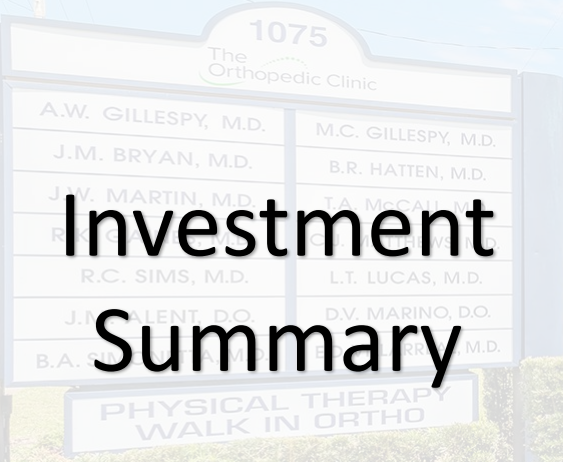


4 Building Portfolio Offering | \$1,900,000





Investment Summary

Offering Memorandum
Medical Office Portfolio



Investment Summary

Exceptional Commercial Property Portfolio in Daytona Beach, FL Presenting a prime investment opportunity with this impressive commercial property portfolio, ideally located in the heart of Daytona Beach. This offering includes four well-maintained buildings spread across three spacious lots, totaling over 2.2 acres. Property Highlights: Building One: Spanning over 14,000 sqft, this medical facility is fully equipped with multiple exam rooms, nurses' stations, three X-ray rooms, two patient waiting areas, conference rooms, and a large physical therapy gym. Building Two: Previously the administrative headquarters, this building features 16 private offices, a reception area, conference room, storage space, and a break room. Building Three: Formerly used as the business office, it offers multiple private offices, a kitchen, and a designated IT room. Building Four: Currently vacant, this space is primed for expansion or redevelopment to suit a variety of uses.

Location Advantages:

Centrally positioned on a high-traffic street with over 18,300 AADT.

Convenient access to local attractions, beaches, the river, schools, restaurants, shopping, and I-95.

This property has a rich history as a long-standing orthopedic clinic serving the Volusia County area, and it now presents an exceptional opportunity for new owners to capitalize on its strategic location and versatile facilities.

Don't miss out on this unique investment prospect.

Investment Highlights

Former Medical Clinic

4 Building Portfolio

3 Parcels

Over 2.2 Acres

Abundant Parking

Multiple X-ray Rooms

Easy Ingress and Egress

Location Highlights

Daytona Beach, FL

High Visibility Signage

Path of Growth

Central Location

Proximity to schools, shopping
Historic sites, beach & river

High Traffic Count 18,300 AADT

Uses

Retail Sales and Service

Business/Prof Offices

Business Services

Financial Institutions

Nursing Home

Veterinarian

Instructional Physical Activity



Building 1 Information



Property:

Street: 1075 Mason Ave
City State Zip: Daytona Beach, FL
Parcel ID: 5238-5-00-0010
Building: 1
Year Built: 1965
Year Reno: Various
Taxes: \$26,667 (2023)
Lot Size: 1.51 Acres
Lot SF: 65,684 SF
Building Size: 14,083 SF
Landscaping: Mature
Topography: Flat
Price: \$1,900,000
Financing: Traditional CRE/
Cash



Building 2 Information



Property:

Street: 1077 Mason Ave
City State Zip: Daytona Beach, FL
Parcel ID: 5238-05-00-0010
Building: 2
Year Built: 1966
Year Reno: Various
Building Size: 4,590 SF
Landscaping: Mature
Topography: Flat



Building 3 Information



Property:

Street: 775 Briarwood Dr
City State Zip: Daytona Beach, FL
Parcel ID: 5238-05-00-0012
Units: 1
Buildings: 1
Year Built: 1968
Year Reno: Various
Taxes: \$3,294 (2023)
Lot Size: .34 Acres
Lot SF: 15,000 SF
Building Size: 2,000 SF
Landscaping: Mature
Topography: Flat



Building 4 Information



Property:

Street: 771 Briarwood Dr
City State Zip: Daytona Beach, FL
Parcel ID: 5238-05-00-0011
Units: 1
Buildings: 1
Year Built: 1969
Year Reno: 2023
Taxes: \$4,577 (2023)
Lot Size: .36 Acres
Lot SF: 15,804 SF
Building Size: 4,063 SF
Landscaping: Mature



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Daytona Beach Market Overview

Demographics

Investment Opportunity | Offering Memorandum | Daytona Beach, FL



1075 Mason Ave, Daytona Beach, FL 32117-4690, Volusia County

APN: 5238-05-00-0010 CLIP: 8808200787

POPULATION

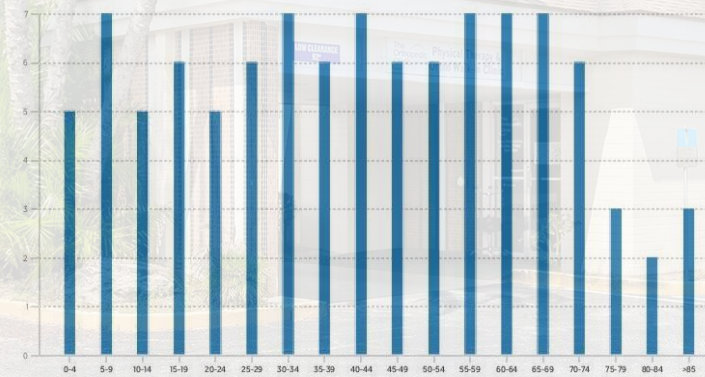
SUMMARY

Estimated Population	29,100
Population Growth (since 2010)	5.4%
Population Density (ppl / mile)	2,294
Median Age	40.9

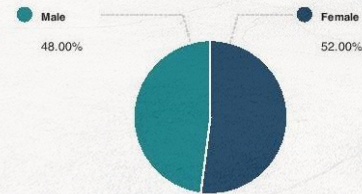
HOUSEHOLD

Number of Households	12,399
Household Size (ppl)	2
Households w/ Children	5,799

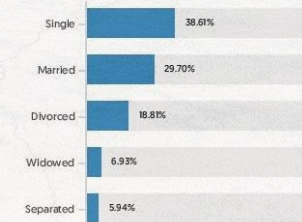
AGE



GENDER



MARITAL STATUS



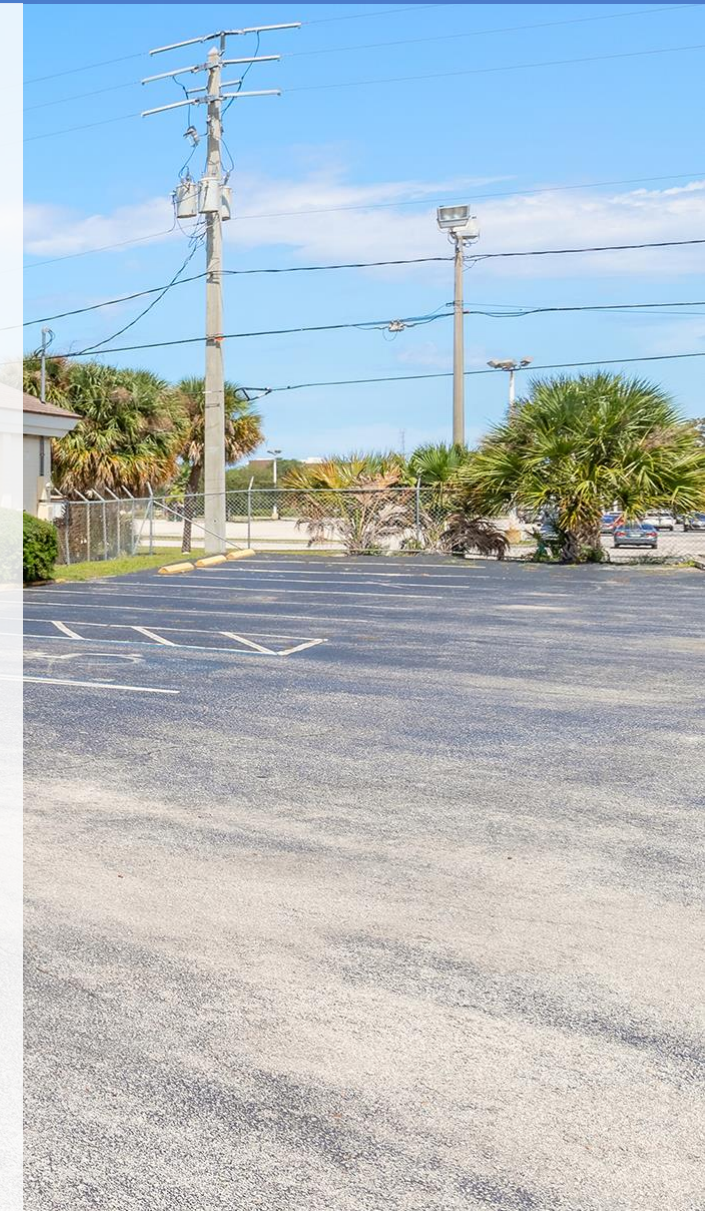
HOUSING

SUMMARY

Median Home Sale Price	\$132,300
Median Year Built	1976

STABILITY

Annual Residential Turnover	13.07%
-----------------------------	--------



Demographics

Investment Opportunity | Offering Memorandum | Daytona Beach, FL



HOUSEHOLD INCOME



Average Household Income

\$44,139

Average Per Capita Income

\$25,868

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: 09/05/24

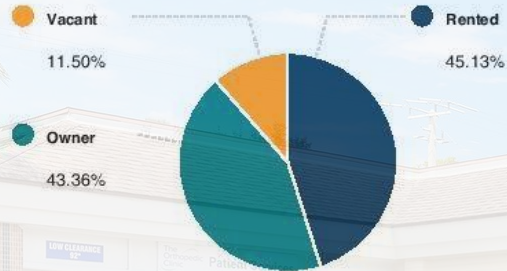
Page 2/4

Demographics

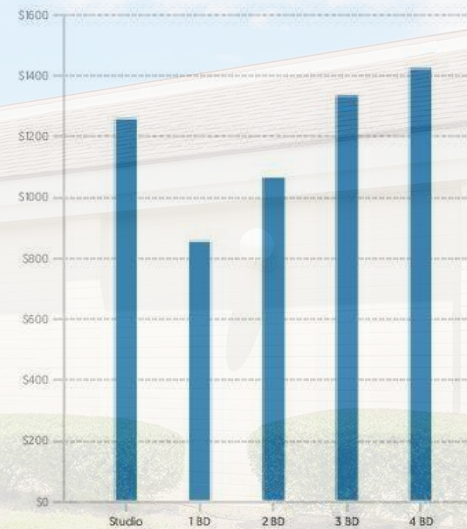
Investment Opportunity | Offering Memorandum | Daytona Beach, FL



OCCUPANCY



FAIR MARKET RENTS (COUNTY)

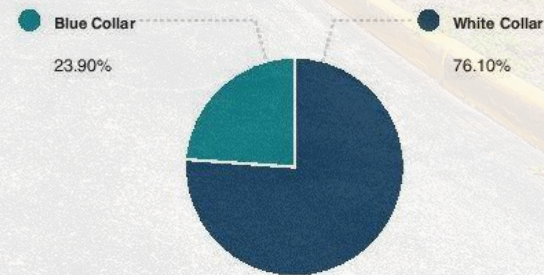


QUALITY OF LIFE

WORKERS BY INDUSTRY

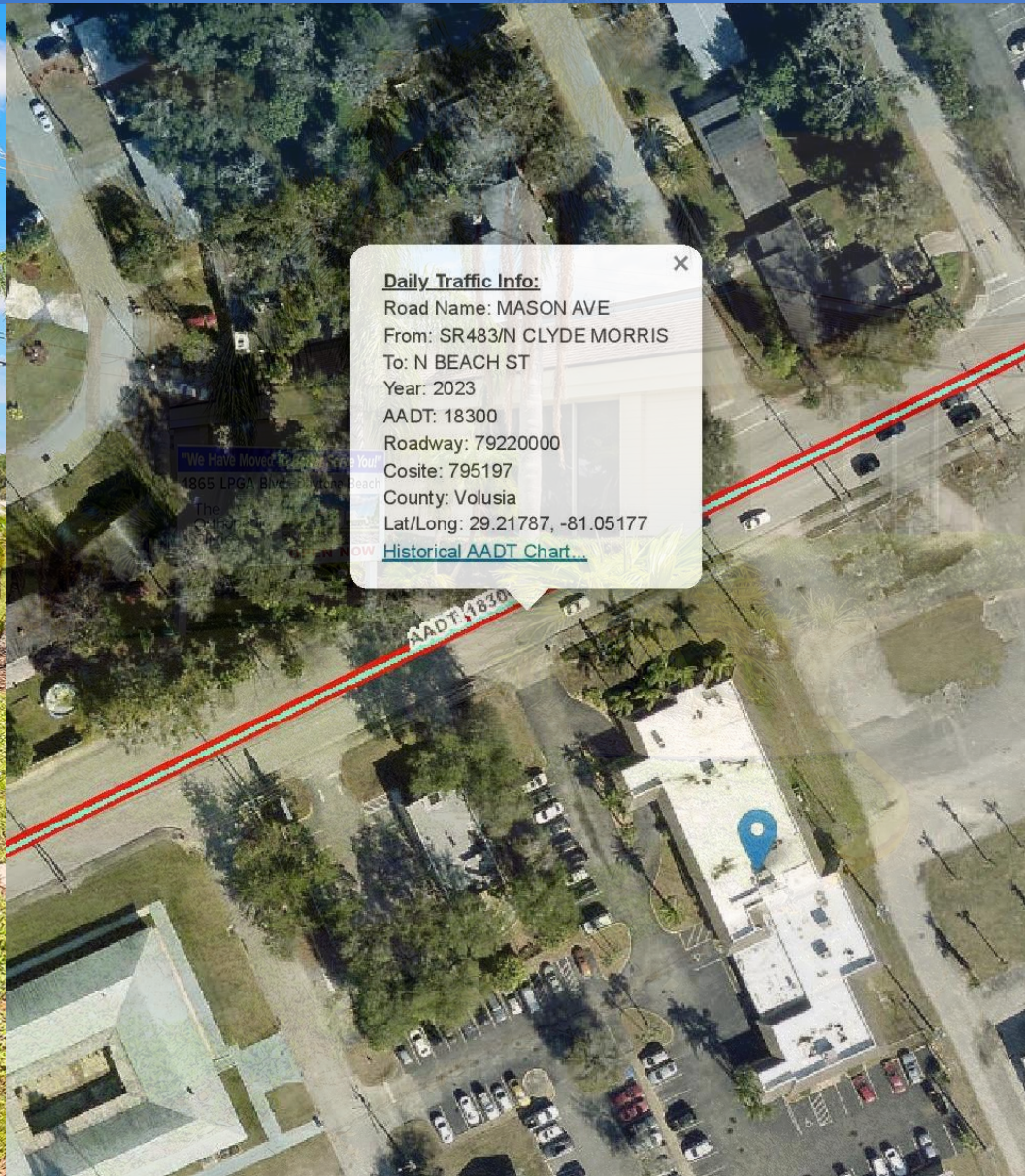
Agricultural, Forestry, Fishing	57
Construction	925
Manufacturing	686
Transportation and Communications	843
Wholesale Trade	114
Retail Trade	2,184
Finance, Insurance and Real Estate	663
Services	5,313
Public Administration	386

WORKFORCE



Traffic Count

Investment Opportunity | Offering Memorandum | Daytona Beach, FL



Contact Information

Investment Opportunity | Offering Memorandum | Daytona Beach, FL



For more information, please
contact:

Beau Warren
Commercial Real Estate Advisor
Realty Pros Commercial
900 W Granada Blvd.
Ormond Beach, FL 32174

☎ 386.589.5754

✉ Beau@RealtyProsCRE.com

🌐 RealtyProsCRE.com



Confidentiality Statement

Investment Opportunity | Offering Memorandum | Daytona Beach, FL



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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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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 all 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.