

give your retail brand a

CHANGE IN LATITUDE

Latitude Landings. Your Retail Location in Paradise.

SUTTON
PROPERTIES INC

Every day feels

LIKE AN ESCAPE

Minto Communities is masterfully crafting a residential community where life rolls easy, neighbors are friends 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!

- 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



This is the restaurant space!

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®, Jeep Beach, 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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Close to everything residents can

IMAGINE



SHOPPING

1. Bass Pro Shops
2. Ocean Walk Shoppes & Movies
3. ONE DAYTONA
4. Riverfront Shops of Daytona Beach
5. Tanger Outlets
6. The Pavilion at Port Orange
7. Volusia Mall
8. Ormond Beach MainStreet

BEACHES

1. Latitude Margaritaville Beach Club
2. Daytona Beach
3. Daytona Beach Bandshell
4. Daytona Beach Boardwalk & Pier
5. Ormond Beach
6. SunGlow Pier
7. New Smyrna Beach

EDUCATION

1. Bethune-Cookman University
2. Daytona State College
3. Embry-Riddle Aeronautical University
4. Keiser University
5. Stetson University
6. UCF Daytona Beach Regional Campus

GOLF

1. LPGA International
2. Club at Pelican Bay Golf Club
3. Crane Lakes Golf & Country Club
4. Cypress Course at the Grand Club
5. Pina Course at the Grand Club
6. Cypress Head Golf Club
7. Daytona Beach Golf Club
8. DeBary Golf & Country Club
9. Halifax Plantation Golf Club
10. Hidden Lakes Golf Course
11. Indigo Lakes Golf Club
12. New Smyrna Beach Municipal Golf Course
13. River Bend Golf Club
14. Riviera Country Club
15. Spruce Creek Country Club
16. Tomoka Oaks Golf & Country Club
17. Turebull Bay Golf Club
18. Vacation Bay Golf Club
19. Victoria Hills Golf Club

ARTS & MUSEUMS

1. Atlantic Center for the Arts
2. Cici & Hyatt Brown Museum of Art
3. Civic Ballet of Volusia County
4. Cuban Foundation Museum
5. Daytona Beach Choral Society
6. Daytona Beach Symphony Society
7. Daytona Playhouse
8. Daytona Solisti Chamber Orchestra
9. DeLand Naval Air Station Museum
10. Halifax Historical Museum
11. Linda and Charles Williams Children's Museum
12. Marine Science Center
13. Mary McLeod Bethune Performing Arts Center
14. Museum of Arts & Sciences
15. Ormond Memorial Art Museum and Gardens
16. Peabody Auditorium
17. Ponce de Leon Inlet Lighthouse
18. Southeast Museum of Photography
19. The Casements Cultural Center

HEALTHCARE

1. Halifax Health - Official Healthcare Partner
2. Florida Hospital Memorial Medical Center
3. Daytona Beach VA Outpatient Clinic

PARKS

1. Tiger Bay State Forest
2. Tomoka State Park
3. The Loop Bicycle Trail
4. Breakers Oceanfront Park
5. Bicentennial Park
6. Tuscawilla Park
7. Spruce Creek Park

SPORTS & ENTERTAINMENT

1. Florida Tennis Center
2. Jackie Robinson Stadium
3. Halifax River Yacht Club
4. Ocean Center Convention Center
5. Daytona Lagoon Waterpark Entertainment Center
6. Daytona International Speedway

AIRPORTS

1. Daytona Beach International Airport
2. Orlando International Airport (70 miles)



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

Neighboring Retail

1.2 Miles from Tanger Outlets

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

2.43 Miles from Tomoka Town Center

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

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



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

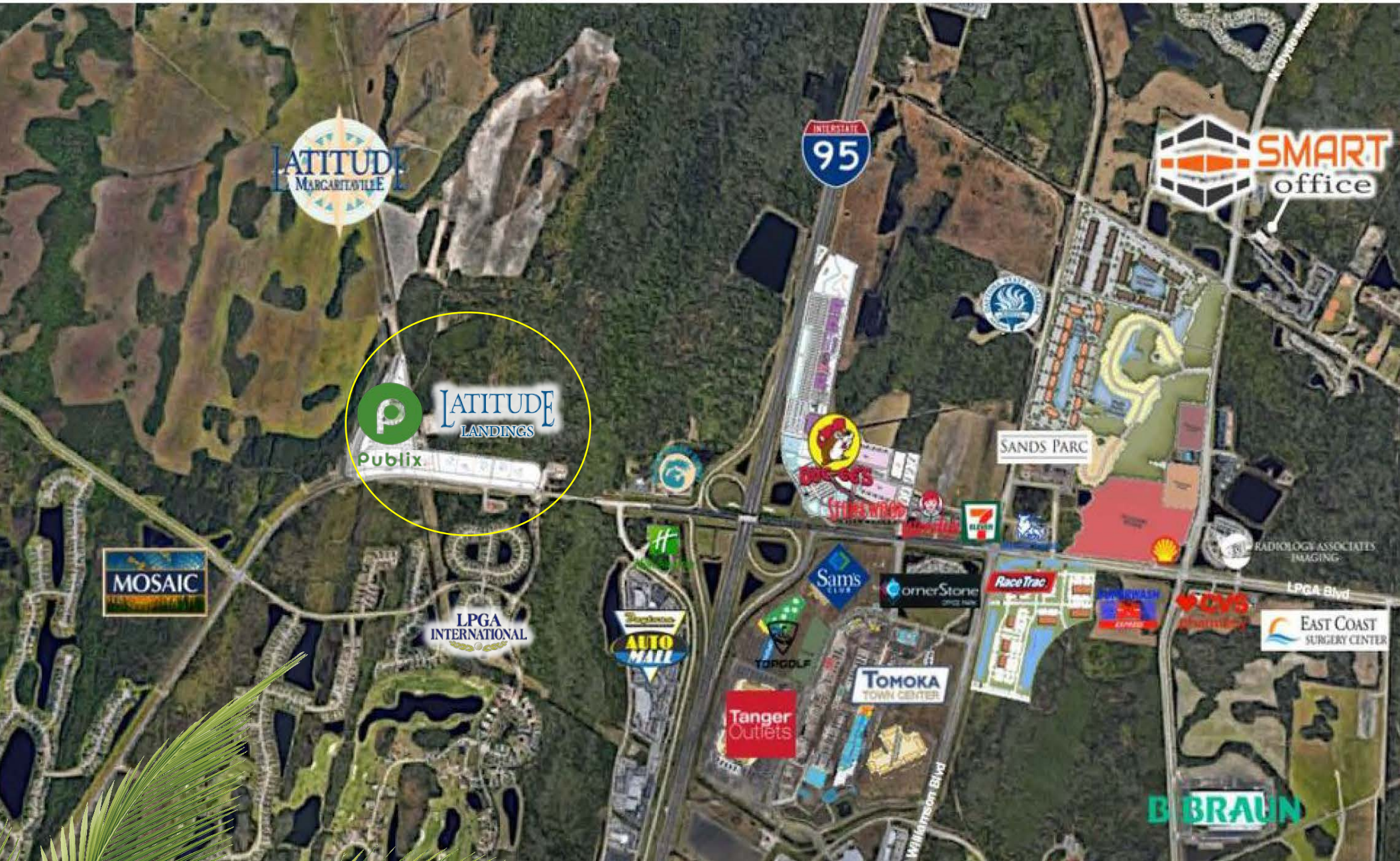
1.54 Miles from Trader Joe's Distribution Center – 550 Employees

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

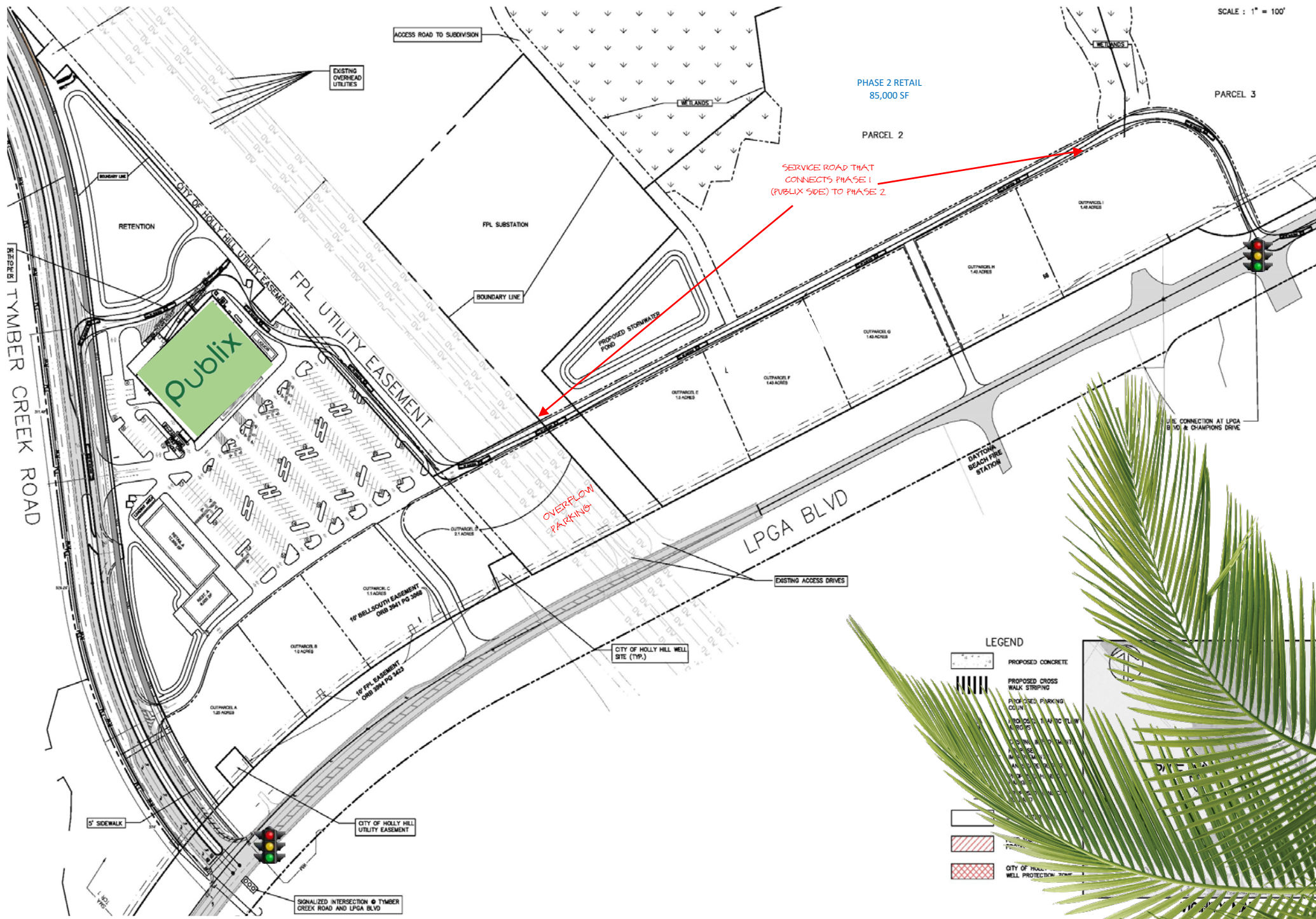
1.55 Miles from planned Amazon Distribution Center – 2M SF



*Located on the hottest
retail/residential
corridor in Florida*

Latitude Landings Overall Plan - Phase 1 & Phase 2

SCALE : 1" = 100'



LEGEND

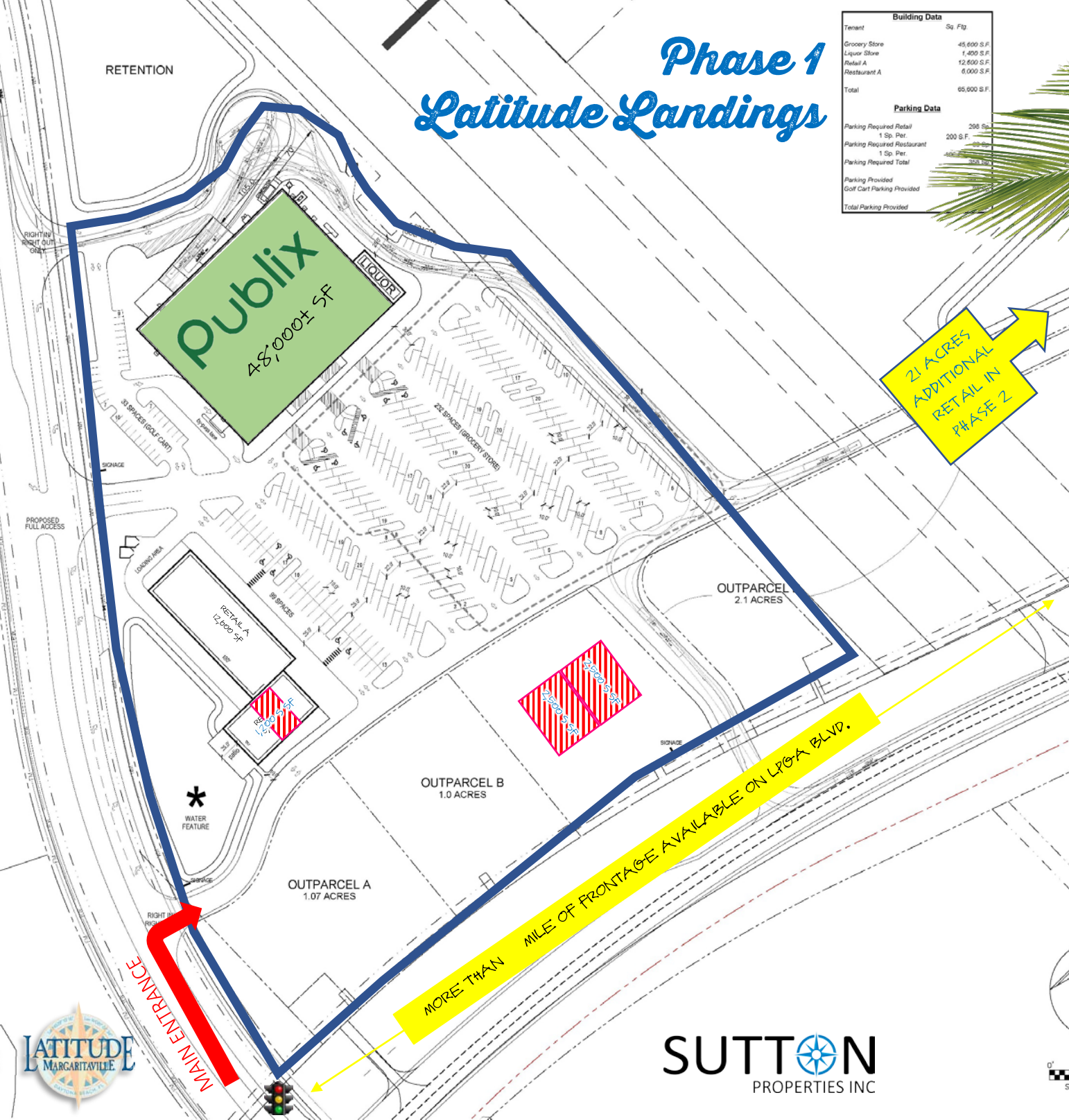
- PROPOSED CONCRETE
- PROPOSED CROSS WALK STRIPING
- PROPOSED PARKING CURB
- PROPOSED THATCH (LAWN) AREAS
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING GRASS
- EXISTING WETLANDS
- CITY OF HOLLY HILL WELL PROTECTION ZONE



Phase 1 Latitude Landings

Tenant	Building Data	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	296 Sp.
1 Sp. Per	200 S.F.
Parking Required Restaurant	1 Sp. Per
1 Sp. Per	200 S.F.
Parking Required Total	300 Sp.
Parking Provided	Golf Cart Parking Provided
Total Parking Provided	



Publix↑

LOADING AREA

1,400 SF
GOLF CARTS

2,800 SF
DENTIST

1,050 SF - SHIPPING

1,050 SF - SALON

2,800 SF
NAIL BAR

1,400 SF - INSURANCE

2,100 - DAY SPA

99 SPACES

*Phase 1
In-Line
Retail*

1,200 SF
DOG BAKERY

3,600 SF
FULL SERVICE
FULL LIQUOR

1,200 SF
FIT-CLUB

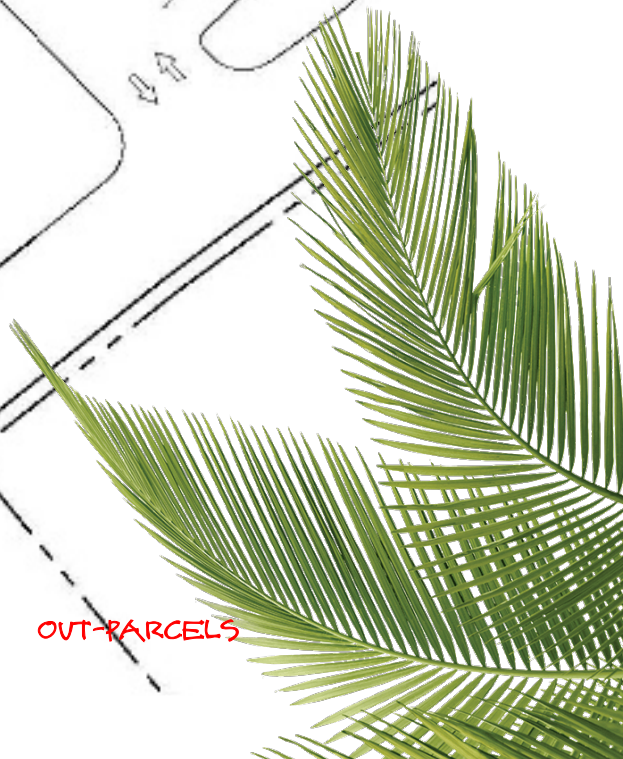
WATER FEATURE
BEACH LAGOON

25.0'

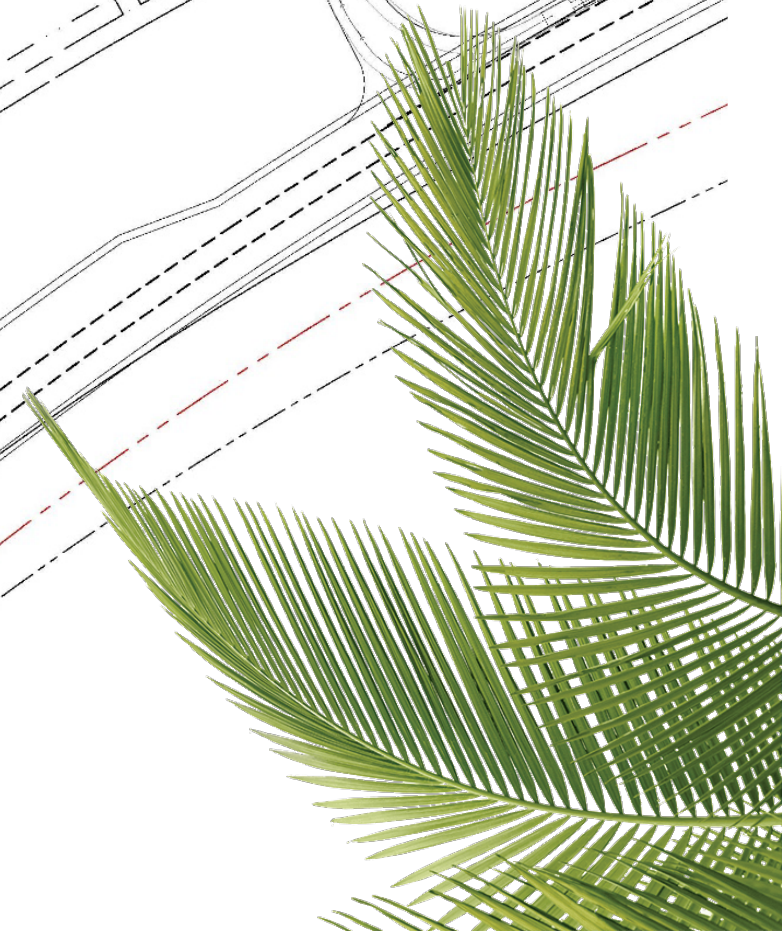
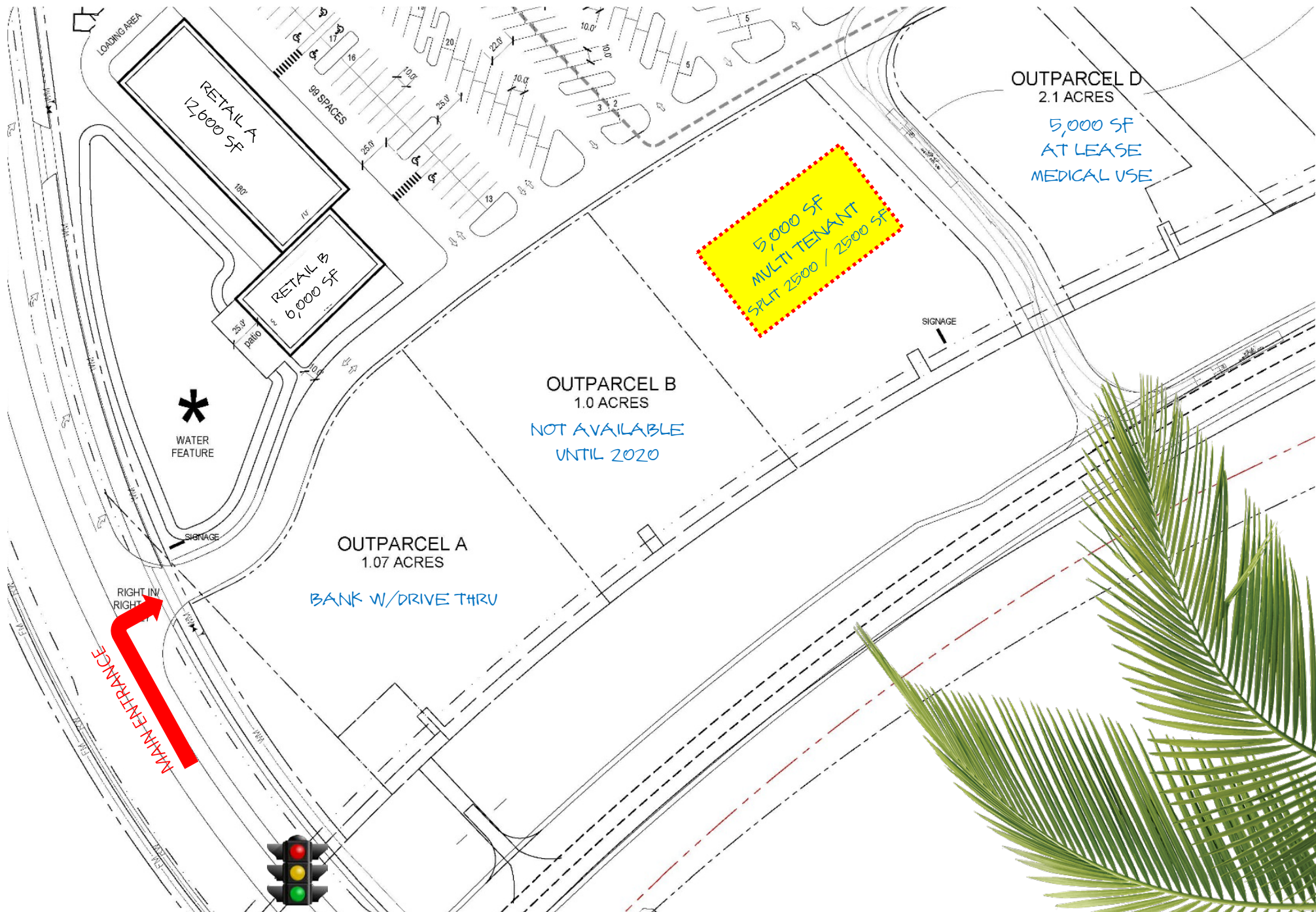
Patio

MAIN ENTRANCE

OUT-PARCELS

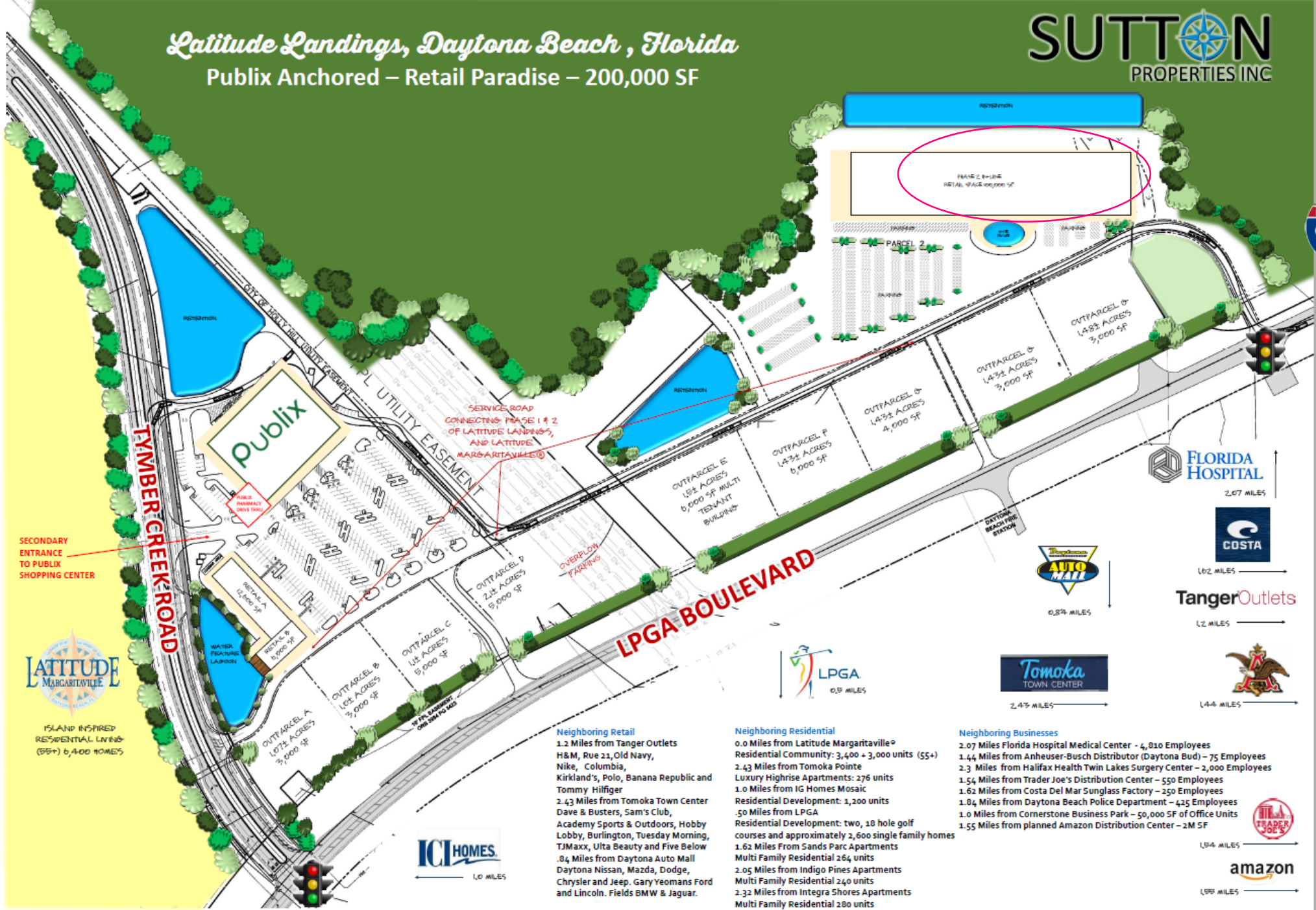


Latitude Landings - Phase 1 Outparcels



Latitude Landings, Daytona Beach, Florida

Publix Anchored – Retail Paradise – 200,000 SF



SECONDARY ENTRANCE TO PUBLIX SHOPPING CENTER



ISLAND INSPIRED RESIDENTIAL LIVING (55+) 6,400 HOMES



1.0 MILES

Neighboring Retail

- 1.2 Miles from Tanger Outlets
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- 1.0 Miles from Cornerstone Business Park - 50,000 SF of Office Units
- 1.55 Miles from planned Amazon Distribution Center - 2M SF



2.07 MILES



1.62 MILES



1.2 MILES



0.84 MILES



2.43 MILES



1.44 MILES



1.94 MILES



1.55 MILES



0.5 MILES



Phase 1

Grocery Anchor

Publix

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
Ice Cream

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

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**



Burlington, Ymax, ULTA, DSW, BEALLS, Tanger Outlets, Hobby Lobby, Ross, Ford, Chevrolet, Honda, Subaru, Toyota, KIA, GM, VW, Nissan, Mazda, Acura, Lexus, Infiniti, Mercedes-Benz, Volvo, Jaguar, Land Rover, Bentley, Rolls-Royce, Ferrari, Lamborghini, Porsche, Lotus, Lotus Evija, Lotus Eletre, Lotus Evija Sport, Lotus Evija Sport+

LATITUDE LANDINGS PHASE 2

LPGA INTERNATIONAL

LPGA BLVD

LATITUDE LANDINGS PHASE 1

Publix

RETAIL A
RETAIL B

TYMBER CREEK ROAD

MAIN ENTRANCE TO LATITUDE MARGARITVILLE

PRIMARY ENTRANCE TO LATITUDE LANDING (PUBLIX)

SECONDARY ENTRANCE TO LATITUDE LANDING (PUBLIX)

LATITUDE MARGARITVILLE

LATITUDE MARGARITVILLE







LATITUDE
MARGARITAVILLE
DAYTONA BEACH, FL



LATITUDE
LANDINGS

LATITUDE
MARGARITAVILLE
DAYTONA BEACH, FL

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.