Adams Cameron & Co., Realtors – Commercial Division

Brand new retail building delivered December 2022, fully occupied and cash-flowing on Day 1. Located directly on South Atlantic Avenue (A1A) — Daytona Beach's highest-traffic beachside commercial corridor — this is a low-risk, hands-off investment with a long-term tenant already in place.

$7,000/month | $84,000/year current rent. 3-year lease in place with two (2) renewal options of 5 years each. At renewal: $7,000/month Triple Net (NNN) with 3.5% annual escalation — tenant responsible for taxes, insurance & maintenance. Total potential lease term: 13+ years of tenant retention.

2022 new construction — no deferred maintenance, no near-term CapEx. Prime A1A frontage with walk-in tourist and local traffic. Access from both S. Atlantic Ave and Coates Street. Private rear parking on site.

12 min to Daytona International Airport | 18 min to I-95. Adjacent to Ocean Center, Ocean Walk Shoppes, Hard Rock Hotel, and Daytona's entertainment district. Daytona Beach commercial property values up 102% YoY. Projected local job growth of 43.3% — well above the national average.

Ideal for a 1031 exchange buyer or passive income investor seeking new construction with no management burden.

Turn-Key Retail Investment on Daytona's Prime A1A Corridor

Secure a high-performing, low-risk asset in one of Daytona Beach's premier commercial corridors. Delivered in December 2022, this modern retail property offers immediate cash flow and a passive, management-free structure.

- **Financial Performance:** $84,000 annual NNN income ($7,000/month).
- **Secure Tenancy:** 3-year initial lease with two 5-year renewal options (13+ year potential retention). Triple Net structure ensures tenant responsibility for taxes, insurance, and maintenance.
- **Growth Potential:** Future-proofed with 3.5% annual escalations at renewal.
- **Asset Quality:** New 2022 construction means zero near-term CapEx or deferred maintenance.

Ideally suited for a 1031 exchange or a passive investor looking for high visibility and long-term stability.

Option 2: Narrative & Location Focused

Headline: Rare Opportunity: High-Visibility A1A Retail Site in Daytona Beach

Position your portfolio in the heart of Daytona Beach's most active commercial corridor. This 2022-built retail building sits directly on South Atlantic Avenue (A1A), enjoying constant exposure to high-volume local and tourist traffic.

Beyond its architectural quality, the location is unbeatable—adjacent to major demand drivers like the Ocean Center, Ocean Walk Shoppes, and the Hard Rock Hotel. Tenants and customers benefit from dual access via S. Atlantic Ave and Coates Street, complemented by private on-site rear parking. With Daytona Beach property values climbing 102% year-over-year and local job growth projected at 43.3%, this asset is positioned for continued appreciation. A perfect "lock-and-leave" investment with an established, long-term tenant.

Option 3: Punchy "Deal Alert" Style

Headline: DEAL ALERT: Fully Occupied, NNN-Leased Daytona Retail

Investment Summary:

- **Price/Income:** $84,000/year current rent ($7,000/month).
- **Lease Structure:** Absolute NNN (Tenant pays taxes, insurance, maintenance).
- **Lease Term:** 3-year base term + (2) 5-year options (13+ years total potential).
- **Rental Upside:** 3.5% annual escalation starting at renewal.

Property Highlights:

- **Prime Visibility:** Hard-corner visibility on A1A, Daytona's premier beachside corridor.
- **Modern Build:** 2022 construction (no deferred maintenance).
- **Location:** 12 minutes to Daytona International Airport; 18 minutes to I-95.
- **Accessibility:** Dual frontage (S. Atlantic Ave & Coates St) with private rear parking.
- **Market Momentum:** Daytona Beach is seeing 102% YoY property value growth and 43.3% projected job growth.

Ideally suited for passive investors or 1031 buyers seeking an easy-to-manage, high-growth asset.

Would you like me to adjust any of these versions to emphasize a specific selling point, such as the 1031 exchange potential or the quality of the tenant?

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