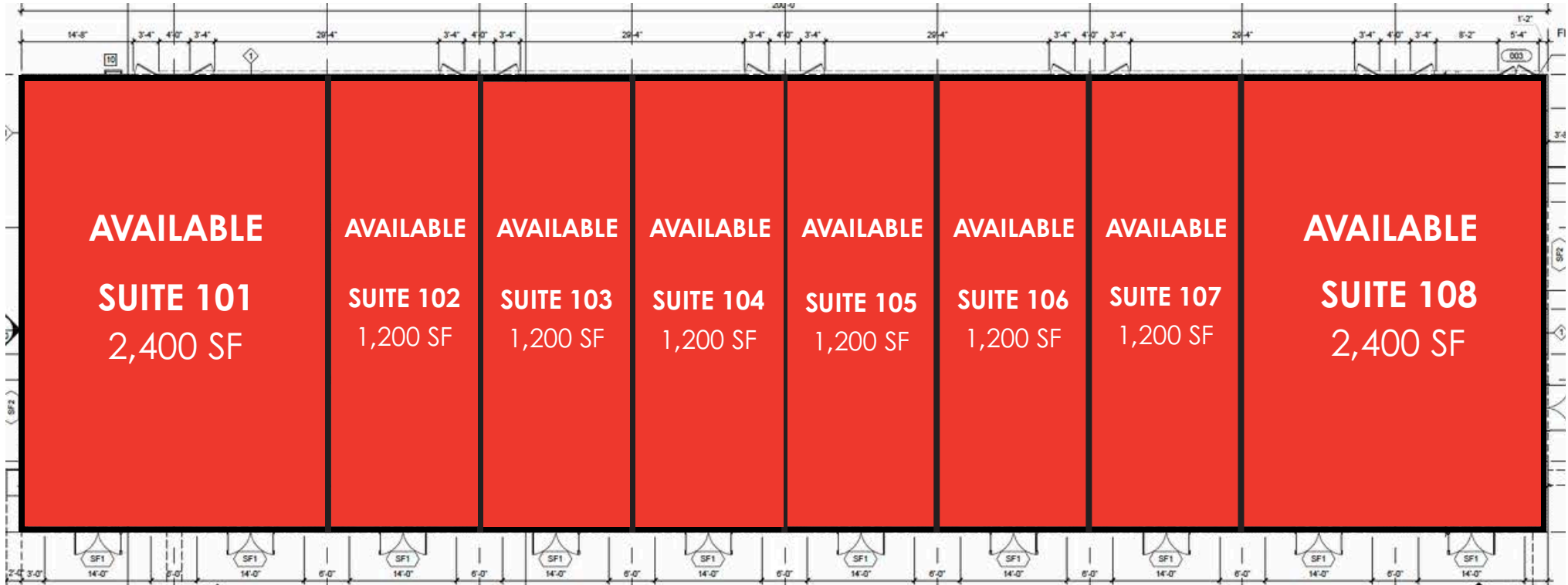
FRONT ELEVATION



REAR ELEVATION



FLOOR PLAN



PERFECT FOR:



FOOD & BEVERAGE



HEALTH & WELLNESS



MEDICAL



DAILY SERVICE RETAIL



RETAIL MAP



SITE OPPORTUNITIES



Daytona Beach Named One of the Top 50 Places to Live in the U.S.
(U.S. News & World Report, 2023)



Daytona Beach Ranks Among the Top 10 U.S. Growth Cities
(U-Haul Growth Index, 2026)



Daytona International Speedway Named a Top U.S. Attraction
(Tourism Industry Recognition, 2024)



DAYTONA INTERNATIONAL SPEEDWAY

16 MINUTES FROM SITE



PONCE DE LEON LIGHTHOUSE

19 MINUTES FROM SITE



DAYTONA BEACH PIER

14 MINUTES FROM SITE



DAYTONA BEACH BANDSHELL

14 MINUTES FROM SITE





FOR MORE INFORMATION ON HALIFAX COMMONS:

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