

give your retail brand a

CHANGE IN LATITUDE

The 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** will complement the island style living with an escapism vibe, providing residents anything they need in paradise: restaurants, supermarket, entertainment and convenient services.



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®, 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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The Landings is a grocery anchored 200,000 SF open air community center adjacent to the Margaritaville inspired 6,400 home community called Latitude Margaritaville®. Featuring festive, Key West style architecture and a beach themed water feature, The Landings will be home to 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 The 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 first quarter, 2019!

- Adjacent to Minto Communities, Latitude Margaritaville®
6,400 new homes
- Total 200,000 SF
- Phase I - Grocer Anchor Committed
- Phase 2 Lifestyle Center with Festive Retail
- 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 Sale or Build to Suit



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

Neighboring Residential

0.0 Miles from Latitude Margaritaville®

Residential Community: 6,400 units

1.0 Miles from IG Homes Mosaic

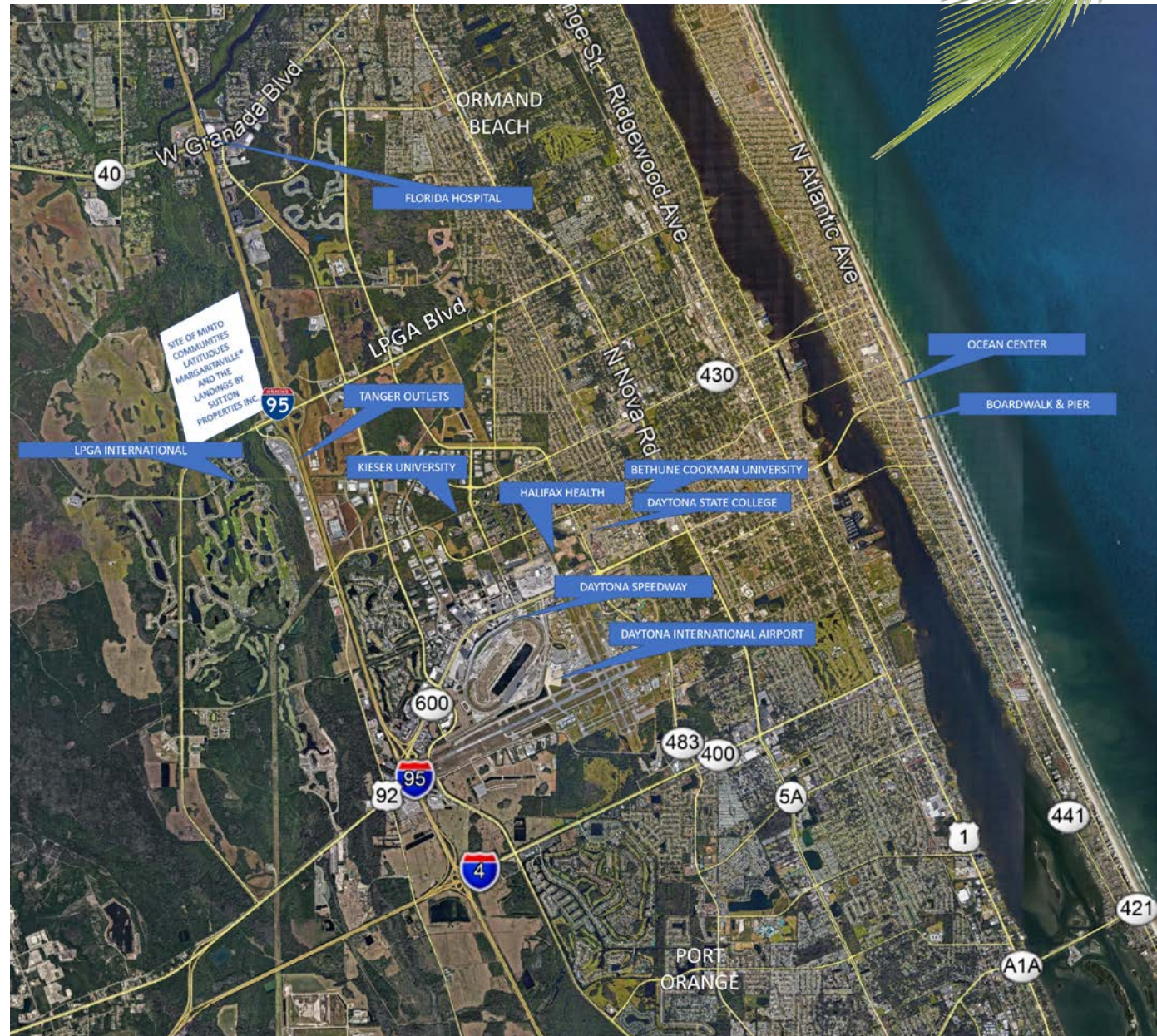
Residential Development: 1,200 units

1.0 Miles from LPGA

Residential Development: two, 18 hole championship golf courses and approximately 1,200 single family homes

2.43 Miles from Tomoka Town Center

Luxury Rental Apartments: 275 units



RETENTION

COMMITTED
GROCER
48,000 SF

LIQUOR

RETAIL A
12,000 SF

REST. A
6,000 SF



WATER
FEATURE

RIGHT IN
RIGHT OUT
ONLY

OUTPARCEL A
1.07 ACRES

OUTPARCEL B
1.0 ACRES

OUTPARCEL C
1.1 ACRES

OUTPARCEL D
2.1 ACRES

MORE THAN 1/2 MILE OF FRONTAGE AVAILABLE ON LPG A BLVD.

Building Data	
Tenant	Sq. Ft.
Grocery Store	48,000 S.F.
Liquor Store	1,400 S.F.
Retail A	12,000 S.F.
Restaurant A	6,000 S.F.
Total	65,000 S.F.

Parking Data	
Parking Required Retail	266 Sp.
1 Sp. Per:	200 S.F.
Parking Required Restaurant	60 Sp.
1 Sp. Per:	100 S.F.
Parking Required Total	358 Sp.
Parking Provided	331 Sp.
Golf Cart Parking Provided	58 Sp.
Total Parking Provided	389 S.F.

21 Acres
Additional
Retail in
Phase 2

Coming Soon!



SUTTON
PROPERTIES INC



*Actively
Seeking*

RETAILERS

Phase 1

Conventional retail to complement grocery anchor

Fast Casual Restaurants

Pizza
Mexican
Burgers
Chicken

Service

Dental / Orthodontics
Hearing Aids
Dry Cleaner Drop Off/Pick Up
Shipping/Mailing Store
Nail Salon
Barbershop/Hair Salon
Insurance
Day Spa
Pet Grooming
Eyewear / Vision Service

Specialty Shops

Donuts
Cupcakes
Golf Cart Sales
Coffee
Ice Cream

Full Service Dining

Breakfast
Sushi
Continental
Seafood
Steak
Italian



Phase 2

Festive retail to create a destination

Entertainment

Golf Simulation
Paint Your Own (Wine & Paint)

Food & Beverage

Craft Brewery & Tap Room
Asian Fusion
Irish Pub
Themed Restaurants

Specialty Shops

Jewelry
Wine & Cigar
Outdoor Outfitters
Golf Equipment/Supplies/Apparel
Art Gallery
Swimwear
Pet Boutique
Resort Wear





Site of Minto Communities, Latitude Margaritaville®
6,400 new homes is adjacent to the new grocery anchored retail center at The Landings.





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