

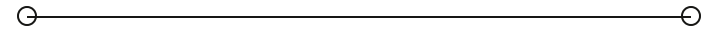


LEASE

1 Acre Ground Lease or Build to Suit

2743 NORTH ATLANTIC AVENUE

Daytona Beach, FL 32118



PRESENTED BY:

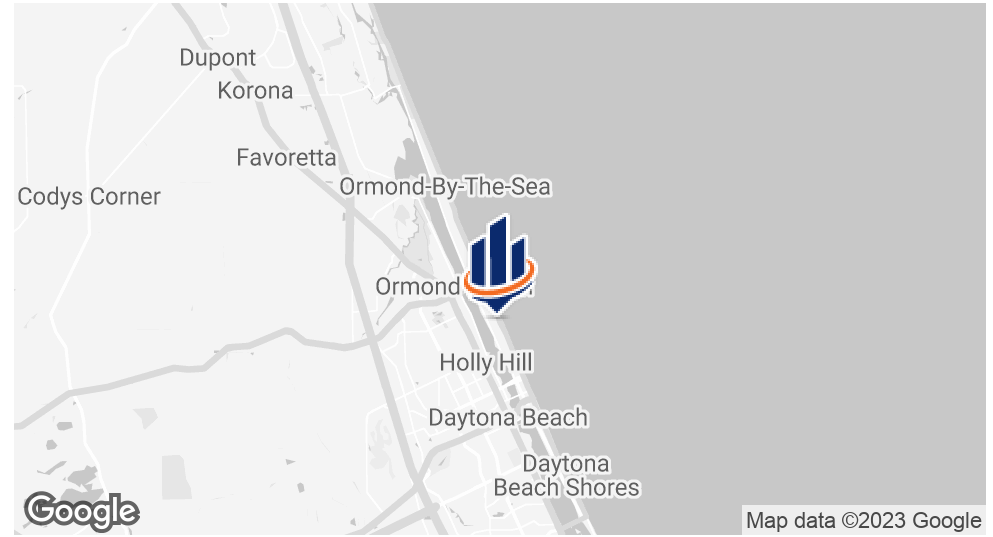
CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|--------------------|----------------------------|
| LEASE RATE: | \$75,000.00 per year (NNN) |
| LOT SIZE: | 1 Acres |
| ZONING: | T-4 Daytona Beach |
| MARKET: | Daytona Beach |
| APN: | 422501090020 |

PROPERTY OVERVIEW

1 Acre on Daytona Beachside - Ground Lease or Build to Suit
 T-4 Zoning in Daytona Beach - Tourist / Office/ Retail
 Bar/Lounge, Restaurant, Retail Shops, Office
 Credits Available for Impact Fees - Previously Improved Site
 Located on the West Side of A1A Between Granada and Seabreeze
 Just North of Bellair Plaza in an Area With Numerous National Restaurants

| DEMOGRAPHICS | 0.5 MILES | 1 MILE | 1.5 MILES |
|--------------------------|-----------|----------|-----------|
| TOTAL HOUSEHOLDS | 1,380 | 3,734 | 6,436 |
| TOTAL POPULATION | 1,679 | 5,000 | 9,442 |
| AVERAGE HH INCOME | \$50,583 | \$47,762 | \$46,424 |

CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726
 carl.lentz@svn.com
 FL #BK3068067

1 ACRE GROUND LEASE OR BUILD TO SUIT | 2743 North Atlantic Avenue Daytona Beach, FL 32118

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

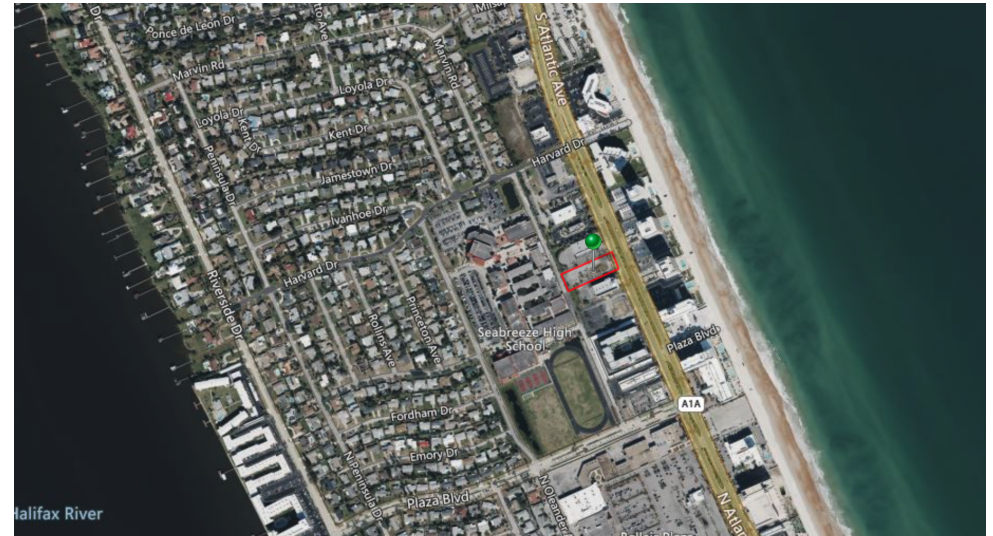
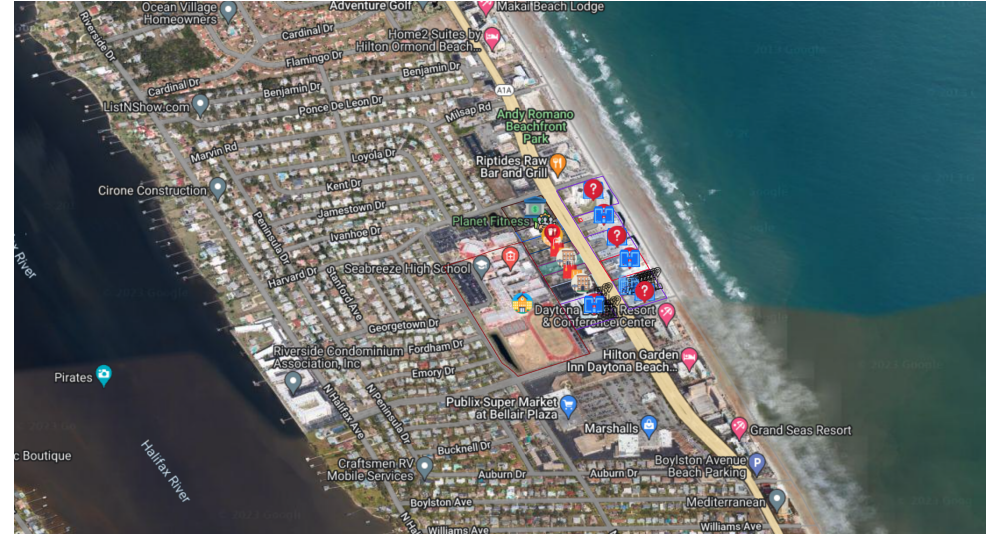
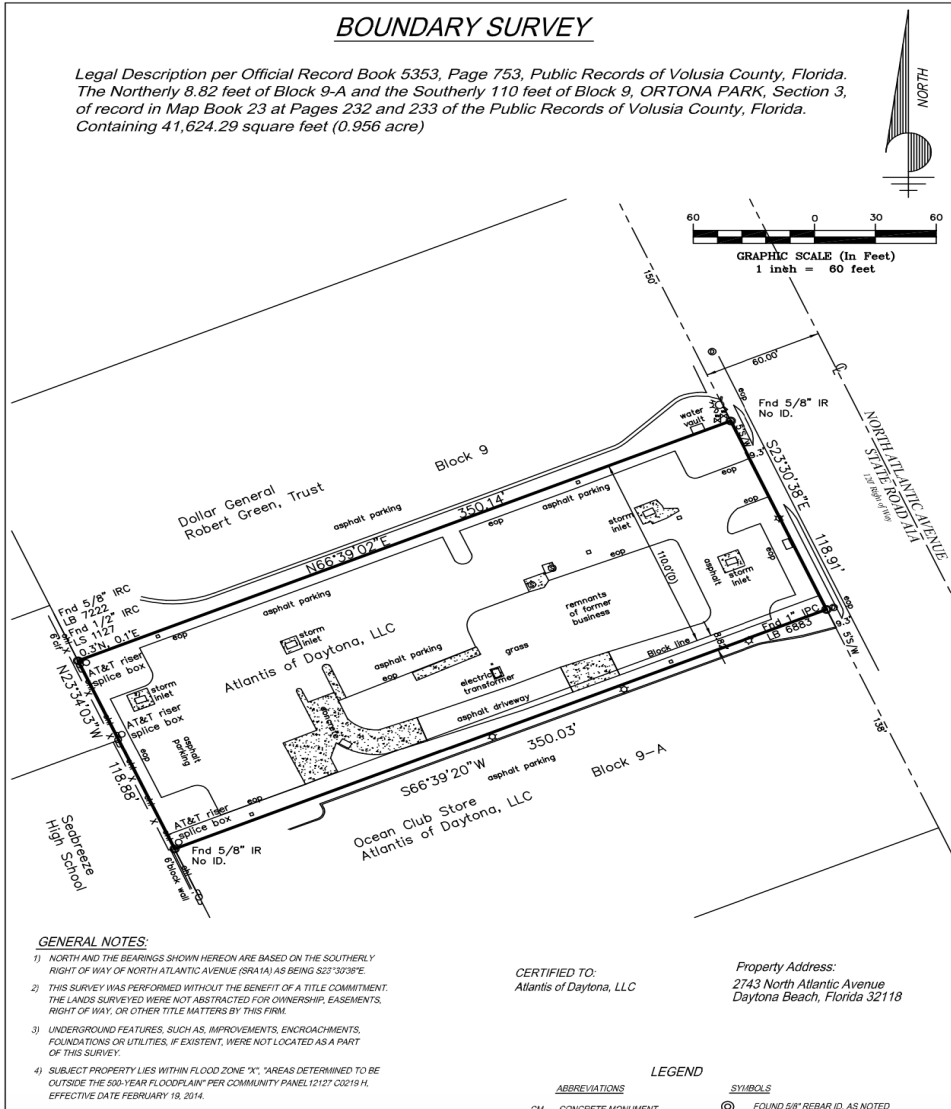
FL #BK3068067

1 ACRE GROUND LEASE OR BUILD TO SUIT | 2743 North Atlantic Avenue Daytona Beach, FL 32118

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

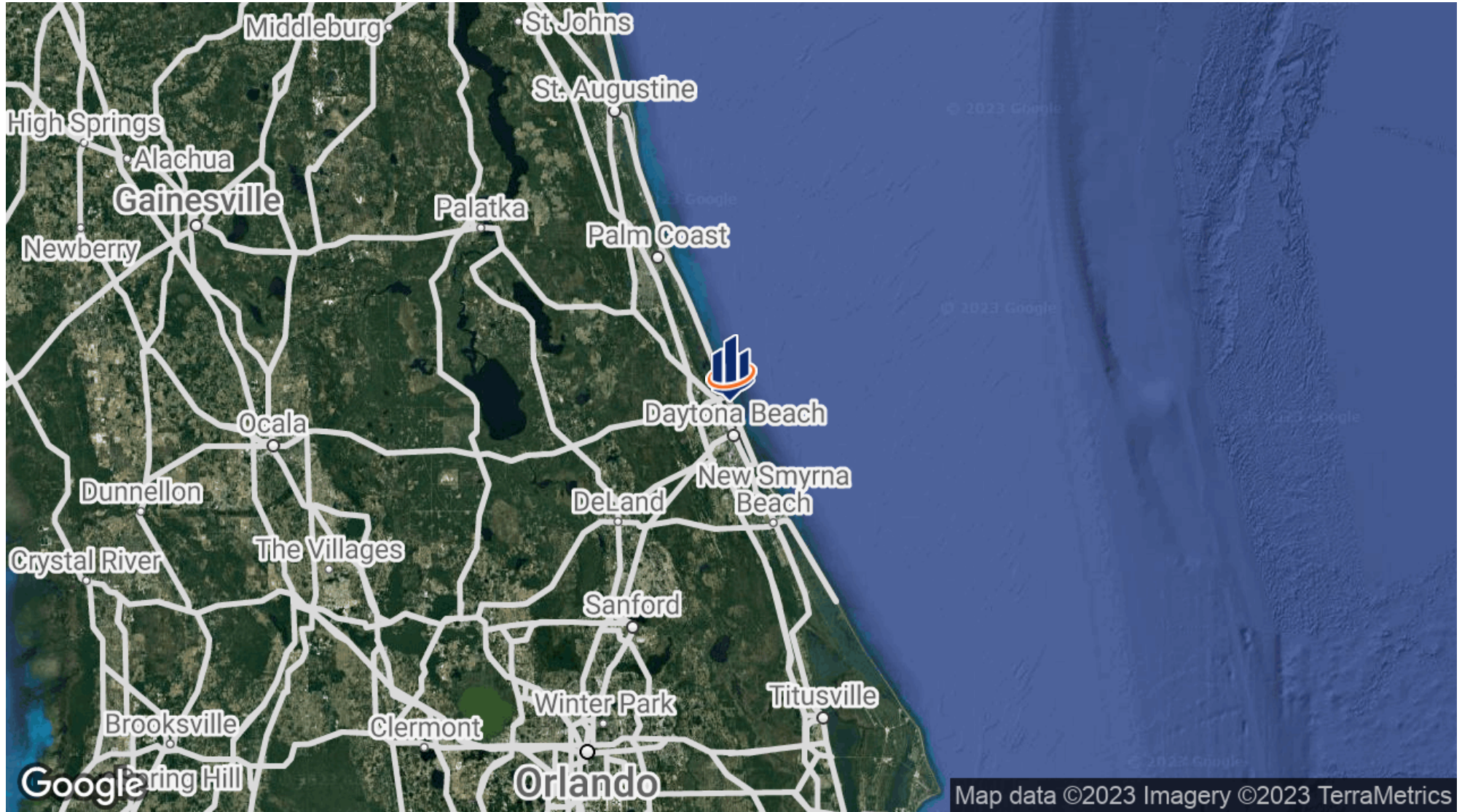
FL #BK3068067

1 ACRE GROUND LEASE OR BUILD TO SUIT | 2743 North Atlantic Avenue Daytona Beach, FL 32118

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



LOCATION MAP



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

1 ACRE GROUND LEASE OR BUILD TO SUIT | 2743 North Atlantic Avenue Daytona Beach, FL 32118

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

