



OFFERING MEMORANDUM

Prime Development Opportunity in the Heart of Daytona Beach

116, 120, 124, & 128 MICHIGAN AVE & 440 N BEACH STREET DAYTONA BEACH, FL 32118

Three-Parcel Assemblage | ±47,916 SF | ±1.10 Acres

PRESENTED BY:

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DISCLAIMER

This Offering Memorandum has been prepared by Didiayer Snyder and Monique Miller at Oceans Commercial, solely for the purpose of evaluating a possible acquisition of the property described herein (the "Property"). It is being furnished on a confidential basis and may not be copied, reproduced, distributed, or disclosed, in whole or in part, to any third party without the prior written consent of Didiayer Snyder, Monique Miller or the Property Owner.

The material contained herein is for informational purposes only and shall not be relied upon for any purpose other than evaluating the potential purchase of the Property. No person is authorized to make any representations or provide any information regarding the Property other than those expressly set forth in this Offering Memorandum. Any oral or written statements made by any party shall not be deemed authorized unless specifically included herein. If the recipient of these materials elects not to pursue a transaction, this Offering Memorandum must be returned promptly to Didiayer Snyder and Monique Miller upon request.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, neither the Owner nor Didiayer Snyder and Monique Miller, nor any of their respective affiliates, officers, employees, agents, or representatives, make any representation or warranty, express or implied, as to the accuracy, completeness, or reliability of the information contained herein. Any and all projections, assumptions, estimates, or forward-looking statements are provided solely for illustrative purposes and may not be realized. Interested parties should conduct their own independent analysis and verification of all matters deemed material to their interest in the Property.

This Offering Memorandum is not intended to constitute an offer or solicitation with respect to the sale of the Property, nor does it create any binding obligation or agreement on the part of the Owner. The Owner expressly reserves the right, in its sole and absolute discretion, to reject any or all offers, to terminate discussions at any time with any party, and to withdraw the Property from the market without notice. No legal commitment shall exist unless and until a fully executed purchase agreement is delivered and accepted by the Owner, under terms satisfactory to the Owner in its sole discretion.

By accepting this Offering Memorandum, the recipient agrees that under no circumstances shall they seek to hold the Owner, Didiayer Snyder, Monique Miller or any of their respective affiliates, officers, directors, employees, agents, or representatives liable for any claims or damages arising out of or relating to this Offering Memorandum or any related communications, whether oral or written.

Any correspondence or discussions regarding the Property, including with Didiayer Snyder and Monique Miller, shall not be construed as binding upon the Owner or indicative of an agreement to sell. Only a fully executed Real Estate Purchase Agreement shall constitute a binding commitment with respect to the Property.

All interested parties are advised to consult with their legal, tax, and financial advisors and to rely solely on their own due diligence in evaluating this opportunity.

OFFERING SUMMARY

SALE PRICE: \$1,200,000

TOTAL LOT SIZE: ±47,916 SF | ±1.10 Acres

PROPERTY ADDRESS:

116, 120, 124, 128 Michigan Avenue & 440 N. Beach Street, Daytona Beach, FL 32118

NUMBER OF PARCELS: 3

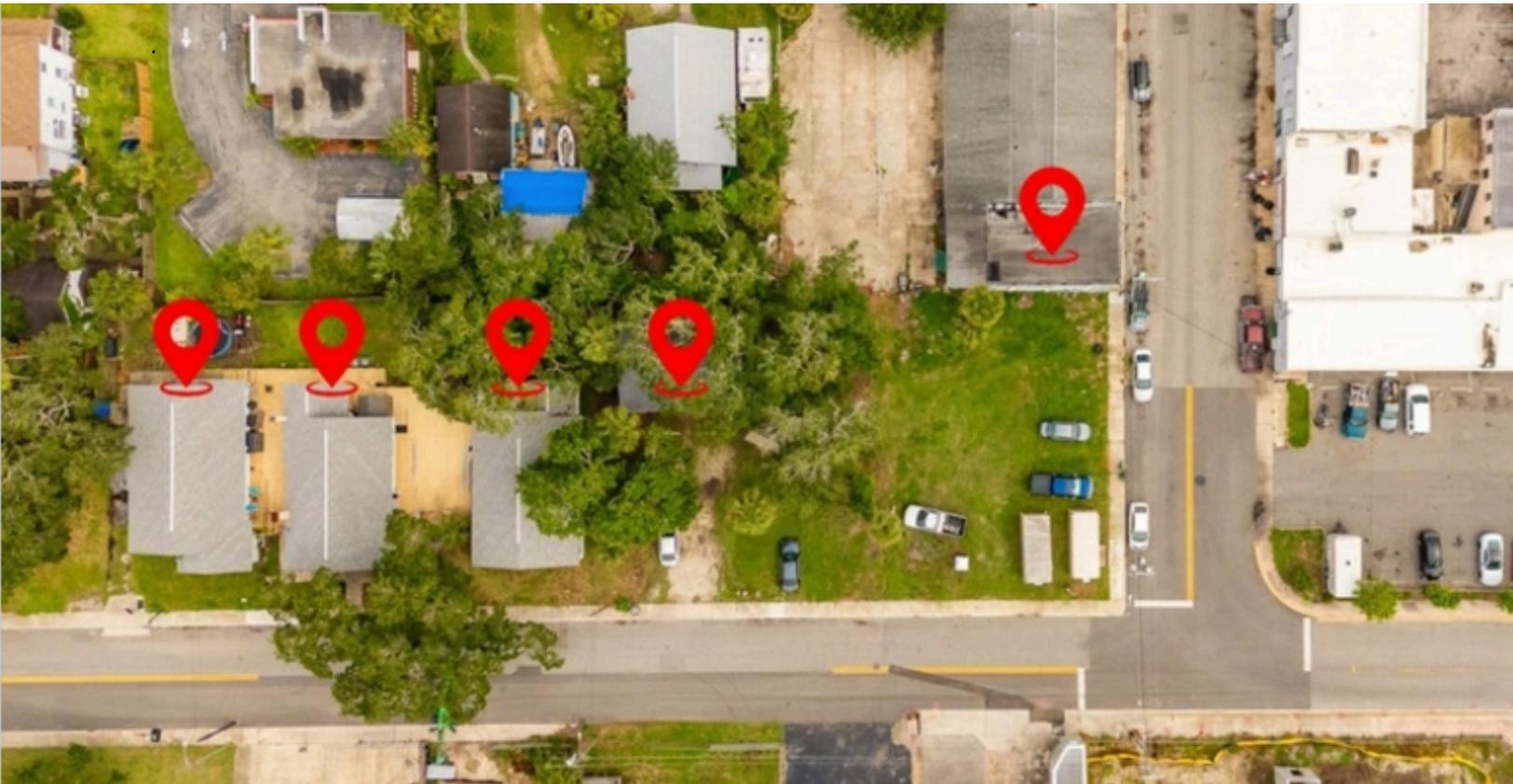
ZONING: RDM-6, RDM-10, BA, and RDB-4 (To Be Verified by City of Daytona Beach)

PROPERTY DESCRIPTION

Prime Beachside Development Assemblage | ±1.10 Acres

116 - 128 Michigan Avenue & 440 N Beach Street, Daytona Beach, FL 32114

This rare three-parcel assemblage offers a unique opportunity to invest in Daytona Beach's revitalizing downtown district. Located steps from Main Street, the iconic Daytona Beach Boardwalk, and the Atlantic Ocean, this ±1.10-acre site includes multifamily residential and mixed-use commercial zoning - creating the ideal setting for a transformative redevelopment project.



3 PARCEL ASSEMBLAGE | 116, 120, 124, 128 MICHIGAN AVE & 440 N. BEACH STREET, DAYTONA BEACH, FL 32114



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Daytona Beach: A City on the Rise – *Where Coastal Living Meets Commercial Momentum*

Situated along Florida's scenic Atlantic shoreline, Daytona Beach is more than just a world-famous destination - it's a city in transformation. Known for its iconic beaches, rich history, and vibrant community, Daytona Beach has evolved into a dynamic center for investment, innovation, and lifestyle-driven growth.

As a commercial corridor, this region is experiencing a wave of revitalization and development, making it one of the most strategic locations for investors and entrepreneurs alike. From modern residential towers and cultural hubs to sports landmarks and waterfront enhancements, Daytona Beach is laying the foundation for long-term economic strength.

Key Developments Shaping the Future

Daytona International Speedway

A global icon in motorsports, the Speedway recently underwent a \$400 million reimagining. Today, it's not just a race track - it's an experiential complex drawing millions annually. The impact on tourism, jobs, and brand visibility makes it a cornerstone of the city's economic engine.

Riverfront Esplanade

Downtown Daytona Beach is getting a new heart. The \$31 million Riverfront Esplanade project is activating the Halifax River waterfront with trails, gardens, event space, and green gathering areas. It's a bold move toward creating a walkable, welcoming urban environment - ideal for both locals and visitors.

Jackie Robinson Ballpark

The \$30 million renovation of this nationally treasured ballpark honors the legacy of Jackie Robinson while offering state-of-the-art amenities that promise to increase year-round activity and bolster community pride.

Daytona Beach Regional Library & Cultural Hub

With a \$1.2 million modernization, this facility now serves as a community anchor—equipped with cutting-edge technology, learning spaces, and cultural programming that signals Daytona's commitment to education and quality of life.

Halifax Harbor Yacht Club

One of the East Coast's most prestigious marinas, the Halifax Harbor Yacht Club supports both the boating lifestyle and regional commerce. With over 500 slips and high-end amenities, it's a hub for maritime investment and social connectivity.

The News-Journal Center & Peabody Auditorium

These venues enhance Daytona Beach's cultural and economic footprint, drawing national touring acts, local talent, and patrons to a flourishing arts and entertainment district that continues to grow in prestige.

400 Beach Apartments & Downtown Residential Growth

Luxury living is taking center stage downtown. The 400 Beach Apartments are set to redefine urban living with river views, designer finishes, and walkable access to Beach Street's restaurants and boutique shops—an ideal setting for professionals and retirees alike.

Daytona Beach: A City on the Rise – Where Coastal Living Meets Commercial Momentum

Daytona Beach Convention Hotel & Condominium

Poised to elevate the city’s hospitality and residential offerings, this oceanfront development merges resort-style living with world-class lodging - perfectly positioned to attract international visitors and long-term residents alike.

One Daytona

A premier mixed-use destination across from the Speedway, One Daytona blends retail, dining, residential, and entertainment into a walkable lifestyle destination. It represents the city’s shift toward diversified economic development and all-season vitality.

Beach Street Revitalization

Historic Beach Street is coming alive again. With streetscape enhancements, new restaurants, specialty retailers, and luxury condos, it’s becoming one of the region’s most attractive live-work-play districts. This is a high-value area with long-term upside for both residential and commercial investment.

Why Daytona Beach?

Daytona Beach offers an unbeatable combination of location, livability, and long-term potential. Strategically positioned between Jacksonville and Orlando, the city is supported by robust transportation corridors, a growing population, and an entrepreneurial spirit.

Whether you’re a developer, business owner, or investor, Daytona Beach offers a unique blend of lifestyle and opportunity. As the city continues to evolve, those who plant their flag here now will be at the forefront of a new era of coastal commerce and community.



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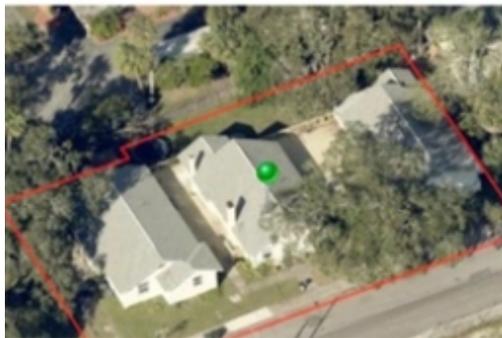


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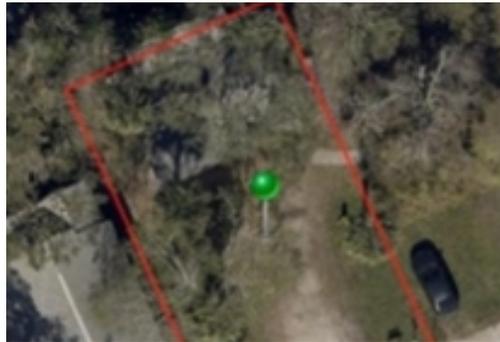
EXTERIOR IMAGES



PARCELS



PARCEL 1. # 533841000140



PARCEL 2. # 533841000170



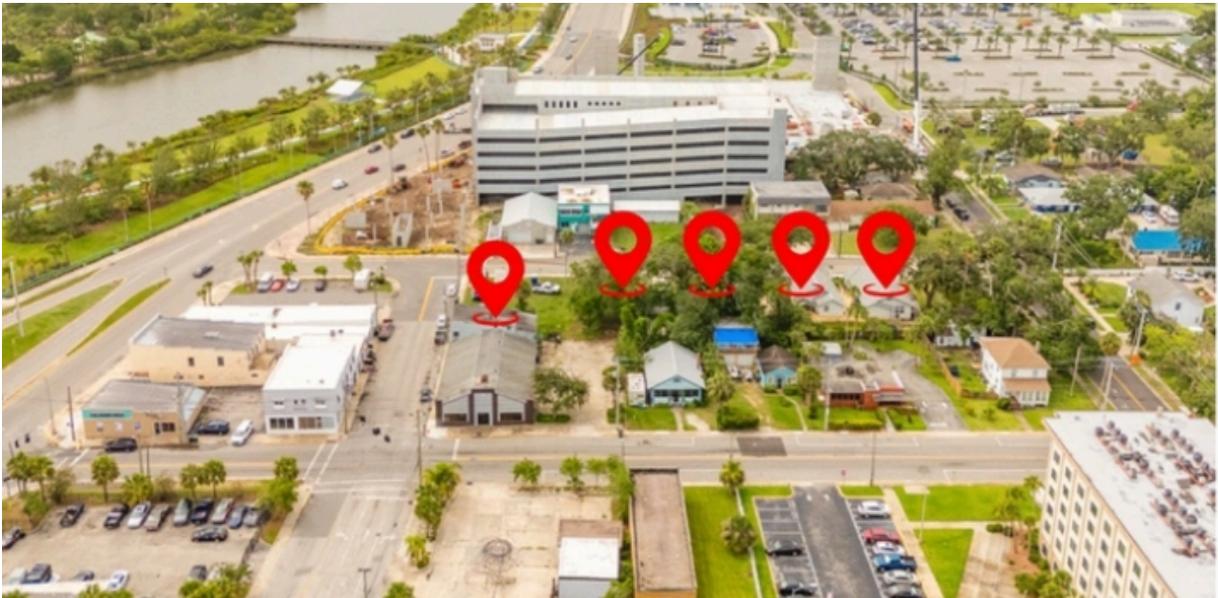
PARCEL 3. # 533841000071

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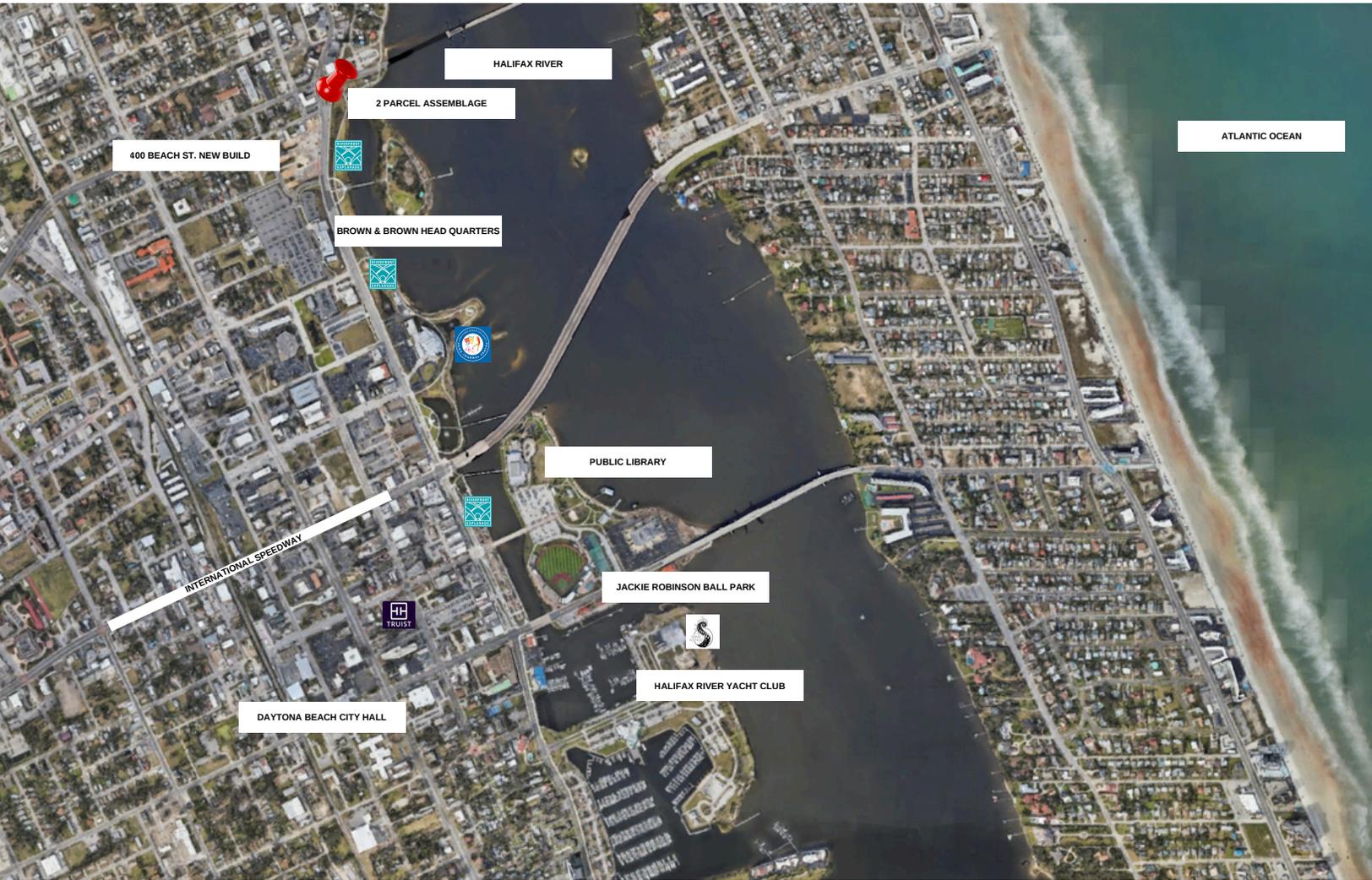


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AREA MAP



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SALES CONTACT TEAM

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