PRIME A1A BEACHSIDE RETAIL INVESTMENT

128 South Atlantic Avenue (A1A) • Daytona Beach, Florida 32118

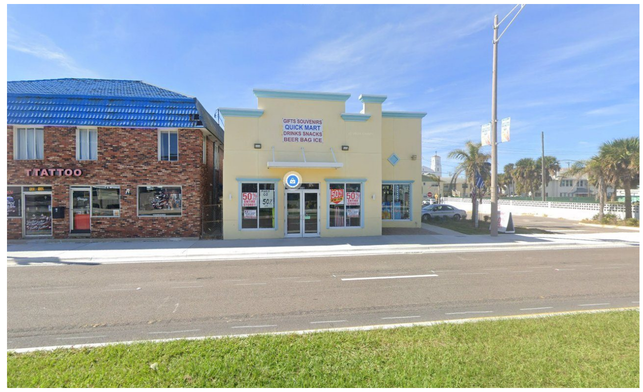
New 2022 Construction • 100% Occupied • $84,000/Year Income • NNN Upside

LIST PRICE	CAP RATE	ANNUAL NOI	YEAR BUILT
$1,600,000	**5.25%**	**$84,000**	**2022**

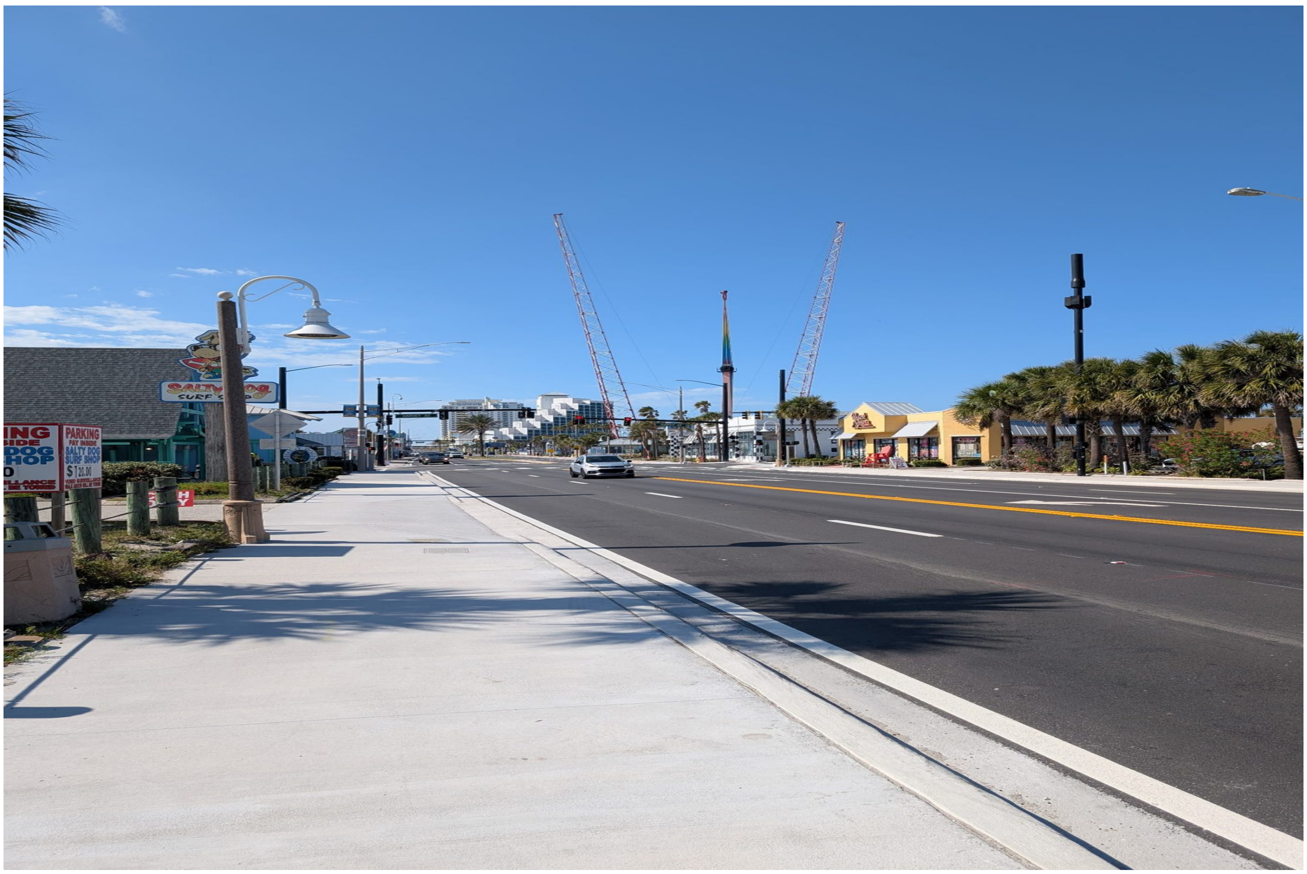
MONTHLY RENT	LEASE TYPE	RENEWALS	OCCUPANCY
$7,000	**Gross → NNN**	**5 + 5 Yrs**	**100%**

PROPERTY PHOTOS — EXTERIOR

Front Elevation — A1A Frontage with Private Parking Lot



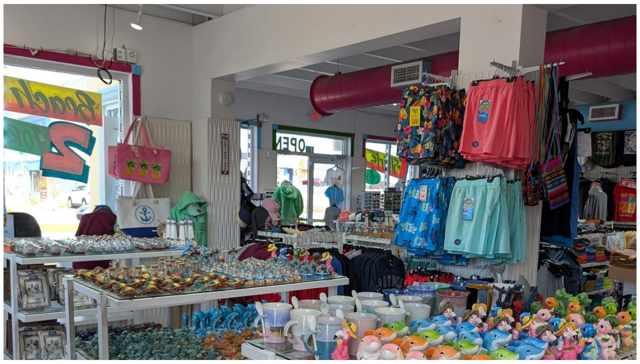
Corner Visibility from A1A — Dual-Access Location at Jimmy Buffett Blvd Intersection

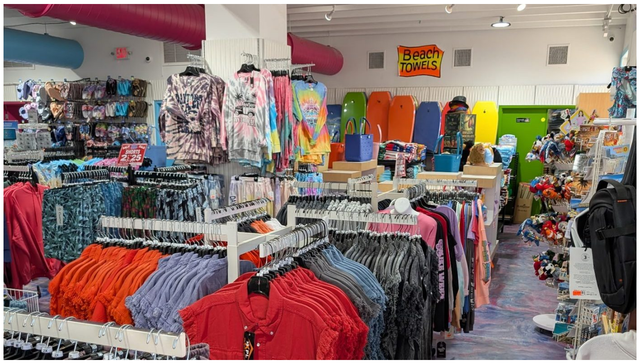


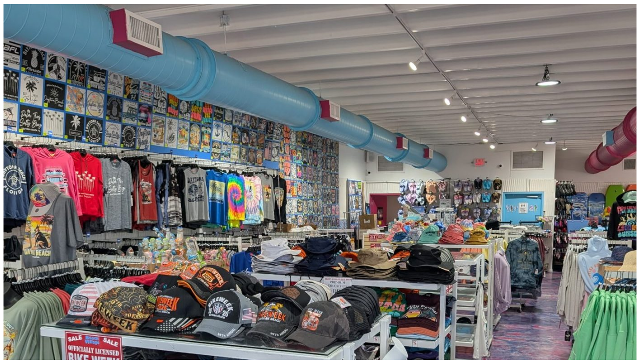
South Atlantic Avenue (A1A) Looking North — Active Corridor with Construction Cranes Indicating New Development

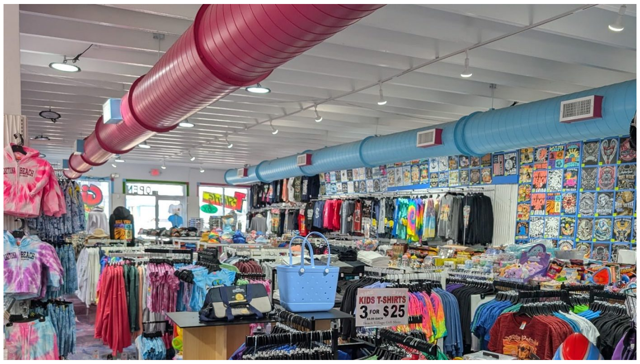
PROPERTY PHOTOS — INTERIOR (TENANT IN OCCUPANCY)

The following photos show the tenant's active retail operation within the building. The space features **high ceilings, modern exposed-duct HVAC, recessed and track lighting, and polished epoxy floors** — all consistent with 2022 new construction quality.

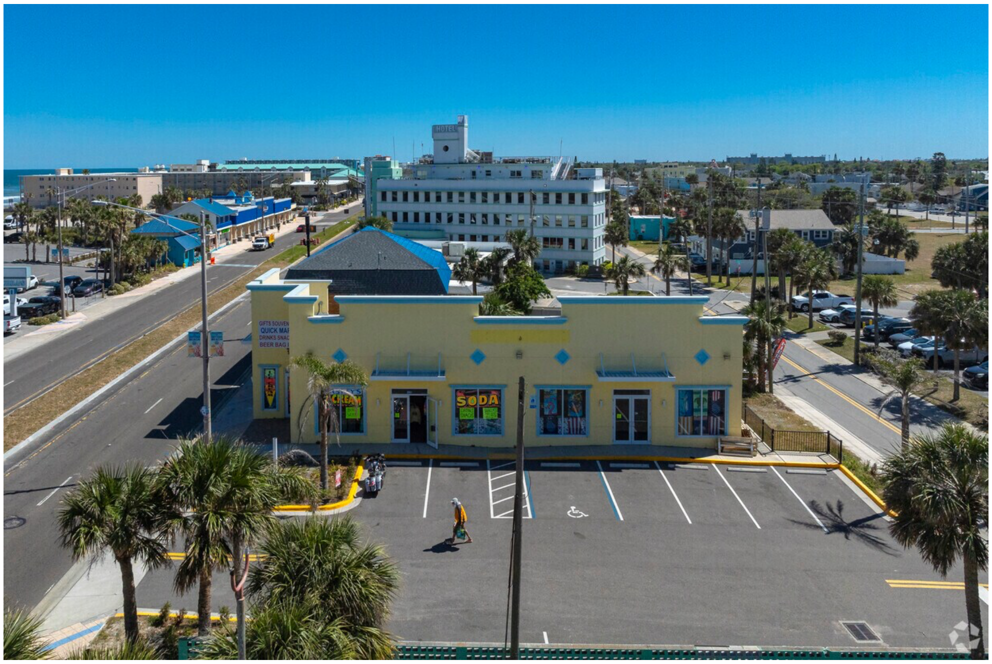








Interior Retail Floors — Active Bike Week 2026 Licensed Merchandise, Beachwear, Gifts & Souvenirs



EXECUTIVE SUMMARY

An exceptional opportunity to acquire a **brand new, fully occupied retail building** on South Atlantic Avenue (A1A) in Daytona Beach, Florida. Delivered December 2022, this asset offers immediate cash flow with zero near-term capital expenditure requirements and a long-term, high-volume retail tenant firmly in place.

Priced at **$1,600,000** with **$84,000/year** in-place income (**5.25% cap rate**), the property converts to a **Triple Net (NNN)** lease at renewal — eliminating all landlord expense obligations. With two 5-year renewal options, this investment can deliver 13+ years of contractual income with zero management burden.

The South Atlantic Avenue corridor is actively redeveloping. Construction cranes are visible from the property today. This is an A1A address with **irreplaceable beachside land value** and strong long-term appreciation fundamentals. Ideal for a **1031 exchange** or passive income buyer.

INVESTMENT HIGHLIGHTS

- **Brand new 2022 construction — zero deferred maintenance, no near-term CapEx required**
- 100% occupied with $7,000/month ($84,000/year) in-place income from Day 1
- 3-year lease with two (2) five-year renewal options — up to 13+ years of tenant retention
- Lease converts to Triple Net (NNN) at renewal — all taxes, insurance & maintenance shift to tenant
- Irreplaceable A1A / South Atlantic Avenue frontage — Daytona's primary beachside corridor
- Corner-adjacent location with dual-access from A1A and Coates Street
- Private 15-space rear parking lot — rare on this corridor
- Active, proven retail tenant generating high daily tourist-driven sales volume
- Officially licensed Bike Week 2026 merchant — demonstrates deep roots in the Daytona market
- Corridor under active redevelopment — new construction cranes visible from subject property
- 1031 exchange eligible — clean new construction asset

PROPERTY DETAILS

Property Address	128 South Atlantic Avenue, Daytona Beach, FL 32118
Location / Corridor	South Atlantic Avenue (A1A) — Daytona Beach Beachside
Year Built	2022 (Delivered December 2022)
Construction Type	New Construction — Current Code Compliant
Building Size	Approx. 3,400 SF (Two Retail Bays)
Zoning	Beachside Retail / Commercial (A1A)
Parking	15 Private Spaces — Rear Lot
Access	S. Atlantic Ave (A1A) + Coates Street
County	Volusia County, Florida
List Price	$1,600,000
Price Per SF	Approx. $471/SF

LEASE SUMMARY

Current Monthly Rent	$7,000/month
Annual Gross Income	$84,000/year
Current Lease Term	3 Years (In Place)
Renewal Option 1	Five (5) Years
Renewal Option 2	Five (5) Years
Rent at Renewal	$7,000/month
Lease Structure at Renewal	Triple Net (NNN) — Tenant Pays All Operating Expenses
Total Potential Lease Term	13+ Years with Full Option Exercise
Landlord Obligations at NNN	None — Truly Passive Income

MARKET OVERVIEW — DAYTONA BEACH & SOUTH ATLANTIC AVE

South Atlantic Avenue (A1A) is Daytona Beach's primary beachside commercial corridor, running directly along the Atlantic Ocean and serving as the backbone of the city's tourism and retail economy. The subject property sits in the heart of this corridor, steps from the Boardwalk, Ocean Center, Ocean Walk Shoppes, and the Hard Rock Hotel — generating consistent year-round traffic from millions of annual tourists and local residents.

Key Market Drivers:

- Commercial property values surged 102% year-over-year in Daytona Beach as of January 2025
- Projected local job growth of 43.3% — significantly above the 33.5% national average
- Diverse economy: tourism, healthcare, education, manufacturing — broad base reduces risk
- No Florida state income tax — business-friendly market attracting continued commercial investment
- Active redevelopment underway on A1A — new hotel flags, restaurant concepts, mixed-use projects
- Limited A1A retail supply: beachside land is essentially irreplaceable
- 12 minutes to Daytona International Airport | 18 minutes to I-95
- Major demand events: Daytona 500, Bike Week, Spring Break, NASCAR Race Weeks, year-round beach tourism

Nearby Anchors:

- Starbucks — directly across the street (proven traffic indicator)
- Ocean Center — major convention center (directly nearby)
- Ocean Walk Shoppes — beachfront retail & entertainment
- Hard Rock Hotel Daytona Beach — major tourism anchor
- Daytona International Speedway — 12 minutes away
- Daytona Beach Boardwalk — walking distance

LONG-TERM VALUE & APPRECIATION THESIS

The photos in this memorandum tell two stories simultaneously. The exterior shots show construction cranes actively rising in the background — new development is happening **right now**, on this exact corridor. The interior shots show a thriving, fully-stocked retail operation doing real volume as an officially licensed Bike Week 2026 merchant.

New construction retail on A1A is increasingly scarce. Entitlement challenges, beachside land constraints, and rising construction costs create a hard ceiling on new supply. This property — delivered new in 2022 and already stabilized — represents exactly the type of asset that becomes **significantly more valuable** as the corridor densifies, institutional capital continues to flow in, and Daytona Beach's long-term redevelopment story accelerates.

Buyers acquiring today at a 5.25% cap rate on new construction are positioned for: (1) in-place cash flow with no management burden, (2) a contractual path to NNN income at renewal, and (3) **long-term land and building appreciation on an irreplaceable oceanside A1A address.**

FINANCIAL SUMMARY

List Price	$1,600,000
Gross Annual Income	$84,000
Current Lease Structure	Gross (Landlord Covers Operating Expenses)
Net Operating Income (NOI)	$84,000 In-Place
Cap Rate	5.25%
Price Per SF (3,400 SF)	~$471/SF
NOI at NNN Renewal	$84,000 (Zero Landlord Expenses)
Financing	Conventional, SBA 504, or All-Cash
1031 Exchange Eligible	Yes

CONTACT & DISCLAIMER

LISTING AGENT

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SUBJECT PROPERTY

128 South Atlantic Avenue

Daytona Beach, Florida 32118
County: Volusia County, FL
Zoning: Beachside Commercial / A1A
Built: 2022 | Size: ~3,400 SF