



Investment Opportunity | Offering Memorandum | Daytona Beach, FL

OFFICE/WAREHOUSE | \$899,900.00





Investment Summary



Offering Memorandum
Office/Warehouse Building

Investment Summary

Fantastic investment opportunity in Daytona Beach, FL. This offering includes three parcels totaling over 2 acres with two buildings. There is a 15,680 sqft vacant lot on the corner of Tomoka Rd and Mason Ave with BR-2 zoning ready for development. The second parcel consists of a fully occupied office building situated on 1.33 acres with BR-2 zoning in the front and M1 zoning in the rear portion. The third parcel offers nearly 6,000 sqft of warehouse/manufacturing and office space on nearly one-half acre. The building currently houses a sheet metal business in the main area and has two additional rental spaces, with just one vacancy. This parcel has two zoning classifications including BA in front and M1 in the rear portion of the property. This package is perfect for a steady income stream, owner user, or redevelopment. Currently there are six tenants paying a total of \$3,175 per month gross rent. The owner runs their personal business out of the sheet metal shop. Every unit has individual electric meters with one water meter on office building and three water meters on the warehouse building. The sheet metal business will be vacating upon sale.

BR-2 Zoning: Business Retail
 BA Zoning: Business Automotive
 M1: Local Industry



Investment Highlights

- Three Parcel Portfolio
- Warehouse w/Two Rental Units
- 5 Unit Office Building
- Vacant Lot
- Liberal Zoning
- Great Frontage
- Development Opportunity
- Two Roll-Up Doors

Location Highlights

- Daytona Beach, FL
- High Traffic w/19,600 AADT
- 57 Miles to Orlando
- 87 Miles to Jacksonville
- Proximity to Downtown
Daytona Beach, Colleges, Shopping,
Restaurants, Ect...
- High Growth Area
- BR-2, BA, and M1- Zoning

Uses

- Automotive Sales
- Self-Storage/Mini Warehouse
- Warehouse
- Craft Distillery
- Retail Sales and Services
- Salvage/Recycling Facility
- Animal Grooming
- Professional Services Office

More...

Property Information

Property:

Street: 856 Mason Ave
City State Zip: Daytona Beach, FL
Parcel ID: 4244-01-33-0046
Units: 3
Buildings: 1
Year Built: 1948
Lot Size: .48 Acres
Lot SF: 21,000 SF
Building Size: 5,980 SF
Rental Income: \$900.00
Vacancy: 1 Unit
Landscaping: Mature
Topography: Flat
RE Taxes: \$3,055.00
Financing: Traditional CRE



Property Information

Property:

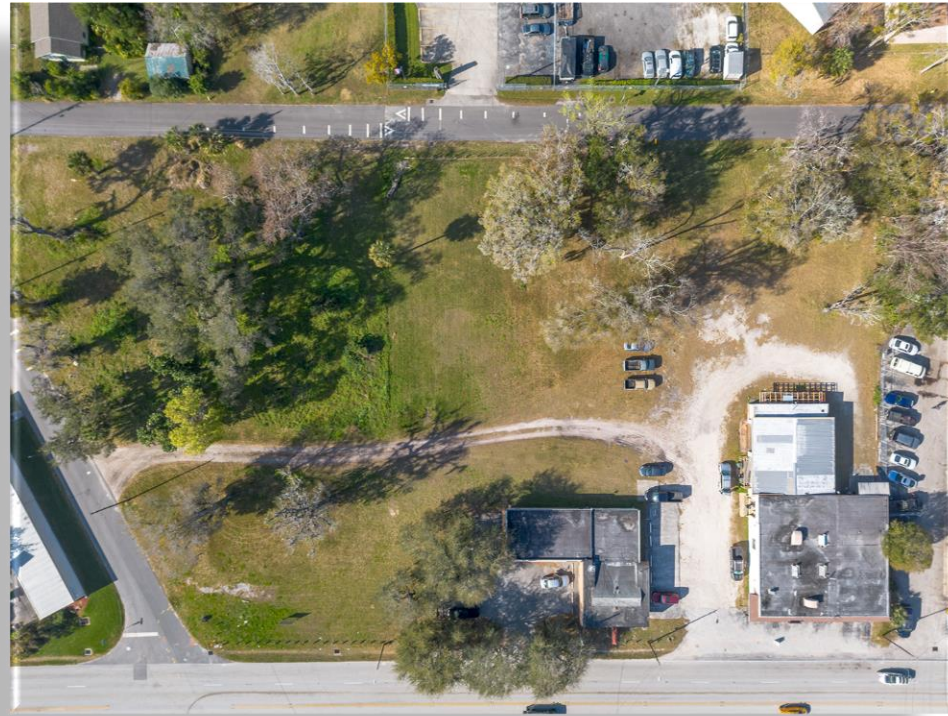
Street: 866 Mason Ave
City State Zip: Daytona Beach, FL
Parcel ID: 5237-25-01-0080
Units: 5
Buildings: 1
Year Built: 1948
Lot Size: 1.33 Acres
Lot SF: 58,000 SF
Building Size: 3,381 SF
Rentable SF: 2,756 SF
Rental Income: \$2,275.00
Landscaping: Mature
Topography: Flat
RE Taxes: \$2,895.55
Financing: Traditional CRE



Property Information

Property:

Street: 00 Tomoka Ave
City State Zip: Daytona Beach, FL
Parcel ID: 5237-25-01-0011
Units: 1
Buildings: 0
Year Built: Vacant Land
Lot Size: .36 Acres
Lot SF: 15,680 SF
Building Size: N/A
Landscaping: Mature
Topography: Flat
RE Taxes: \$1,194.72
Financing: Traditional CRE



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Daytona Beach Market Overview



Daytona Beach offers 23 miles of expansive, 500-foot wide white-sand beaches, green spaces and so much more. Visit the exciting “World Center of Racing” at Daytona International Speedway. Venture off the beaten path or stroll through history. Get hooked on a new adventure or kick back and savor the local flavors. Experience an eclectic collection of arts and culture festivals. Enjoy your favorite sports or outdoor adventures - hiking, biking, golf, fishing, boating and scuba diving. Daytona Beach offers value-packed Florida vacation options that include spectacular accommodations for the whole family.

Demographics

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719 N Ridgewood Ave, Daytona Beach, FL 32114-2015, Volusia County
APN: 5338-01-08-0101 CLIP: 5398473280

POPULATION

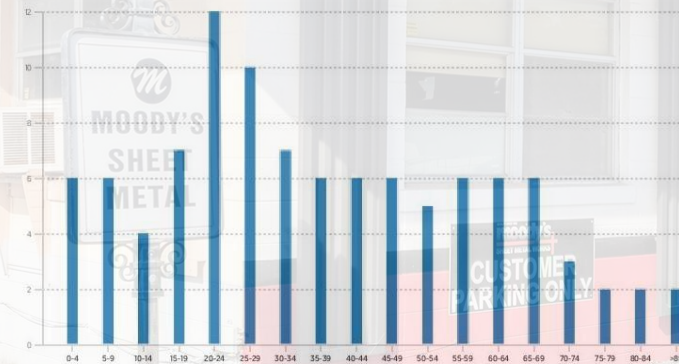
SUMMARY

Estimated Population	34,560
Population Growth (since 2010)	4.4%
Population Density (ppl / mile)	2,055
Median Age	34.6

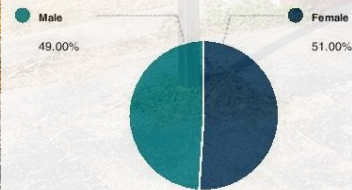
HOUSEHOLD

Number of Households	14,270
Household Size (ppl)	2
Households w/ Children	5,830

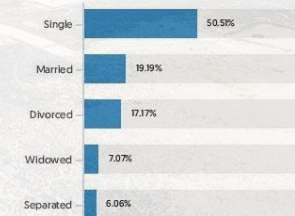
AGE



GENDER



MARITAL STATUS



HOUSING

SUMMARY

Median Home Sale Price	\$136,500
Median Year Built	1977

STABILITY

Annual Residential Turnover	23.92%
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Demographics

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HOUSEHOLD INCOME



Average Household Income **\$36,034**

Average Per Capita Income **\$20,082**

Neighborhood Profile | Courtesy of Beau Warren, DAYTONA BEACH AREA ASSOC OF REALTORS INC

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Generated on: 10/12/23

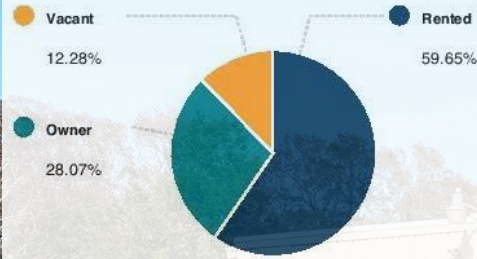
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Demographics

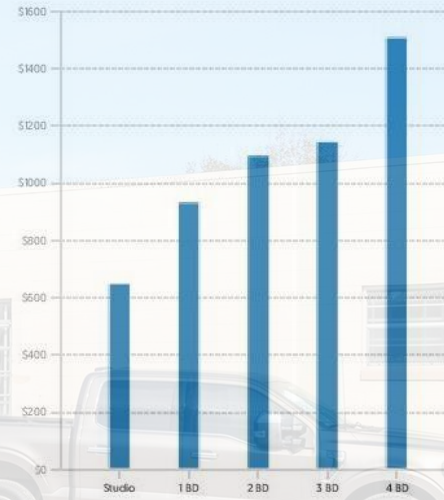
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

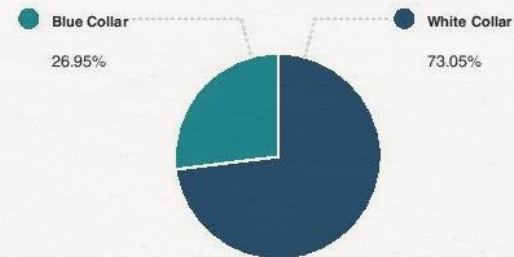


QUALITY OF LIFE

WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	99
Mining	
Construction	627
Manufacturing	691
Transportation and Communications	1,198
Wholesale Trade	338
Retail Trade	2,560
Finance, Insurance and Real Estate	643
Services	5,910
Public Administration	698
Unclassified	

WORKFORCE

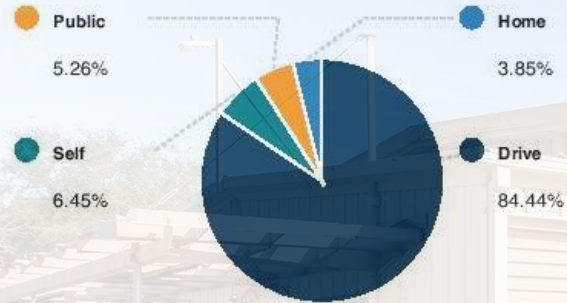


Demographics

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COMMUTE METHOD



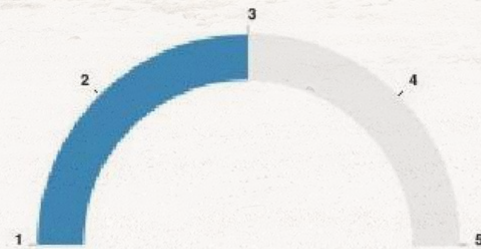
Median Travel Time **20 min**

WEATHER

January High Temp (avg °F)	68
January Low Temp (avg °F)	45.6
July High Temp (avg °F)	90.4
July Low Temp (avg °F)	73.2
Annual Precipitation (inches)	51.8

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

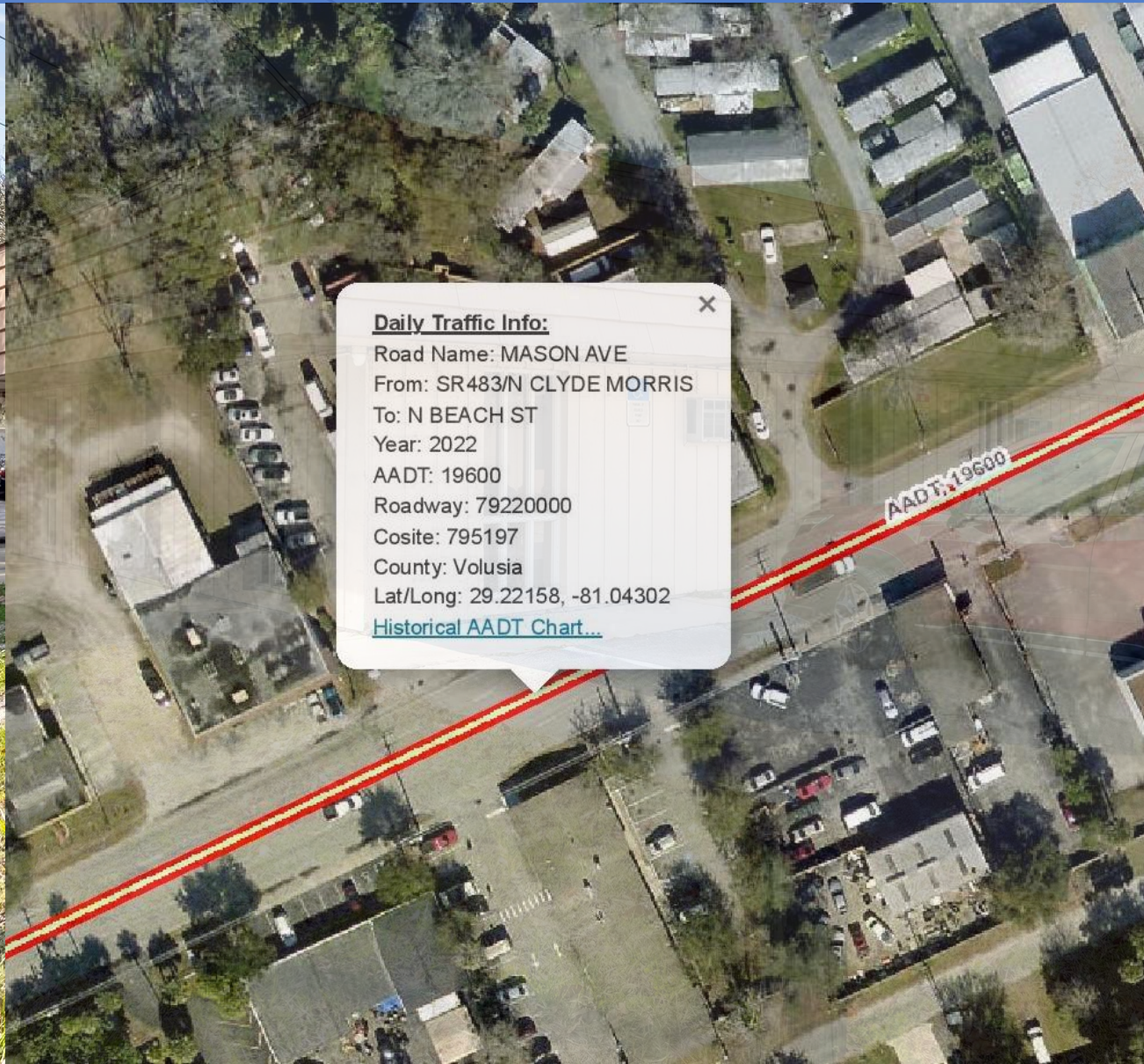
Less than 9th grade	480
Some High School	3,210
High School Graduate	7,466
Some College	5,054
Associate Degree	2,545
Bachelor's Degree	5,671
Graduate Degree	1,424

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.

(2) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

Traffic Count

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Daily Traffic Info:
Road Name: MASON AVE
From: SR483/N CLYDE MORRIS
To: N BEACH ST
Year: 2022
AADT: 19600
Roadway: 79220000
Cosite: 795197
County: Volusia
Lat/Long: 29.22158, -81.04302
[Historical AADT Chart...](#)



Contact Information

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For more information, please
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Confidentiality Statement

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and any improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.