



2393 Bellevue Avenue

Daytona Beach, FL 32114

Kayla Williams

386.338.1330

kayla@realtyprosassured.com





Property Description

DON'T MISS THIS 6,000 SF WAREHOUSE OPPORTUNITY IN DAYTONA BEACH! Put your business in a prime location with Daytona International Speedway as your front-door view. This functional warehouse features 24'9" ceiling height with a peak of approximately 27', maximizing vertical storage capacity. Enjoy a 14' x 12' overhead door, three-phase power available, a bathroom to be installed, and secured fenced parking in the rear. Ideal for contractors, storage, distribution, light industrial, and a variety of business operations. With convenient access and an established property in a highly desirable location, this space checks the boxes for functionality, accessibility, and location. Opportunities like this don't come along often--contact us today to schedule your private tour and secure this space for your business!

Offering Summary

Lease Rate:	\$12 SF/yr (MG)
Number of Units:	1
Available SF:	6,000 SF
Building Size:	6,000 SF

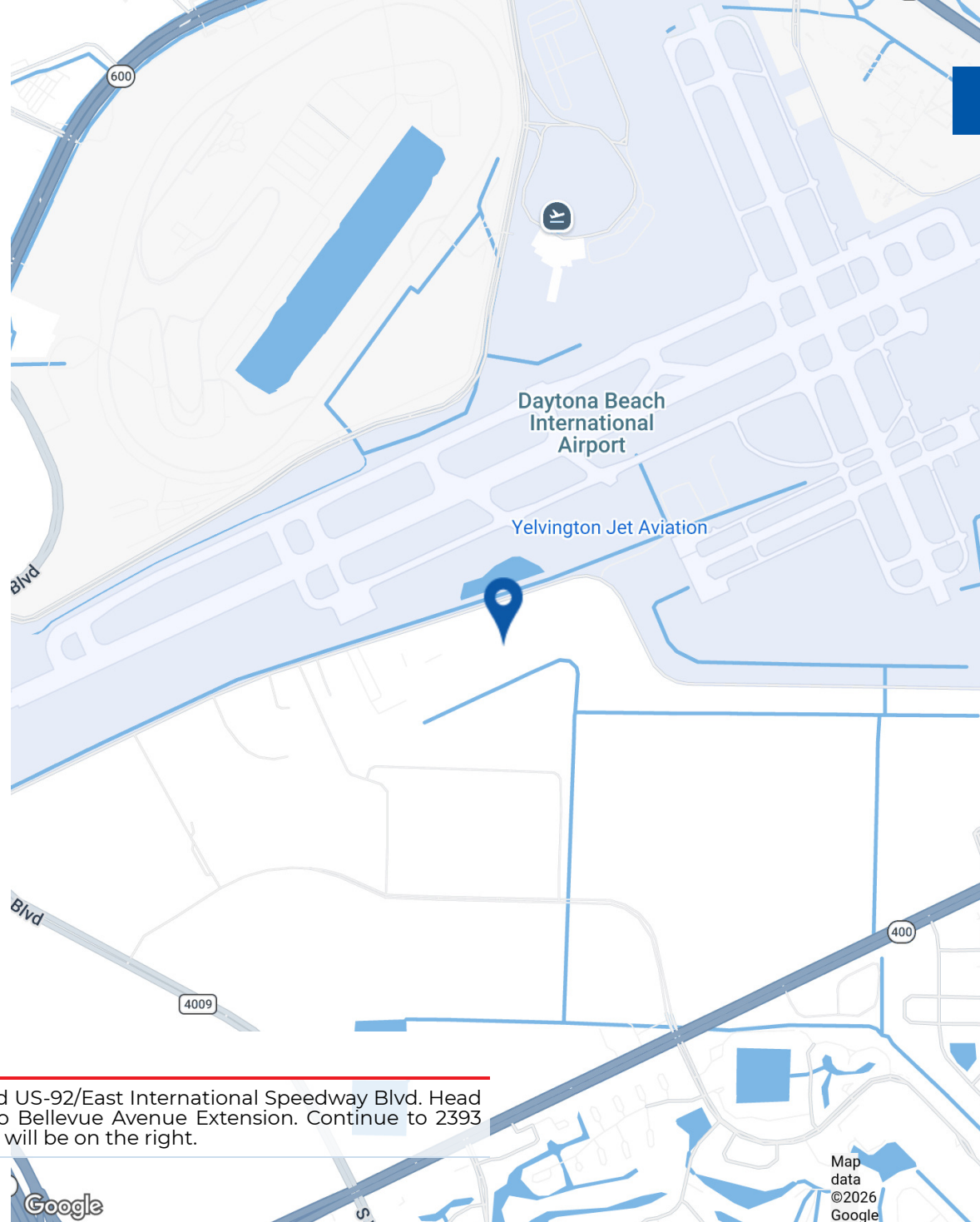
Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	28	115	541
Total Population	116	465	1,977
Average HH Income	\$71,000	\$69,148	\$70,902

Additional Photos



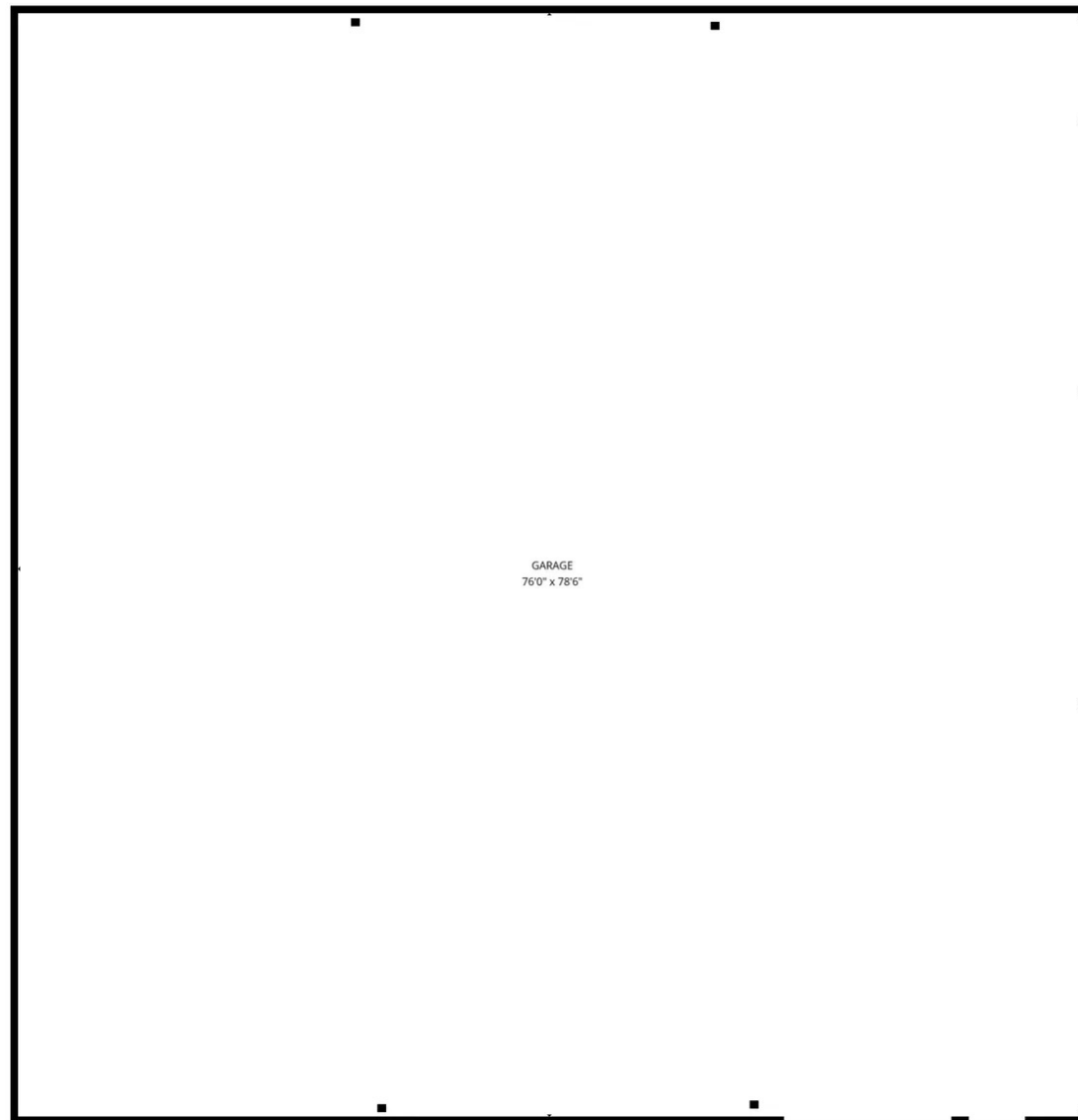
Offering Memorandum





Location Overview

From I-95: Take Exit 261 toward US-92/East International Speedway Blvd. Head east on US-92, then turn onto Bellevue Avenue Extension. Continue to 2393 Bellevue Ave Ext; the property will be on the right.



TOTAL: 0 sq. ft
 1st floor: 0 sq. ft
 EXCLUDED AREAS: GARAGE: 6122 sq. ft

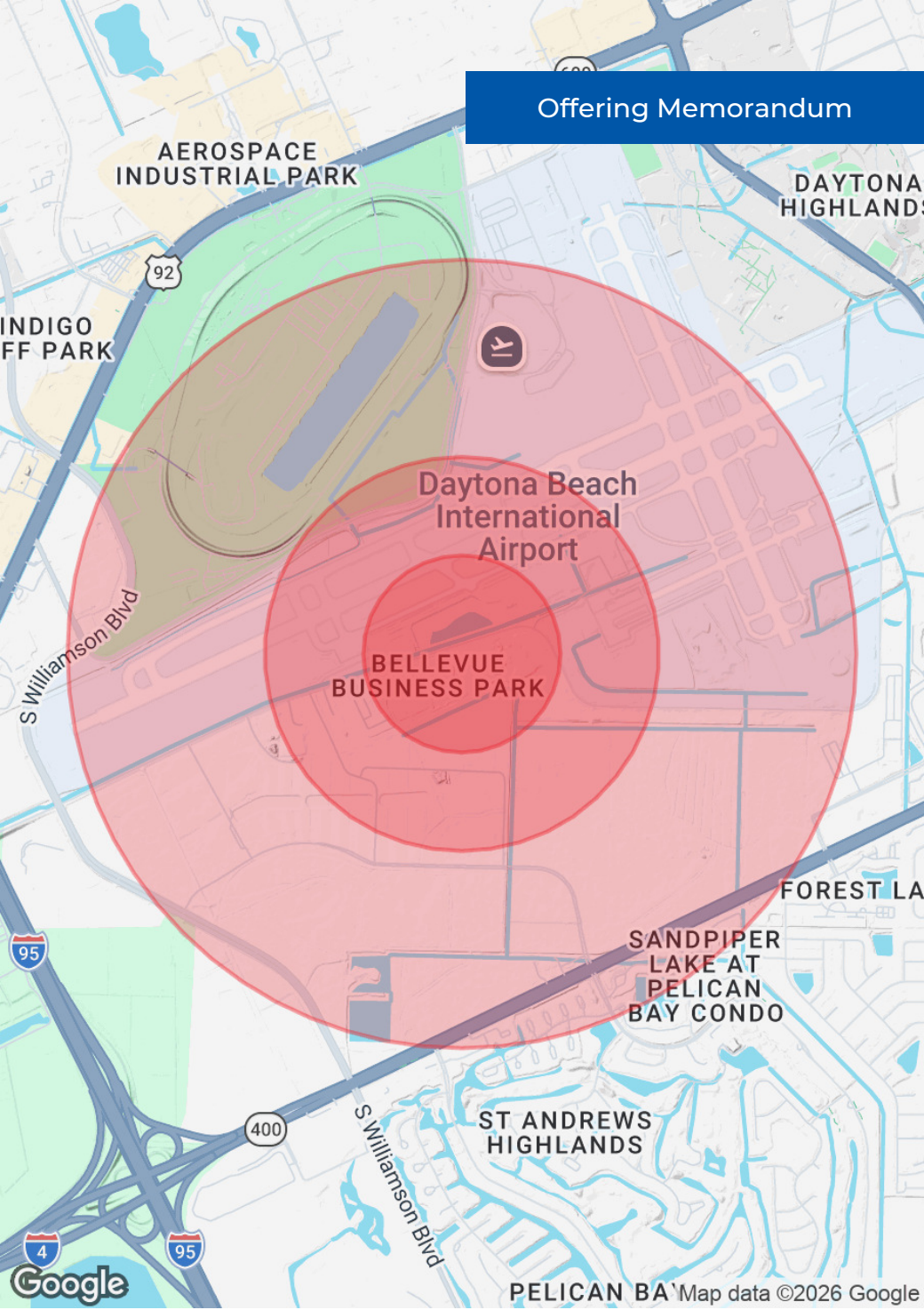
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	116	465	1,977
Average Age	20.5	20.4	24.0
Average Age (Male)	20.1	20.0	23.5
Average Age (Female)	20.9	20.8	24.3

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	28	115	541
# of Persons per HH	4.1	4.0	3.7
Average HH Income	\$71,000	\$69,148	\$70,902
Average House Value			\$250,567

2023 American Community Survey (ACS)



**Kayla Williams**

kayla@realtyprosassured.com

Direct: **386.338.1330**

Professional Background

Kayla Williams is a top-performing commercial real estate professional in Florida, known for her high-level execution, strategic insight, and consistent production. A LoopNet Power Broker Award winner, Top Gun Award recipient, and Executive Pro Club member, she has closed over \$50 million in career sales volume. Her results-driven approach has earned the trust of landlords, tenants, and investors in complex, high-value transactions.

Based in Volusia County and active throughout Central Florida, Kayla also operates in key markets including Orlando, Jacksonville, Miami, and Sarasota. She specializes in commercial leasing, acquisition sales, asset investments, and land development. With a strong understanding of market trends, asset positioning, and demographics, she consistently maximizes value for her clients.

Kayla partners with Ron Frederick to deliver a comprehensive, full-service approach. Ron brings over 25 years of development experience, with a focus on warehouse and industrial flex projects. This partnership combines brokerage expertise with deep development knowledge, giving clients a competitive edge.

While Kayla leads marketing, negotiations, and transaction strategy, Ron provides insight into site planning, zoning and land use, municipal approvals, and construction feasibility. Together, they offer a complete perspective across retail, office, industrial flex, and land assets.

Whether representing tenants, owners, or investors, Kayla delivers the market expertise, strategic positioning, and execution needed to succeed.

Specialties: Landlord and Tenant Representation, Acquisition Sales, Asset Investments, Land Sales and Development

Asset Classes: Retail, Office, Industrial Flex, Commercial Land

Markets: Volusia County, Central Florida, and statewide (Orlando, Jacksonville, Miami, Sarasota)

Credentials: LoopNet Power Broker, Top Gun Award, Executive Pro Club, \$50M+ Closed

Education

Backed by a strong educational background in Marketing and Business Management

Realty Pros Commercial

140 South Atlantic Avenue,

Ormond Beach, FL 32176

386.589.5754