

# VALUE-ADD RETAIL STRIP IN HEART OF DAYTONA BEACH

FOR SALE | New Price: \$990,000

Seller Financing Available: 30-yr amortization & 10-yr balloon

PRICE REDUCED:

**\$260,000**

was \$1,250,000



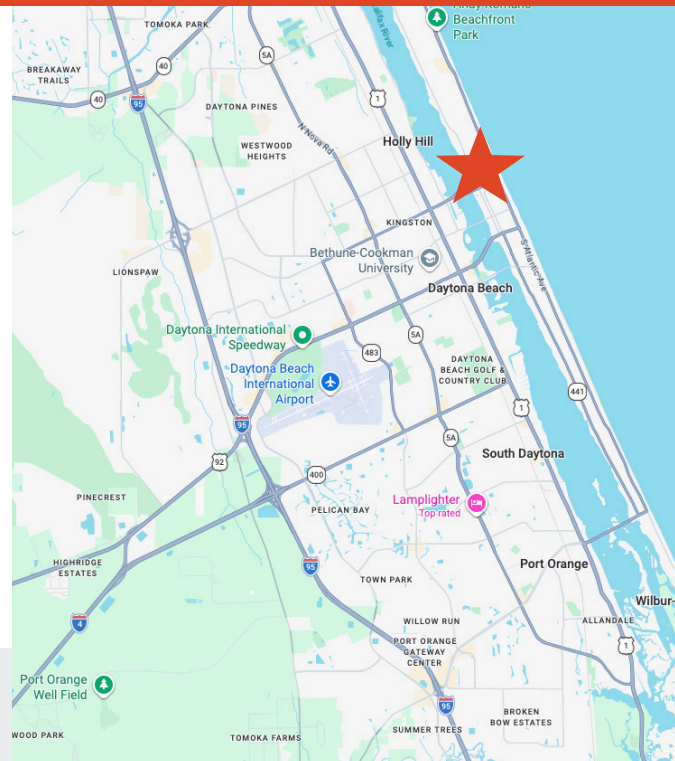
**300-306 SEABREEZE BLVD | DAYTONA BEACH, FL 32118**

## PROPERTY FACTS

- 7,335 SF across three units
- Two tenants and one vacancy. Contact Broker for tenant Lease details
- Vacant unit is 2,788 SF and ready for occupancy
- Unparalleled visibility on Seabreeze Blvd; the main thoroughfare through Daytona Beach
- Located on a hard corner of a signalized intersection
- In-place tenants have below market lease rates and their spaces include restaurant infrastructure.
- 0.3 miles from beach access
- Surrounded by both national brands and local eateries and pubs

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.  
Apopka, FL 32703  
407-848-1663

**V3CommercialAdvisors.com**

V3 Commercial Advisors is thrilled to exclusively bring to market this rare highly visible retail strip located in the heart of Daytona Beach.

It includes three separate units, with two tenants and one vacancy. The visible location on a hard, signalized corner of Seabreeze Blvd is a step above other area buildings. It has been maintained exceptionally well, and the vacant unit is move-in ready.

This opportunity is perfect for an investor who is willing to boost the property's value by leasing the vacancy, or an owner/user that can occupy the vacant space and collect income from the other two tenants.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,303	58,382	120,659
Households	4,403	25,854	53,370
Avg. HH Income	\$64,223	\$64,704	\$65,894

## RETAILER MAP



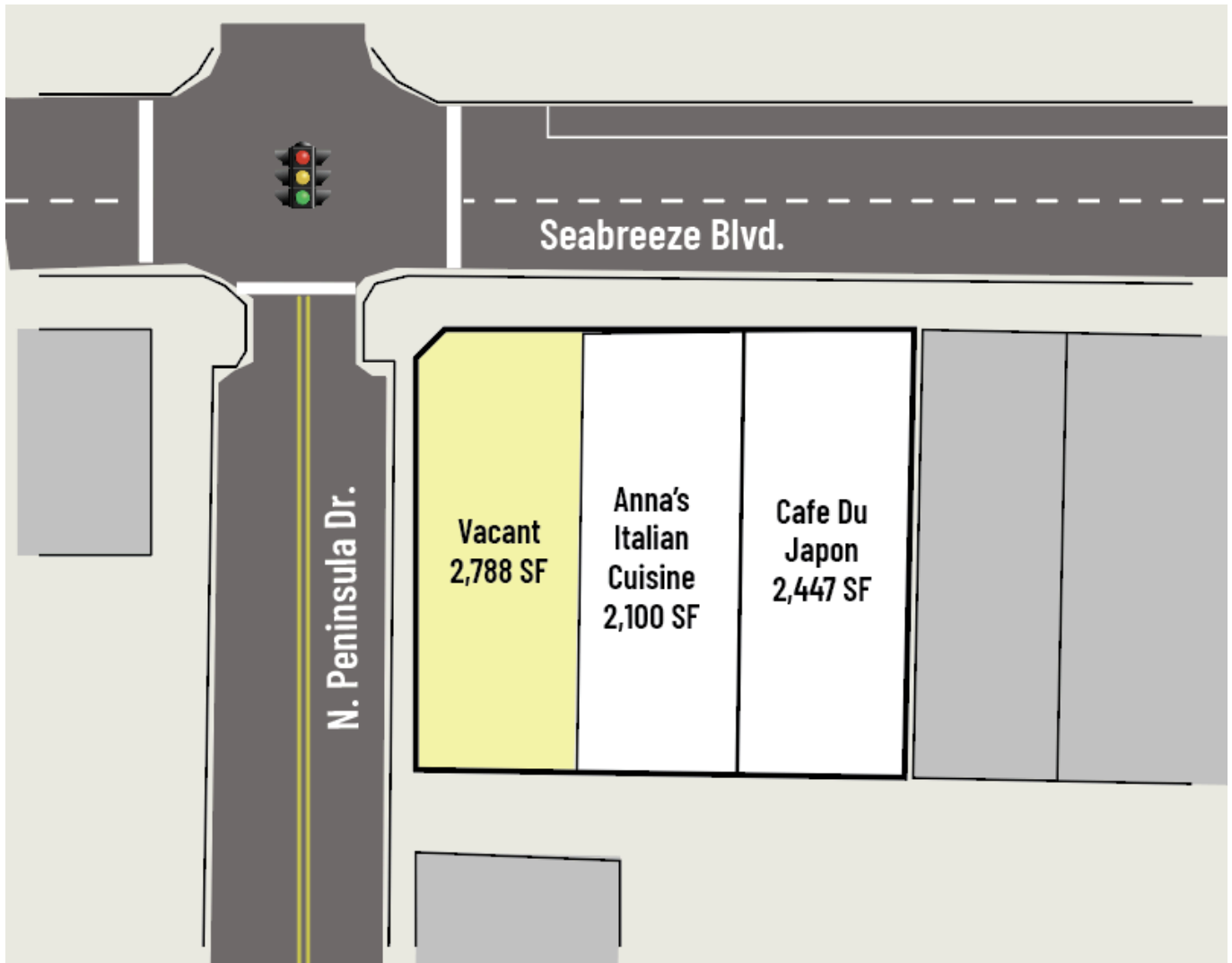
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# SITE PLAN



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## PROPERTY PHOTOS



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**FOR MORE INFORMATION, PLEASE CONTACT:**

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