

# PRIME DAYTONA BEACH LOCATION



OFFER AT:  
**\$2,350,000**

**200-206 SOUTH BEACH STREET, DAYTONA BEACH 32114**

**22,130 SQ FT | BUILT 1927 | .31 ACRE LOT | ZONED 1200-MIXED, STORE & OFFICE**

#### PRIME LOCATION & VISIBILITY

- High-traffic, high-visibility intersection in historic Downtown Daytona Beach.
- Directly across from the \$33 million Riverfront Esplanade, a major public park and tourist destination.

#### HISTORIC COMMERCIAL BUILDING

- Built in 1927
- 11,739 sq ft of gutted interior space across two stories
- Sits on a .31-acre lot, offering flexibility for build-out and use.

#### ZONING & USE FLEXIBILITY

- Zoned 1200-MIXED (Store & Office)
- Suitable for retail, office, live-work units, co-working spaces, or residential.

#### NEIGHBORHOOD & DEVELOPMENT POTENTIAL

- Part of a revitalizing downtown area
- Walkable to restaurants, breweries, art galleries, and boutique shops.
- Minutes from International Speedway Blvd and US-1

#### INVESTMENT OPPORTUNITY

- Ideal for visionary developers and entrepreneurs seeking to shape the future of Daytona's downtown.
- Historic charm meets redevelopment potential, with a rendering image provided to showcase possible street appeal transformation.



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