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Property Information

Section 1

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Property Description

Approximately 4,000 SF of professional office space available for lease in a well-maintained commercial building with M-1 Industrial zoning, allowing for a variety of office, professional, service, and light industrial uses. This move-in-ready suite features an inviting reception area with a large front foyer and reception desk, 10 private offices, a spacious conference room, break room, dedicated storage/file room, IT/server room, and two ADA-compliant restrooms. Large windows provide abundant natural light throughout the office, creating a bright and productive work environment. The functional layout is ideal for professional offices, engineering firms, medical administration, nonprofits, training facilities, contractors, or corporate headquarters. Ample on-site parking and convenient access to major roadways make this an excellent location for employees and clients alike. Vacant and ready for immediate occupancy.

Offering Summary

Lease Rate:	\$14 SF/yr (NNN)
Number of Units:	1
Available SF:	4,000 SF
Lot Size:	24,190 SF
Building Size:	6,780 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	96	646	4,226
Total Population	395	2,031	11,280
Average HH Income	\$34,525	\$32,677	\$43,410



Property Description

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Location Description

Conveniently located just east of U.S. Highway 1 with quick access to International Speedway Boulevard and I-95, this property is minutes from Downtown Daytona Beach, Daytona International Airport, Embry-Riddle Aeronautical University, Daytona State College, and numerous retail, commercial, and industrial businesses. The central location provides excellent accessibility throughout Volusia County.



Exterior Description

This well-maintained, single-story commercial office building features an attractive concrete block and stucco exterior with a professional architectural design highlighted by decorative columns, blue metal awnings, and expansive storefront windows that provide abundant natural light. The property offers excellent curb appeal with mature landscaping, a clean façade, and a highly visible entrance facing Segrave Street.

The site includes ample on-site parking directly in front of the building, ADA-accessible parking and sidewalks, and convenient ground-level access for employees and visitors. Large windows wrap the front and side elevations, creating bright interior workspaces while enhancing the building's professional appearance. Situated on a generously sized lot, the property provides good separation from neighboring buildings and easy access to major transportation corridors.

Interior Description

The interior offers a functional, move-in-ready office layout designed to accommodate a wide variety of professional users. A welcoming front foyer features a spacious reception area with an oversized reception desk, creating an impressive first impression for clients and visitors. The suite includes numerous private offices of varying sizes, a large executive office or conference room, and flexible workspace suitable for administrative, management, or collaborative functions.

Large exterior windows throughout the building provide abundant natural light, creating a bright and productive work environment. The space is finished with neutral paint, commercial carpet and tile flooring, suspended acoustic ceilings with recessed LED lighting, and central HVAC. Additional amenities include a break room with cabinetry and sink, dedicated storage/file room, IT/server room, and two ADA-compliant restrooms. The efficient floor plan offers excellent privacy while maintaining convenient circulation between offices, making it ideal for professional office, medical administration, nonprofit organizations, educational users, engineering firms, contractors, or corporate headquarters.





Property Highlights

- Approximately 4,000 SF of move-in-ready professional office space
- M-1 Industrial zoning allowing a variety of office, flex, and light industrial uses
- Welcoming reception area with large front foyer and reception desk
- 10 private offices with flexible layouts for individual or team use
- Spacious executive office or conference room ideal for meetings and presentations
- Break room complete with cabinetry and sink
- Dedicated storage/file room and separate IT/server room
- Two ADA-compliant restrooms for employees and visitors
- Large storefront and perimeter windows providing abundant natural light
- Attractive concrete block and stucco building with blue metal awnings and professional curb appeal
- Ample on-site parking, ADA-accessible entrances, and convenient ground-level access
- Centrally located with quick access to US-1, International Speedway Boulevard, I-95, Downtown Daytona Beach, Daytona International Airport, Embry-Riddle Aeronautical University, and Daytona State College



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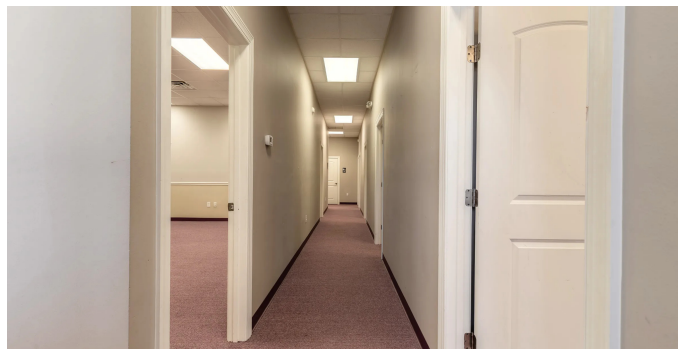
Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,000 SF	Lease Rate:	\$14 SF/yr

Available Spaces

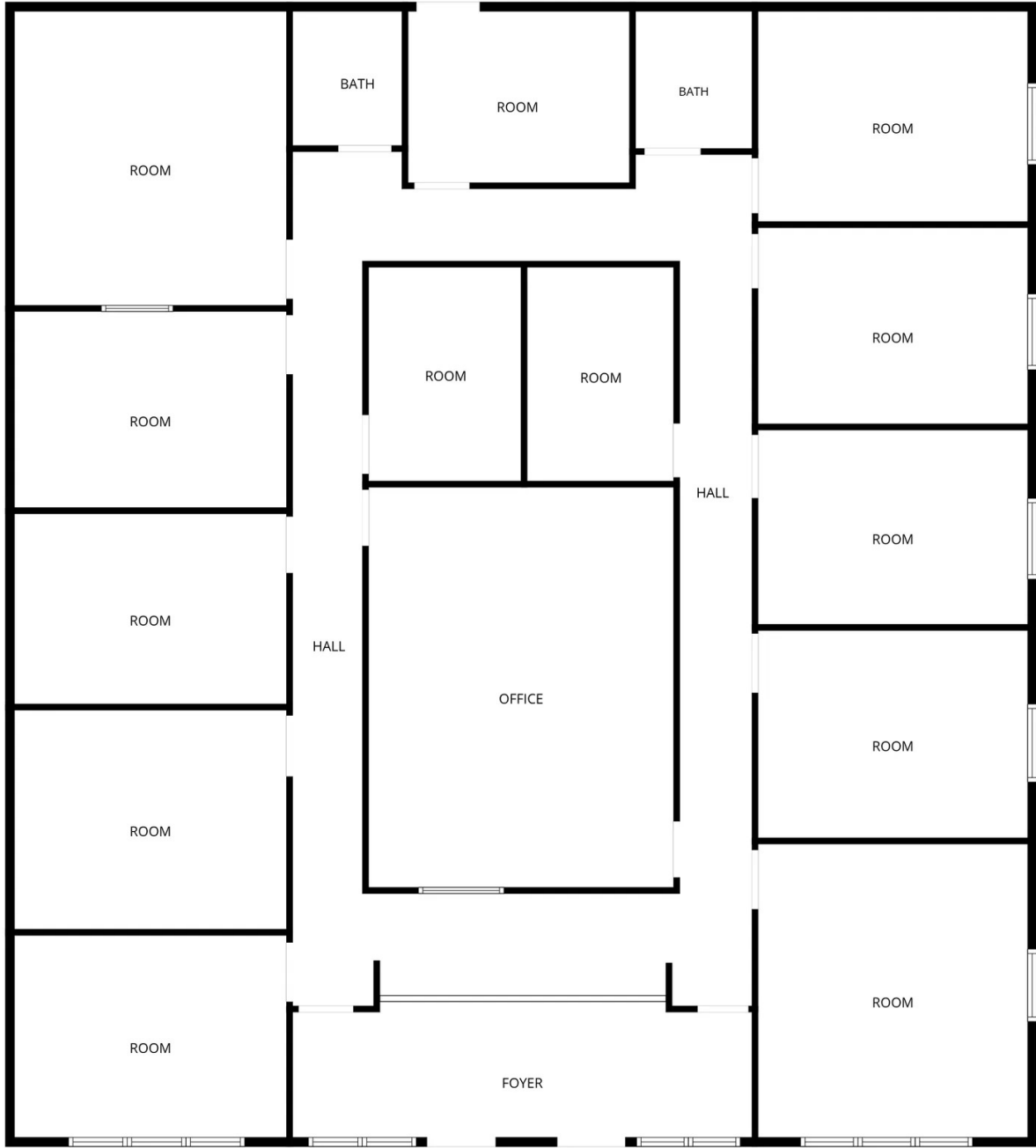
Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 120 Segrave St	Available	4,000 SF	NNN	\$14.00 SF/yr	Approximately 4,000 SF of move-in-ready office space featuring a reception area, 10 private offices, executive office/conference room, break room, IT room, storage, and two ADA restrooms. M-1 Industrial zoning with ample parking and convenient access to US-1, I-95, and Downtown Daytona Beach. Pass Thru expenses estimated at \$5.95 SF/yr.

Additional Photos



Offering Memorandum







Location Information

Section 2

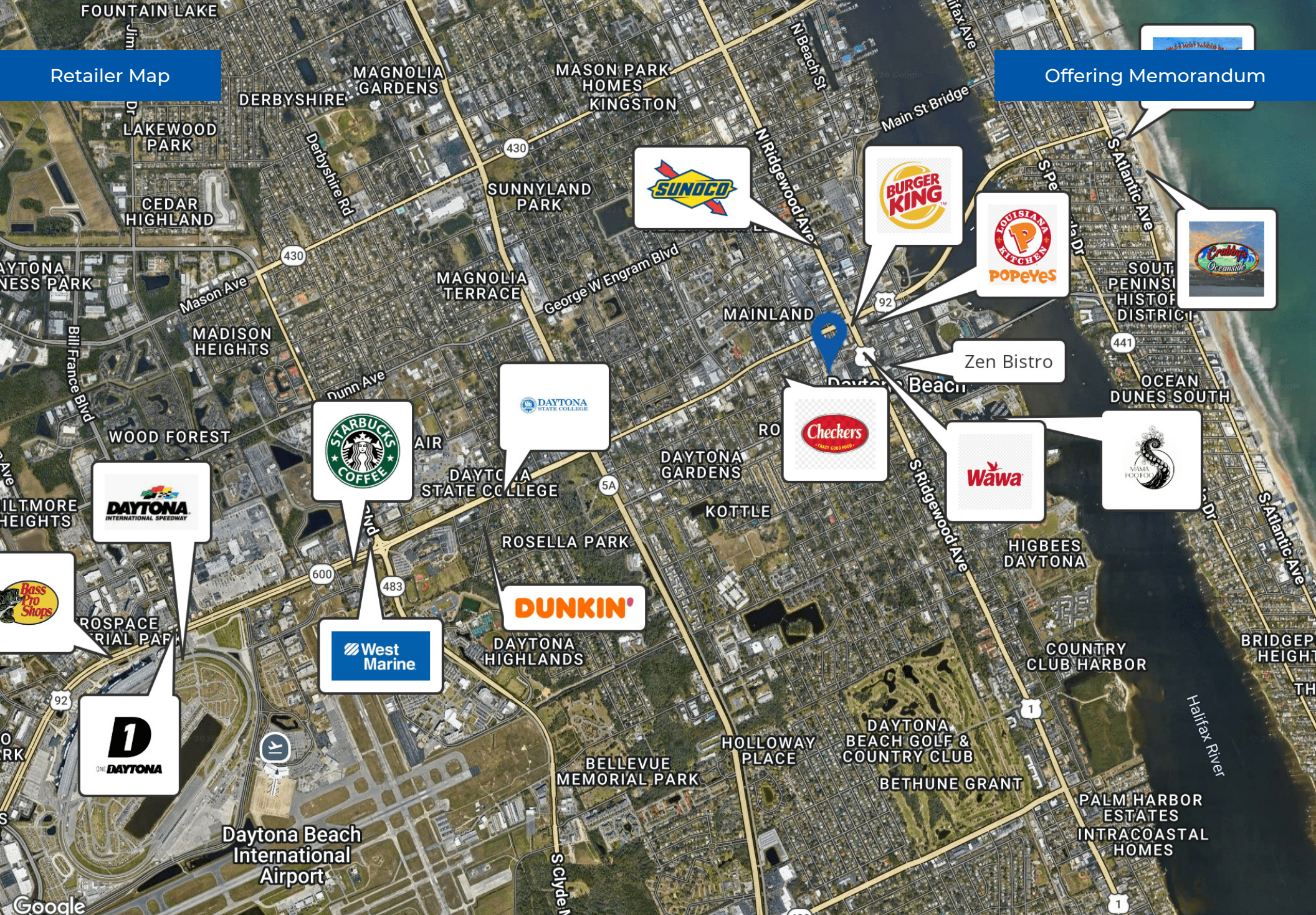
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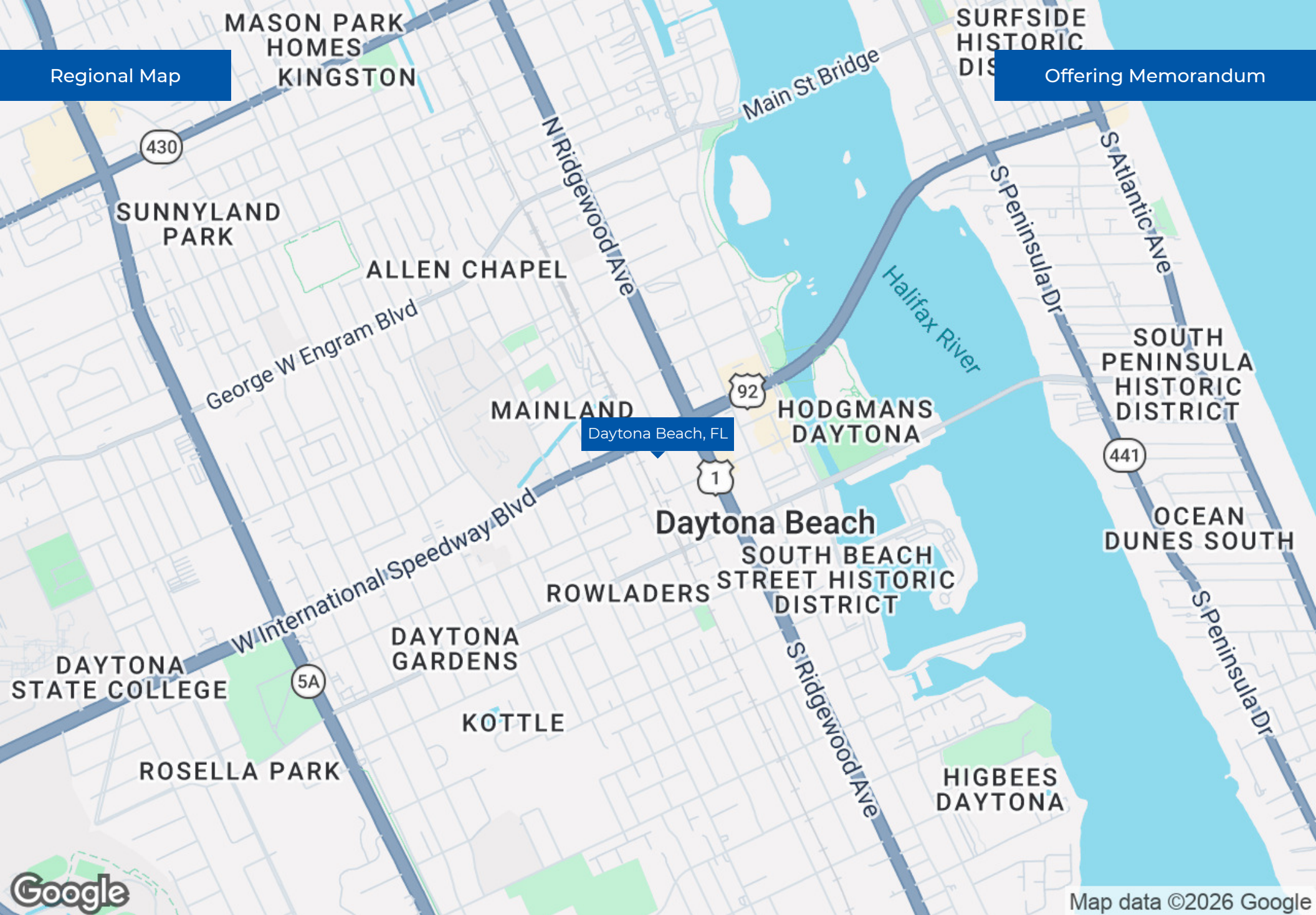
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Retailer Map

Offering Memorandum







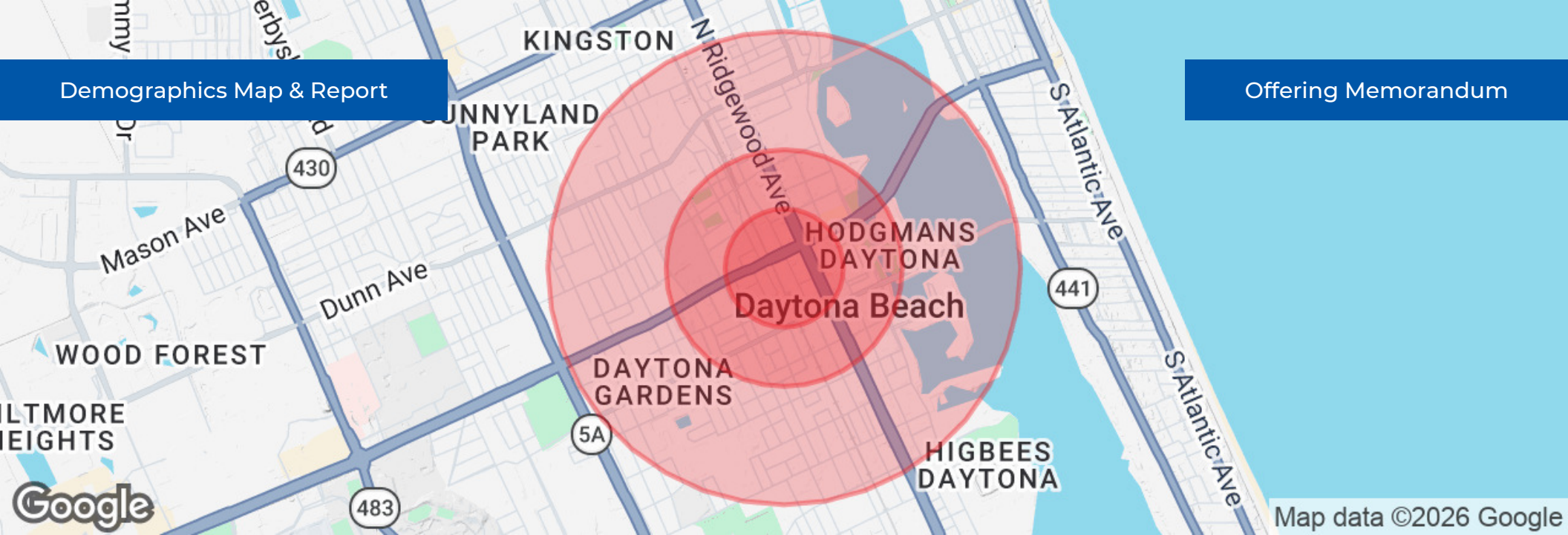
Demographics

Section 3

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	395	2,031	11,280
Average Age	32.6	34.1	34.1
Average Age (Male)	31.6	32.1	31.9
Average Age (Female)	29.2	31.0	33.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	96	646	4,226
# of Persons per HH	4.1	3.1	2.7
Average HH Income	\$34,525	\$32,677	\$43,410
Average House Value	\$158,048	\$134,490	\$167,880

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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