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Property Information

Section 1

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Property Description

Now available—an exceptional opportunity to own a versatile commercial property in Volusia County! This impressive 4,200± SF building is situated on a spacious 1-acre parcel and boasts elegant colonial architecture with a stately brick façade, decorative columns, and prominent monument signage for high visibility. Step inside to find soaring ceilings, a welcoming foyer, multiple private offices, a spacious gathering/conference room, and a full kitchen equipped with an industrial-grade hood vent—ideal for catering, instructional, or event-related uses. A detached storage shed adds functionality, and the expansive parking area supports a wide variety of commercial operations. Zoned B-4 (General Commercial) by Volusia County, this property allows for a broad range of permissible uses including, but not limited to: professional and medical offices, retail shops, personal services, restaurants, vocational or technical schools, religious facilities, childcare centers, and health studios. Whether you're launching a new venture or relocating an established business, this site offers both flexibility and curb appeal.

Offering Summary

Sale Price:	\$650,000
Number of Units:	1
Lot Size:	1.01 Acres
Building Size:	4,200 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	308	1,163	4,446
Total Population	893	3,289	11,490
Average HH Income	\$79,516	\$77,412	\$70,206



Exterior Description

The property presents an attractive and professional appearance with timeless brick construction, classic architectural details, and exceptional curb appeal. A covered front portico supported by decorative columns creates an inviting entrance, while mature landscaping and well-maintained grounds provide a polished first impression. Prominent monument signage along the roadway offers outstanding visibility and brand recognition, making the property well-positioned for a wide variety of commercial or institutional uses.

Situated on a spacious one-acre site, the property features expansive paved parking with convenient access from multiple points, allowing for efficient circulation of both passenger and service vehicles. The generous setback from the roadway enhances visibility while providing an attractive campus-like setting. A covered side entrance and service area offer additional functionality for deliveries and day-to-day operations without disrupting customer access.

The building's durable brick facade exterior, metal roof, and low-maintenance construction contribute to long-term ownership appeal while reflecting pride of ownership. The combination of excellent accessibility, abundant parking, attractive landscaping, and a highly visible location creates an ideal environment for professional offices, medical practices, educational facilities, religious organizations, or a variety of other commercial uses.

Interior Description

The interior offers an elegant blend of functionality and timeless character, creating a welcoming environment suitable for a variety of commercial or institutional uses. A grand reception foyer features soaring ceilings, decorative lighting, abundant natural light, and upscale finishes that make an impressive first impression for clients and guests.

The thoughtfully designed floor plan includes numerous private offices, meeting rooms, and flexible-use spaces that can easily accommodate administrative operations, professional services, counseling, educational programs, or medical uses. A spacious gathering room with elevated ceilings provides an ideal setting for conferences, presentations, training sessions, worship services, or community events.

Additional interior amenities include a full kitchen complete with commercial-grade hood ventilation, generous cabinetry, and dedicated dining or break areas, making the space well-suited for catering, hospitality, employee





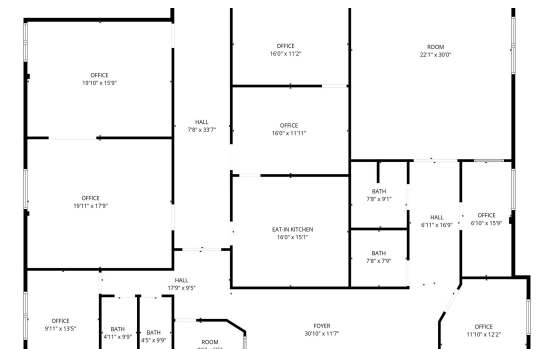
Property Highlights

- 4,200± SF commercial building situated on a beautifully maintained 1-acre parcel.
- Elegant colonial-style architecture with a stately brick façade and decorative columns.
- Prominent monument signage providing outstanding visibility and brand exposure.
- Impressive interior featuring soaring ceilings, a welcoming foyer, and abundant natural light.
- Functional floor plan with multiple private offices, ideal for a variety of professional users.
- Spacious conference/gathering room suitable for meetings, training, or event space.
- Commercial kitchen equipped with an industrial-grade hood vent for catering or food service operations.
- Detached storage building offers additional space for equipment, inventory, or maintenance.
- Expansive paved parking area with ample capacity for employees, customers, and special events.
- B-4 (General Commercial) zoning supports a broad range of commercial, retail, office, medical, educational, and service-related uses.
- Centrally located in Volusia County's growing commercial corridor, offering convenient access and excellent connectivity.
- Exceptional opportunity for owner-users, investors, nonprofits, educational institutions, medical practices, or businesses seeking a highly adaptable commercial facility with outstanding curb appeal.

Additional Photos



Proposal





Location Information

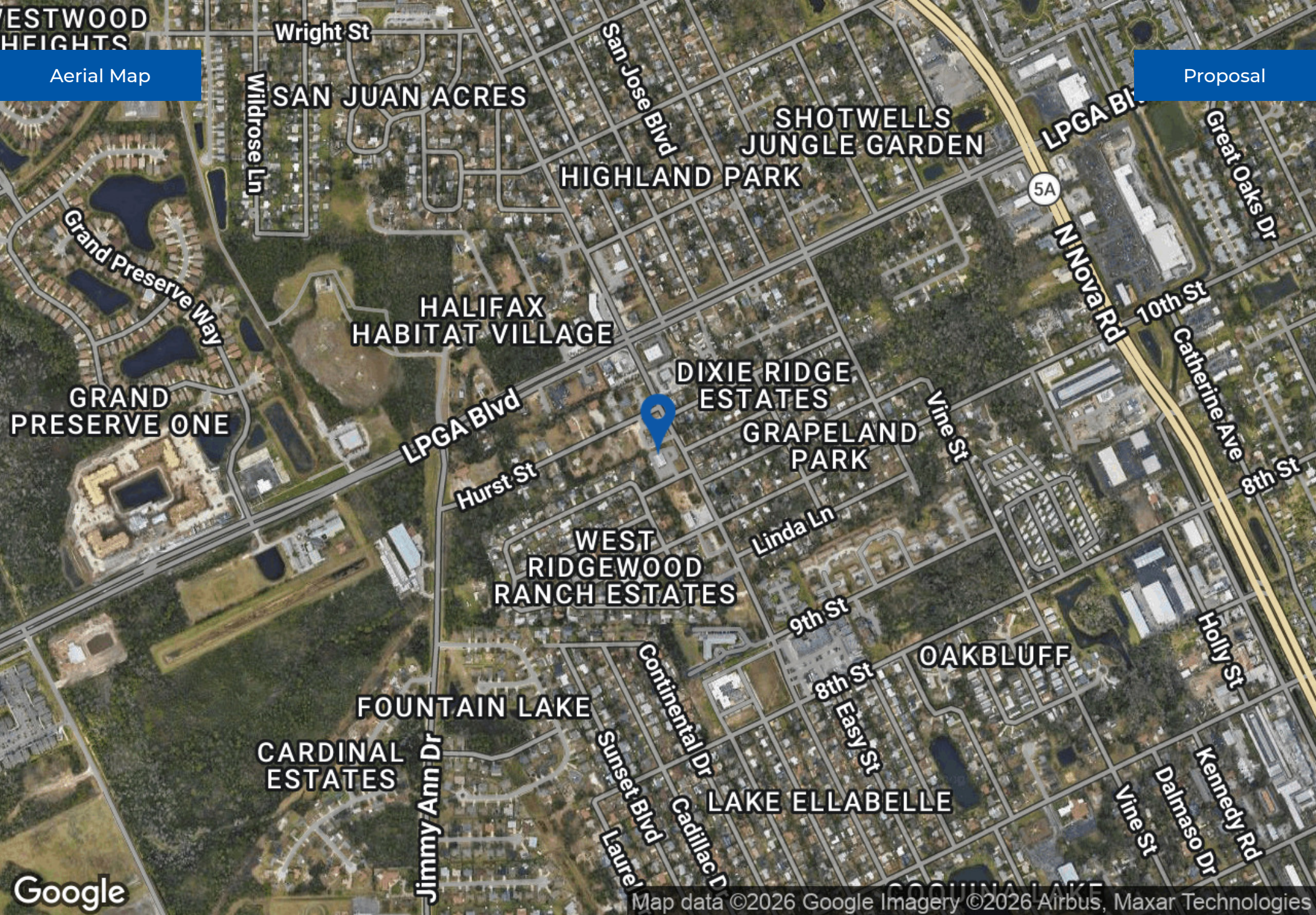
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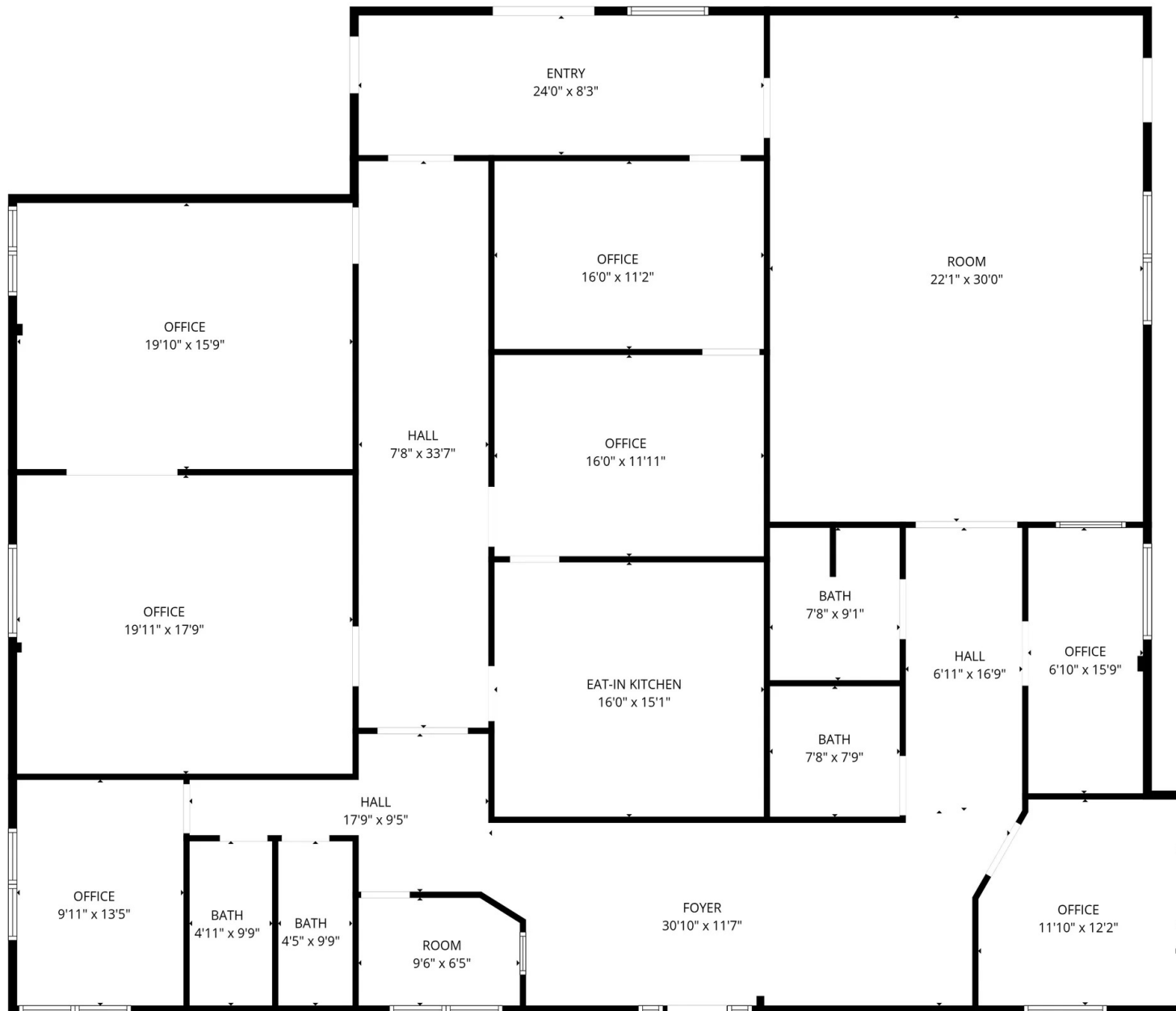
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



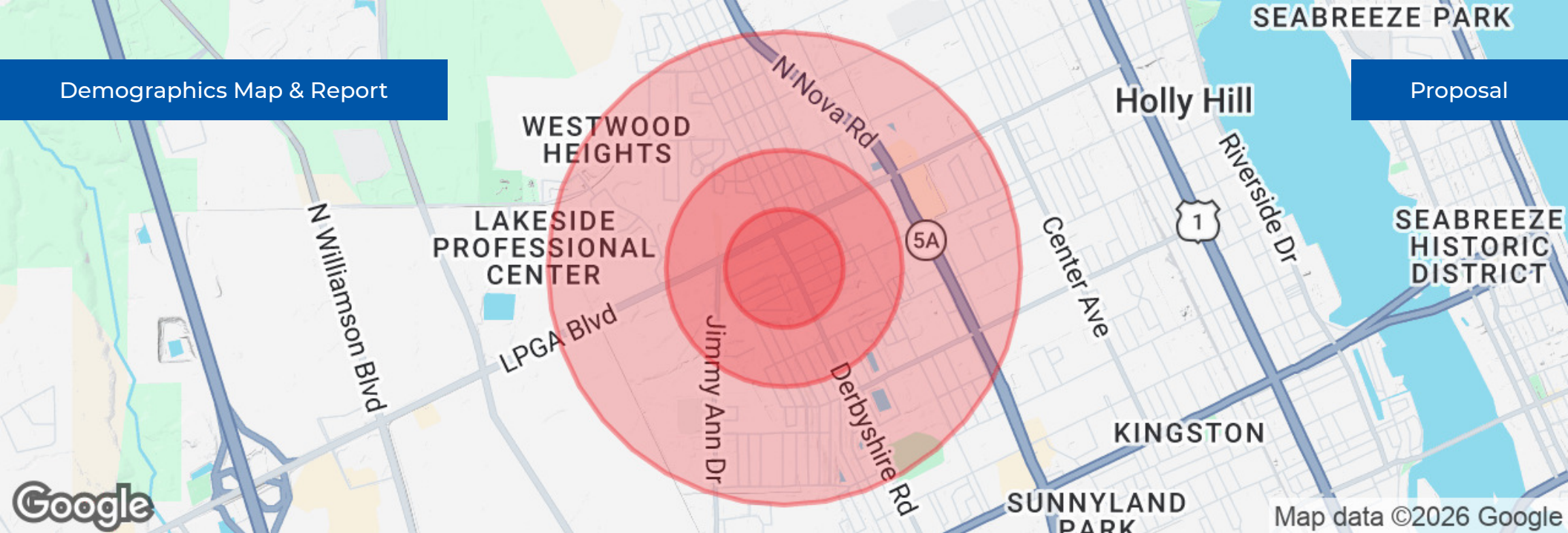
Demographics

Section 3

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Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	893	3,289	11,490
Average Age	41.2	41.8	42.3
Average Age (Male)	25.1	28.0	36.5
Average Age (Female)	44.2	44.4	42.6

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	308	1,163	4,446
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$79,516	\$77,412	\$70,206
Average House Value	\$203,585	\$190,520	\$179,995

2023 American Community Survey (ACS)



Advisor Bios

Section 4

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Professional Background

Beau Warren, Manager of Commercial Services, Realty Pros Commercial. He has been involved in real estate since 1999 beginning in his hometown of Portland, Oregon. Beau was the President of WCW, Inc, a real estate investment company and Vice President of Monument Construction, LLC. The companies worked together renovating and leasing single family homes in the Greater Portland Area. In 2007, Beau and his wife, Miah Warren and son, Wyatt Warren, moved to Ormond Beach, FL, where he earned his real estate license in 2008, joining Realty Pros Assured in 2009. Beau specializes in general commercial sales, leasing, and development in the Greater Daytona Beach Area.

Beau earned his Bachelor's degree in Business Management with Honors and is a member of the International Honors Society for Business. Currently, he is a CCIM (Certified Commercial Investment Management) candidate working towards his designation. He is active with the Ormond Beach Chamber of Commerce and the Daytona Beach Area Association of Realtors and has served as Chair for CID (Commercial Investment Division) and Ormond Beach Chamber of Commerce Leadership program. Beau also volunteers for various non-profit groups in the Daytona Beach Area.

Beau is passionate about commercial real estate and thrives on the opportunity to help others meet and exceed their real estate goals.

Realty Pros Commercial

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