

PRIME A1A RETAIL INVESTMENT

128 South Atlantic Avenue (A1A) • Daytona Beach, Florida 32118

Dan Lyonnais, CCIM

Adams Cameron & Co., Realtors-Commercial

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LIST PRICE

\$1,600,000

ANNUAL INCOME

\$84,000

CAP RATE

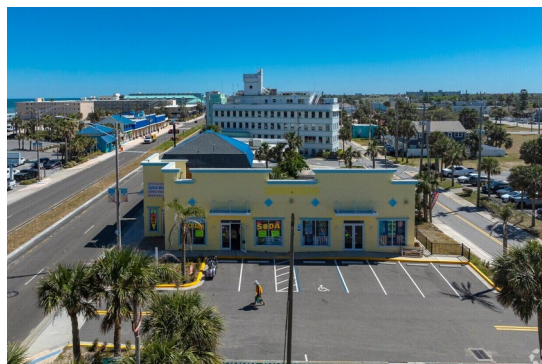
5.25%

LEASE TERM

3 Yrs + 5+5

AT RENEWAL

Triple Net (NNN)



PROPERTY SNAPSHOT

Year Built: 2022 — Brand New Construction

Size: ~3,400 SF (Two Retail Bays)

Parking: 15 Private Spaces — Rear Lot

Access: A1A + Coates Street (Dual-Access)

Occupancy: 100% — Tenant in Place

Tenant: High-Volume Beach Retail (Licensed Bike Week Merchant)

INVESTMENT HIGHLIGHTS

- ✓ New 2022 construction — zero CapEx, no deferred maintenance
- ✓ \$7,000/month in-place income from Day 1
- ✓ Lease converts to Triple Net (NNN) at renewal
- ✓ Two 5-year renewal options — 13+ years total potential term
- ✓ Irreplaceable A1A beachfront corridor location
- ✓ Active redevelopment — cranes visible from property today
- ✓ 1031 Exchange eligible — clean new construction

NEARBY ANCHORS

Starbucks (across street) • Ocean Center • Hard Rock Hotel
Ocean Walk Shoppes • Daytona Beach Boardwalk
12 min to Airport • 18 min to I-95

Confidential — For qualified investors only. Contact Roy Reggev, Compass | 954-864-5902