

Daytona Beach Shores, FL MIXED-USE PORTFOLIO
Cash Flow & Stabilized Mixed-Use Asset



**2016 S ATLANTIC AVE
DAYTONA BEACH, FL 32118**

 **ROY & COMPANY**
REAL ESTATE & INVESTMENT SERVICES

EXECUTIVE SUMMARY

2016 S Atlantic Avenue presents a rare mixed-use investment and redevelopment opportunity located directly along the highly traveled beachfront corridor of South Atlantic Avenue (A1A) in Daytona Beach Shores.

The approximately 3,066 SF property combines immediate cash flow with long-term upside through a diversified income structure consisting of a ground-floor retail tenant and a second-floor short-term rental apartment. The ground-floor retail space is occupied by Smoke Cave Daytona, providing stable in-place income with strong frontage and visibility along one of the area's primary coastal thoroughfares. Above, the approximately 1,200 SF residential unit operates as a successful Airbnb rental, benefiting from Daytona Beach's year-round tourism economy and major event-driven traffic.

The property currently generates an estimated NOI of approximately \$78,000 annually while offering investors future value-add potential through rent growth, redevelopment, or assemblage opportunities with adjacent parcels also being marketed for sale.

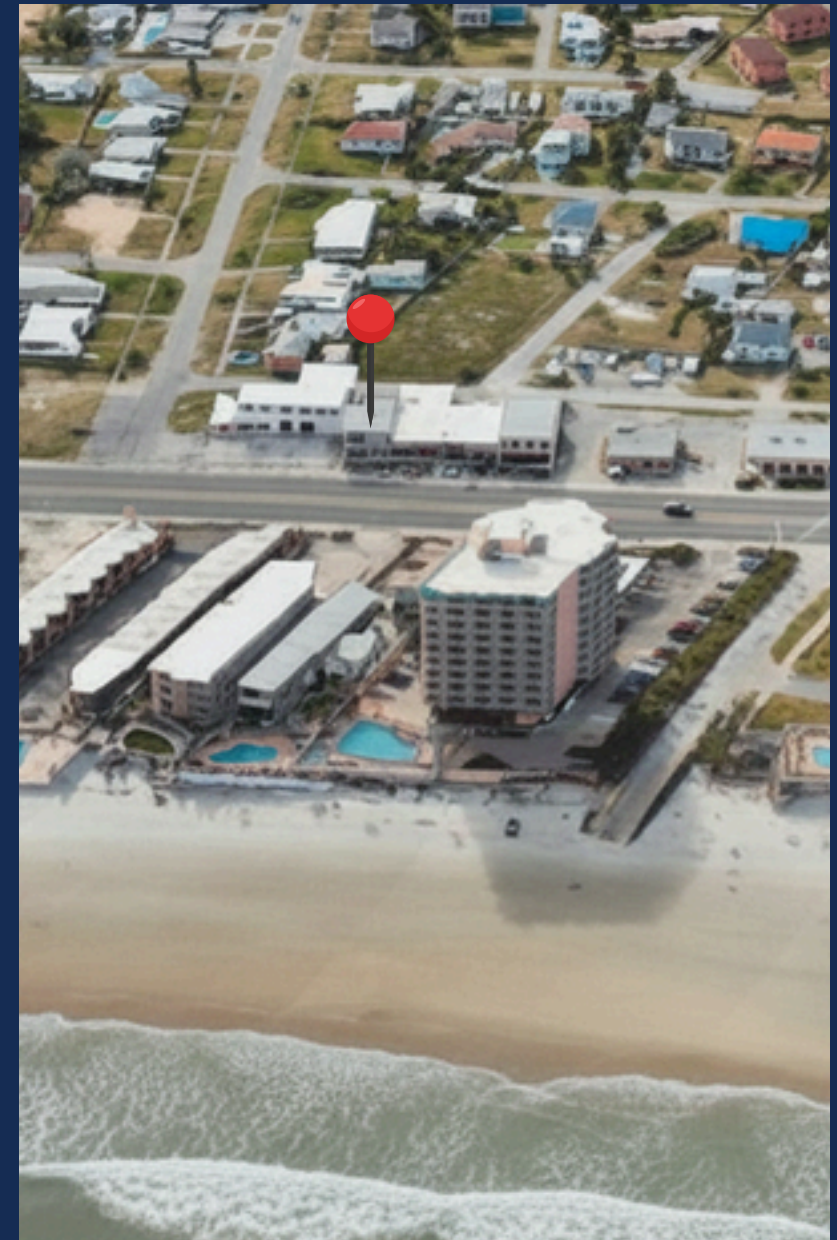
Constructed of durable concrete and masonry in 1952, the property is positioned within the GC-RD (General Commercial Redevelopment) zoning district, allowing for a broad range of permitted uses including professional and business offices, retail stores, restaurants, food and beverage concepts, bakeries, banks, medical and dental clinics, art galleries, entertainment venues, theaters, recreational facilities, private clubs, public parking facilities, and medical office redevelopment. This flexible zoning creates exceptional adaptability for investors, owner-users, or future redevelopment groups seeking exposure within a rapidly evolving beachfront corridor.

The offering is further supported by significant investment activity transforming Daytona Beach Shores into an emerging luxury coastal destination. Most notably, the newly announced Aston Martin Residences. Daytona Beach Shores will introduce an 18-story ultra-luxury oceanfront condominium development featuring 86 luxury residences, upscale amenities, fine dining, and retail-oriented components along South Atlantic Avenue. The project is expected to elevate the overall profile of Daytona Beach Shores, increase high-income residential density, and further strengthen demand for surrounding retail, restaurant, hospitality, and service-oriented businesses throughout the corridor.

Surrounded by hotels, vacation rentals, entertainment venues, and ongoing redevelopment activity, 2016 S Atlantic Avenue represents a compelling opportunity to acquire a cash-flowing beachfront asset positioned directly across from the proposed ultra-luxury Pearl Beach Club Hotel, placing the property at the center of the continued transformation and investment momentum reshaping Daytona Beach Shores.

PROPERTY FACTS

Sale Type	Income-Producing Property
Property Type	Mixed-Use / Retail Investment
Building Size	3,066 SF
Occupancy	100% Occupied
Net Operating Income	\$78,000
Cap Rate:	7.6%
Current Uses:	Ground Floor Retail Tenant: Smoke Cave Daytona Second Floor: Short-Term Rental / Airbnb Unit
Frontage	Approximately 49 FT on South Atlantic Avenue (A1A)
Traffic Count	32,053 ADT
Zoning	General Commercial Redevelopment
Lot Size	±0.09 Acres
Sale Condition	Existing in-place cash flow Redevelopment upside
Price	Open to offers
Location	Daytona Beach Shores, FL
County / Market	Volusia County / Greater Daytona Beach Coastal Market
Nearby Amenities	Luxury Beach Front Corridors International Speedway, Daytona Beach,



PROPERTY PHOTOS

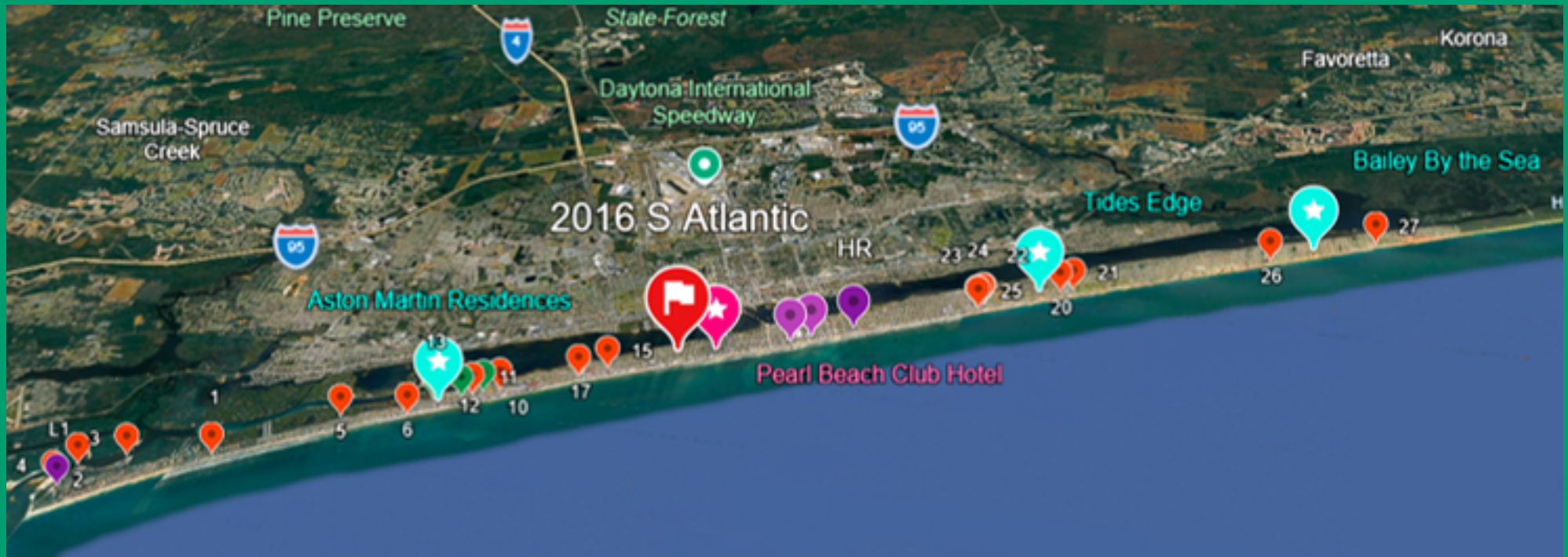


Interior Photos



Retail Space Virtually Staged Empty

AERIAL MAP



● Full-Service Dining
 ● Breakfast & Brunch
 ● Landmark & Attraction
 ★ Luxury Residential Development
 ★ Luxury Hotel Development

PONCE INLET

- 1 **Racing's North Turn**
4511 S Atlantic Ave
- 2 **Down the Hatch Seafood**
4894 Front St
- 3 **Off the Hook at Inlet Harbor**
133 Inlet Harbor Rd
- 4 **Hidden Treasure Rum Bar & Grill**
4940 S Peninsula Dr
- 5 **Boondocks Oceanfront Restaurant**
3948 S Peninsula Dr
- L1 **Ponce Inlet Lighthouse & Museum**
4931 S Peninsula Dr

DAYTONA BEACH SHORES

- 6 **Crabby Joe's Deck & Grill**
3701 S Atlantic Ave
- 7 **Cracked Egg Diner**
3280 S Atlantic Ave
- 10 **Mike's Galley**
3162 S Atlantic Ave
- 11 **Millie's Restaurant**
3218 S Atlantic Ave
- 12 **Palma House**
3100 S Atlantic Ave
- 13 **Casualbird**
109 Dunlawton Blvd

DAYTONA BEACH — S. ATLANTIC AVE

- 15 **Luna's Restaurante**
2516 S Atlantic Ave
- 17 **Azure Oceanfront Kitchen & Bar**
2637 S Atlantic Ave
- HR **Hard Rock Hotel Daytona Beach**
Daytona Beach

ORMOND-BY-THE-SEA

- 20 **Stonewood Grill & Tavern**
100 S Atlantic Ave
- 21 **Margarita Island Bar & Grille**
14 Ocean Shore Blvd
- 22 **Charlie Horse Restaurant**
810 S Atlantic Ave
- 23 **Little Italy's Ristorante**
814 S Atlantic Ave
- 24 **Riptides Raw Bar & Grill**
809 S Atlantic Ave
- 25 **The Beach Bucket**
807 S Atlantic Ave
- 26 **Oceanside Beach Bar & Grill**
1900 Ocean Shore Blvd
- 27 **Lagerheads Bar & Grill**

LUXURY & PLANNED DEVELOPMENTS

- ★ **Aston Martin Residences**
Daytona Beach Shores — Luxury Oceanfront Condominiums
- ★ **Tides Edge**
Ormond-by-the-Sea — Upscale Oceanfront Residences
- ★ **Bailey by the Sea**
Ormond Beach — Luxury Coastal Residential Community
- ★ **Pearl Beach Club Hotel**
Daytona Beach — Boutique Luxury Hotel Development

Comparables

2016 S Atlantic Avenue represents a unique “live/work” mixed-use coastal investment opportunity combining stabilized retail income with short-term rental cash flow along the A1A beachfront corridor. The asset’s diversified income streams, redevelopment zoning, and tourism-oriented location position it within a limited inventory category of beachside mixed-use properties in Daytona Beach Shores.

Comparable sales and active listings throughout the Daytona Beach beachside market continue to demonstrate investor demand for flexible-use properties capable of generating both residential and commercial income. Properties with redevelopment potential, short-term rental capability, or mixed-use/live-work functionality have experienced increased pricing pressure due to limited supply and continued redevelopment activity along the coastline.

The property also benefits from surrounding investment momentum tied to Daytona Beach Shores’ transition toward higher-end coastal development. Upcoming luxury projects, including the planned Aston Martin Residences Daytona Beach Shores, are expected to elevate surrounding property values, increase affluent residential density, and strengthen long-term retail and hospitality demand throughout the corridor.

As redevelopment activity continues expanding throughout Daytona Beach Shores and the greater beachside market, properties capable of combining immediate income with future repositioning potential are becoming increasingly limited, positioning 2016 S Atlantic Avenue as a compelling coastal investment opportunity.

Comps Range

\$ 1,062,500 (Average)

\$3,000 – \$6,000 (3 B Rentals)

- A** 3112 S Atlantic Ave **B** 3110 S Atlantic Ave
C



SOLD

3112 S Atlantic Ave
Daytona Beach Shores FL
32118

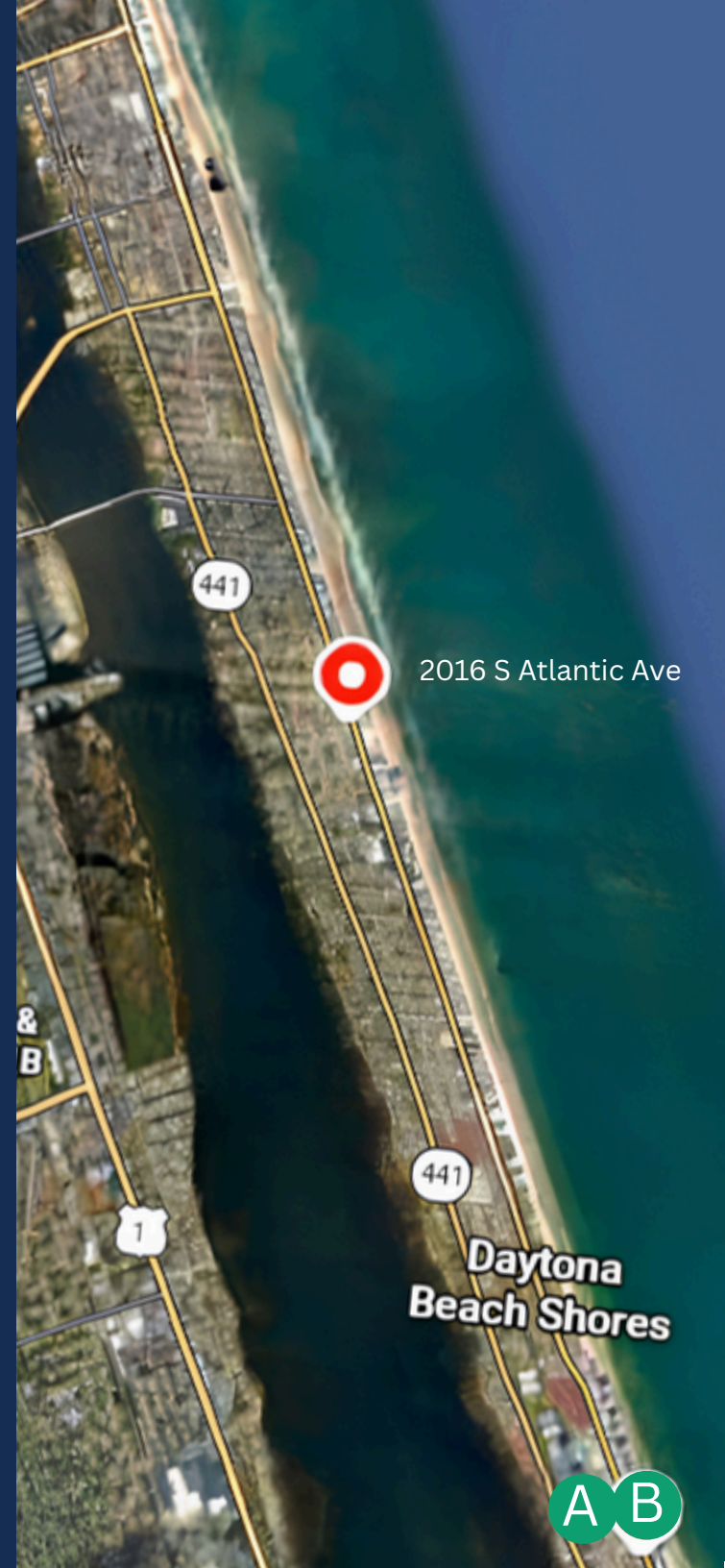
\$975,000



ACTIVE

3110 S Atlantic Ave
Daytona Beach Shores FL
32118

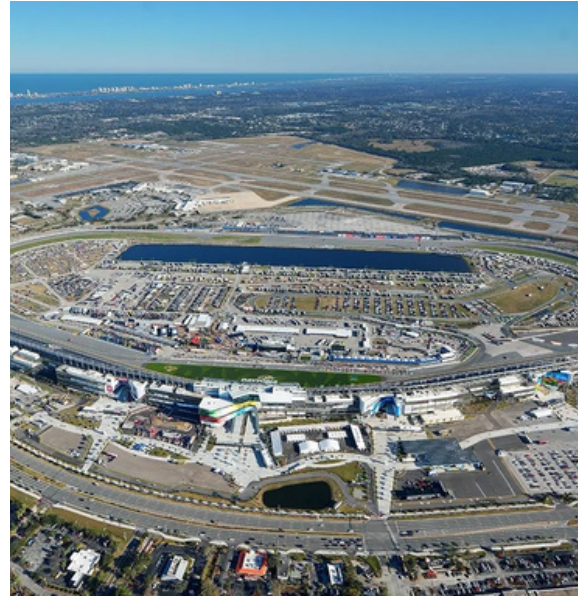
\$1,150,000





2016 S Atlantic Ave, Daytona Beach Shores, FL 32118

Demographics	1-Mile	3-Mile	5-Mile
Population	8,450	34,900	78,500
Households	4,620	17,950	37,800
Avg Household Income	\$67,500	\$62,300	\$60,000+
Median Age	58.4	57.1	56.8
Employee Population	5,800	24,700	53,000
Daytime Population	9,900	31,200	59,600
Housing Density	High	High	High
Tourism Impact	Significant	Strong	Major Regional Driver



Demand Drivers

- High vehicular traffic counts
- Strong employee population
- Mature and affluent residential demographics
- Year-round tourism demand
- Luxury redevelopment momentum
- Limited profitable beachfront commercial inventory

Universities & Education

- Embry-Riddle Aeronautical University
- Daytona State College
- Bethune-Cookman University

Major Retail & Entertainment

- ONE DAYTONA
- Volusia Mall
- Daytona International Speedway
- Daytona Beach Boardwalk
- Pictona PickelBall Club



Nearby High-Density Residential Areas

- Oceanfront condominium towers throughout Daytona Beach Shores
- Beachside multifamily and short-term rental communities
- Luxury coastal redevelopment corridor along South Atlantic Avenue



MIXED-USE INVESTMENT OPPORTUNITY
COASTAL RETAIL/ INCOME PRODUCING PROPERTY

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