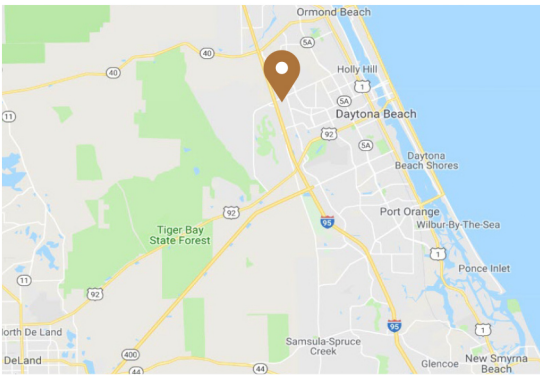




### Overview

AVAILABLE SQFT ..... 2,000 - 45,000 SQFT

LOT SIZE ..... 12± Acres



### Description

Cornerstone Exchange is strategically positioned at the entrance to the region's most significant shopping destination. Located next to the new Dave & Buster's and across from the proposed Top Golf makes this an ideal location for restaurants, junior boxes and entertainment users alike.

- Located at the entrance to Tanger Outlets (350,000 SF) and Tomoka Town Center (400,000 SF)
- Tremendous residential growth in the area, with Margaritaville delivering 11 homes per week
- Regional access with proximity to I-95 & other major corridors
- Outparcels and junior anchor space available
- Delivery starting Q2 2020

### Demographics

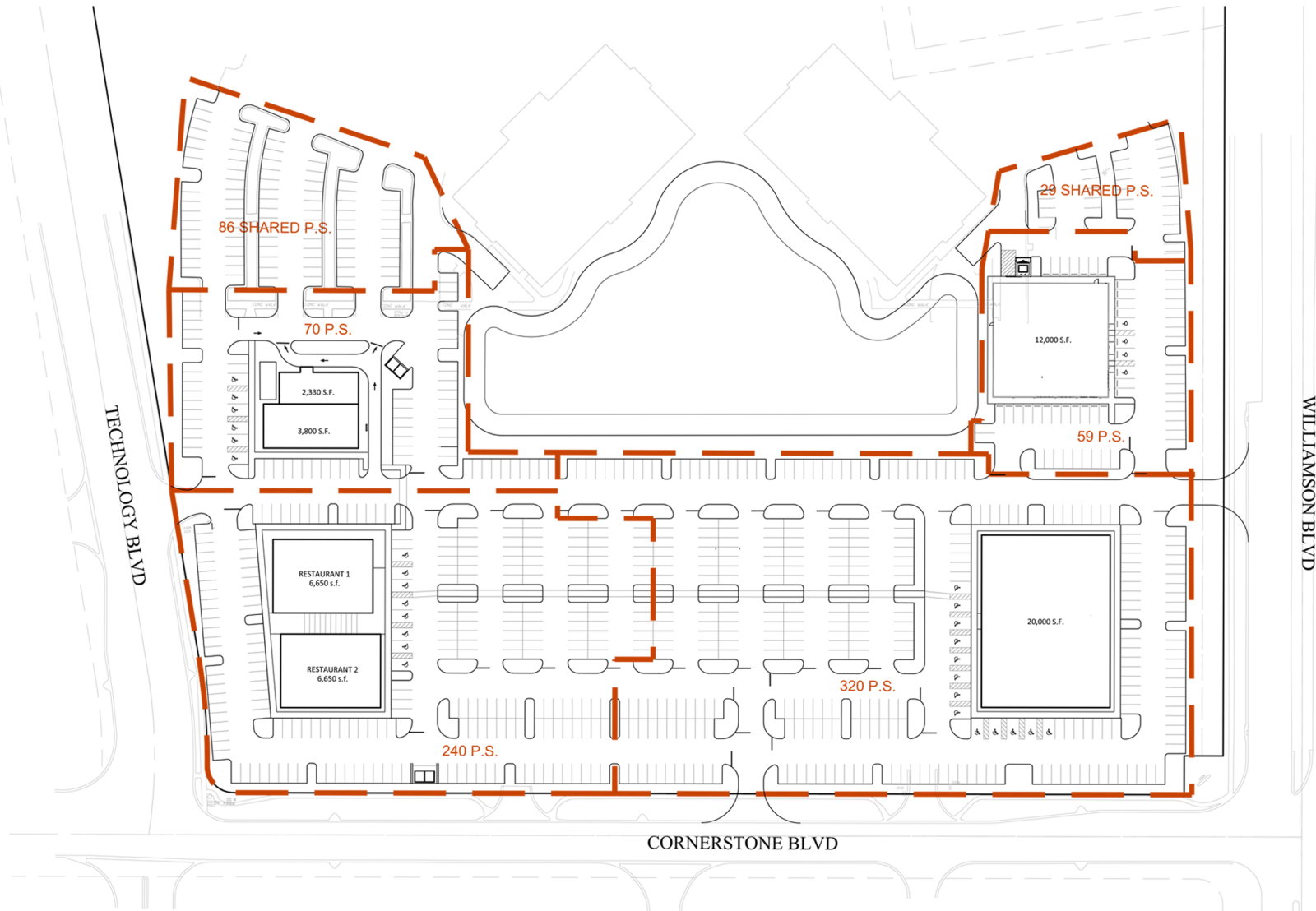
	3 MI	5 MI	10 MI
Total Population	35,054	104,881	219,698
Households	15,455	46,050	99,272
Average Household Income	\$54,396	\$56,501	\$61,366
Daytime Employees	38,699	75,739	122,023

Demographic Source: Applied Geographic Solutions, TIGER Geography; 2019 estimates

### Contact

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 407-628-0077  
 Genny@Equinox-Development.com

# Concept Plan



Market Overview



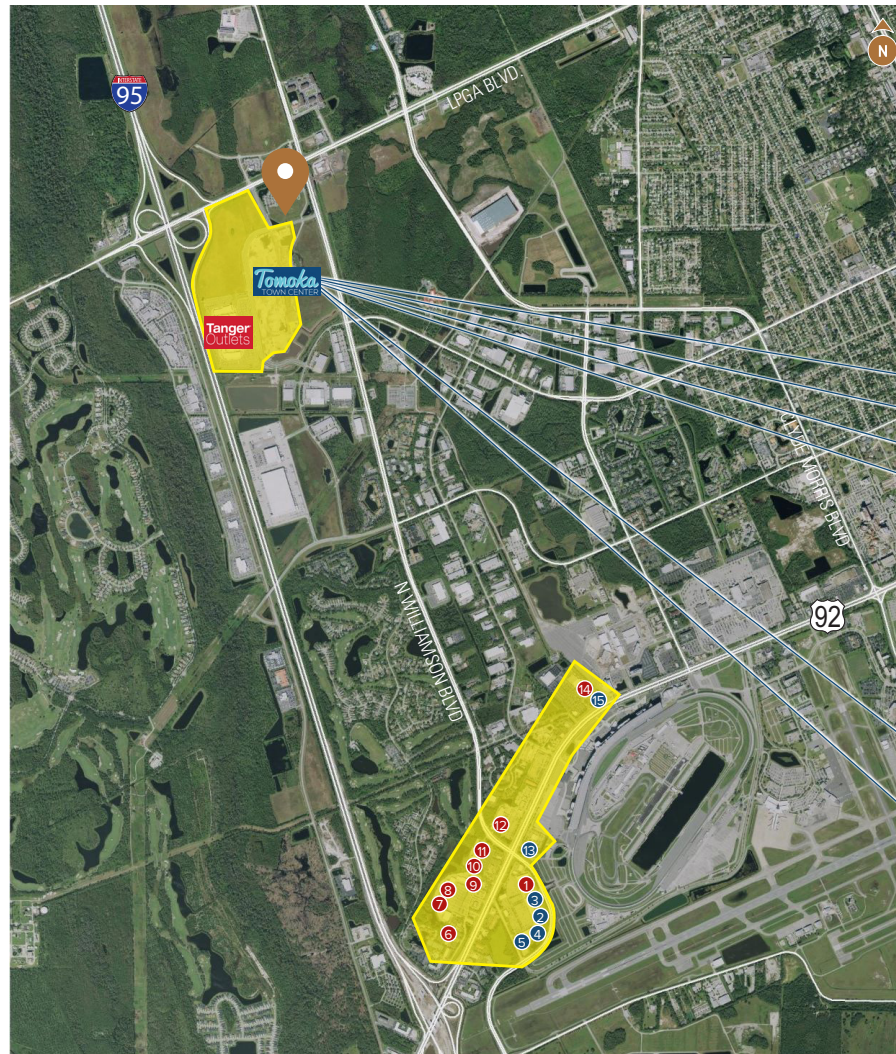
Retail Shift to LPGA

**Tomoka TOWN CENTER**

**HOBBY LOBBY**    **ROSS** DRESS FOR LESS    **DSW**  
**Burlington**    **TJ-MAXX**    **BLAZE PIZZA**  
**BARNES & NOBLE**    **bealls** OUTLET    **HOME** centric  
**ULTA** BEAUTY    **verizon** wireless    **Ford's** GARAGE  
**five BELOW**    **CHIPOTLE** MEXICAN GRILL    **Academy** SPORTS + OUTDOORS  
**Tuesday Morning**

**Tanger Outlets**

**Bath & Body Works**    **UNDER ARMOUR**    **SKECHERS**  
**Nike Factory Store**    **kate spade**  
**EXPRESS** FACTORY OUTLET    **OLD NAVY** OUTLET    **BANANA REPUBLIC** FACTORY STORE  
**H&M**    **JJ** JIMMY JOHNSON'S LEADWHEELS    **RACK ROOM SHOES**    **GNC** LIVE WELL  
**J.CREW** FACTORY    **new balance** FACTORY STORE    **BROOKS BROTHERS** FACTORY STORE



- 92**
- INTERNATIONAL SPEEDWAY BLVD.  
RETAIL
- 1 The Home Depot
  - 2 Hobby Lobby
  - 3 Sally Beauty
  - 4 TJ Maxx
  - 5 Tuesday Morning
  - 6 Haverty's
  - 7 Total Wine
  - 8 Bed, Bath & Beyond
  - 9 Dick's Sporting Goods
  - 10 Ashley HomeStore
  - 11 JOANN Fabrics and Crafts
  - 12 Target
  - 13 Rooms To Go
  - 14 Best Buy
  - 15 Barnes & Noble
- Relocated to Tomoka Town Center