

From:
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THE DEAL

Fully Occupied, NNN-Leased Daytona Retail

Investment Summary:

- **Price/Income:** \$84,000/year current rent (\$7,000/month).
- **Lease Structure:** Absolute NNN (Tenant pays taxes, insurance, maintenance).
- **Lease Term:** 3-year base term + (2) 5-year options (13+ years total potential).
- **Rental Upside:** 3.5% annual escalation starting at renewal.

Property Highlights:

- **Prime Visibility:** Hard-corner visibility on A1A, Daytona's premier beachside corridor.
- **Modern Build:** 2022 construction (no deferred maintenance).
- **Location:** 12 minutes to Daytona International Airport; 18 minutes to I-95.
- **Accessibility:** Dual frontage (S. Atlantic Ave & Coates St) with private rear parking.
- **Market Momentum:** Daytona Beach is seeing 102% YoY property value growth and 43.3% projected job growth.

Ideally suited for passive investors or 1031 buyers seeking an easy-to-manage, high-growth asset.