



131 Executive Cir

Daytona Beach, FL 32114

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Table of Contents

PROPERTY SUMMARY	3
COMPLETE HIGHLIGHTS	4
ADDITIONAL PHOTOS	5
AERIAL MAP	6
SITE PLANS	7
DEMOGRAPHICS MAP & REPORT	8
ADVISOR BIO 1	9



Property Description

Elevate Your Business at One of Daytona Beach's Premier Professional Addresses

Make the right first impression from the moment your clients arrive. Located in the highly sought-after Executive Circle business district, 131 Executive Circle offers an exceptional turnkey office environment designed for established professionals who value image, convenience, and functionality.

This beautifully maintained 2,142-square-foot office suite is available furnished or unfurnished, allowing you to move in immediately or customize the space to fit your brand and business needs.

Inside, you'll find an impressive reception area, multiple private offices, an executive CEO suite with adjoining meeting space, a spacious conference room for client presentations, a collaborative team meeting area, a well-appointed break room, and abundant built-in storage throughout. Every detail has been thoughtfully designed to support productivity while creating a polished, professional atmosphere for both your team and your clients.

A private parking lot provides convenient parking for employees and visitors,

Offering Summary

Lease Rate:	\$21 SF/yr (MG)
Available SF:	2,142 SF
Lot Size:	53,370 SF
Building Size:	5,224 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	75	336	1,108
Total Population	179	811	2,778
Average HH Income	\$55,334	\$54,657	\$64,199



Property Highlights

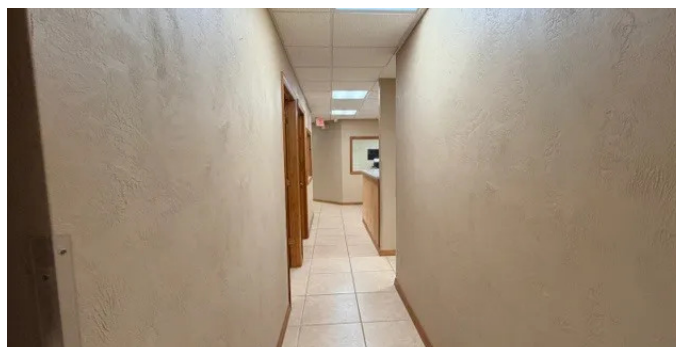
- Prime location with high visibility.
- Modern and professional office space.
- Ample parking for employees and clients.
- Recently renovated with premium finishes.
- Close access to major transportation routes.
- Flexible floor plan to accommodate various needs.
- Impressive lobby and common areas.
- State-of-the-art security and access control systems.
- High-speed internet and tech-ready infrastructure.
- Energy-efficient design for cost savings.
- Spacious conference and meeting rooms.
- On-site amenities for convenience.
- Customizable branding opportunities available.

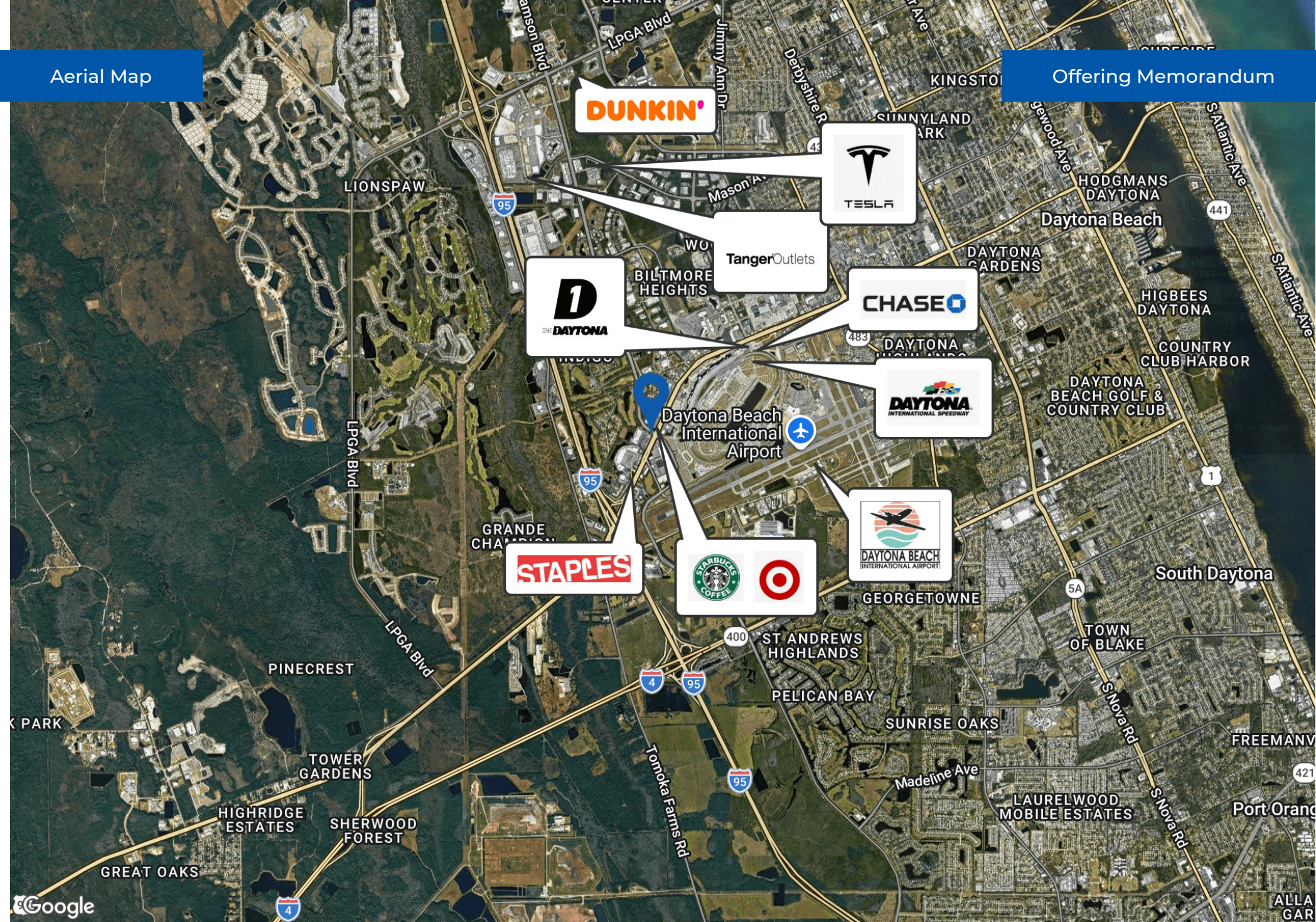


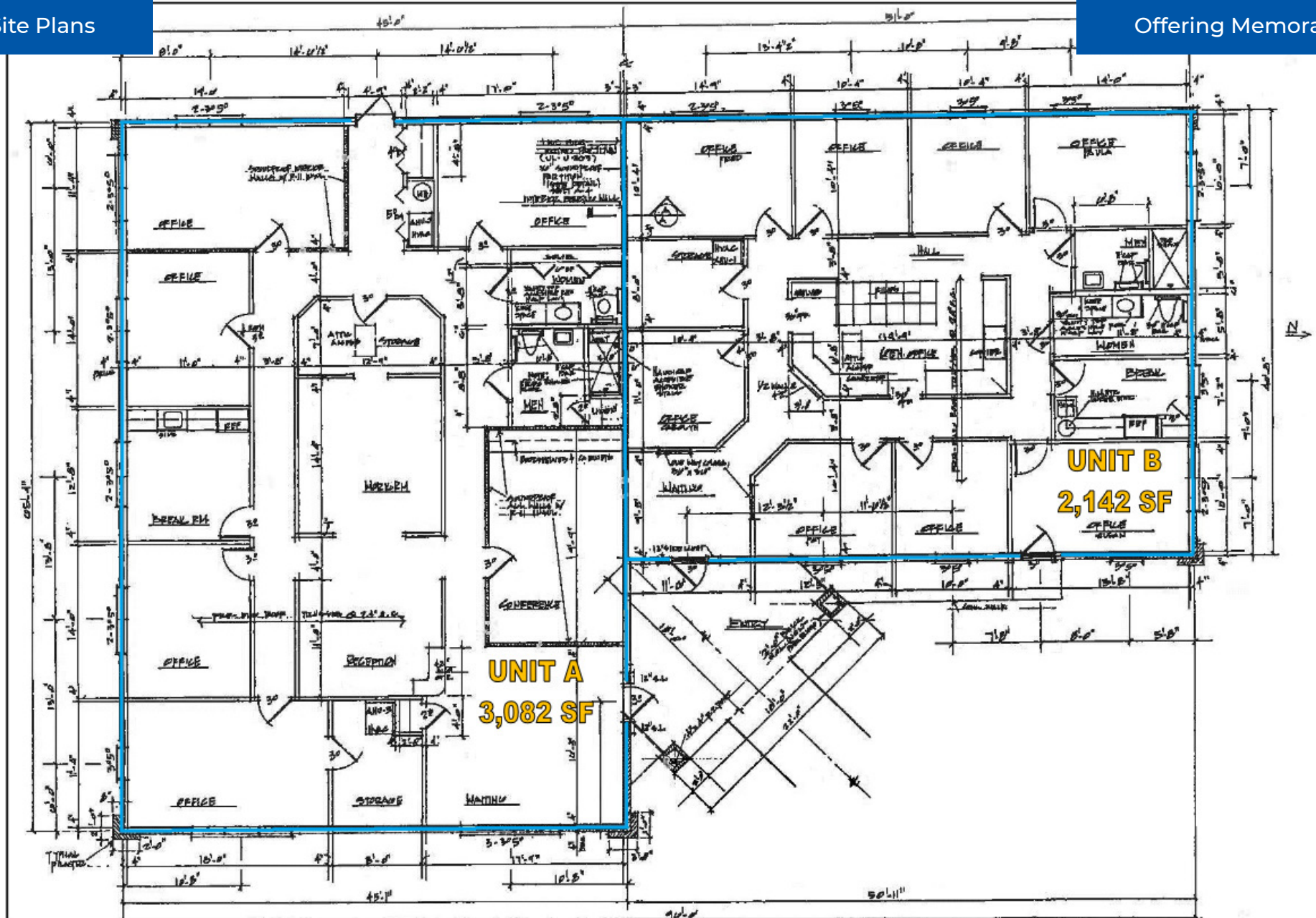
Additional Photos



Offering Memorandum







FLOOR PLAN

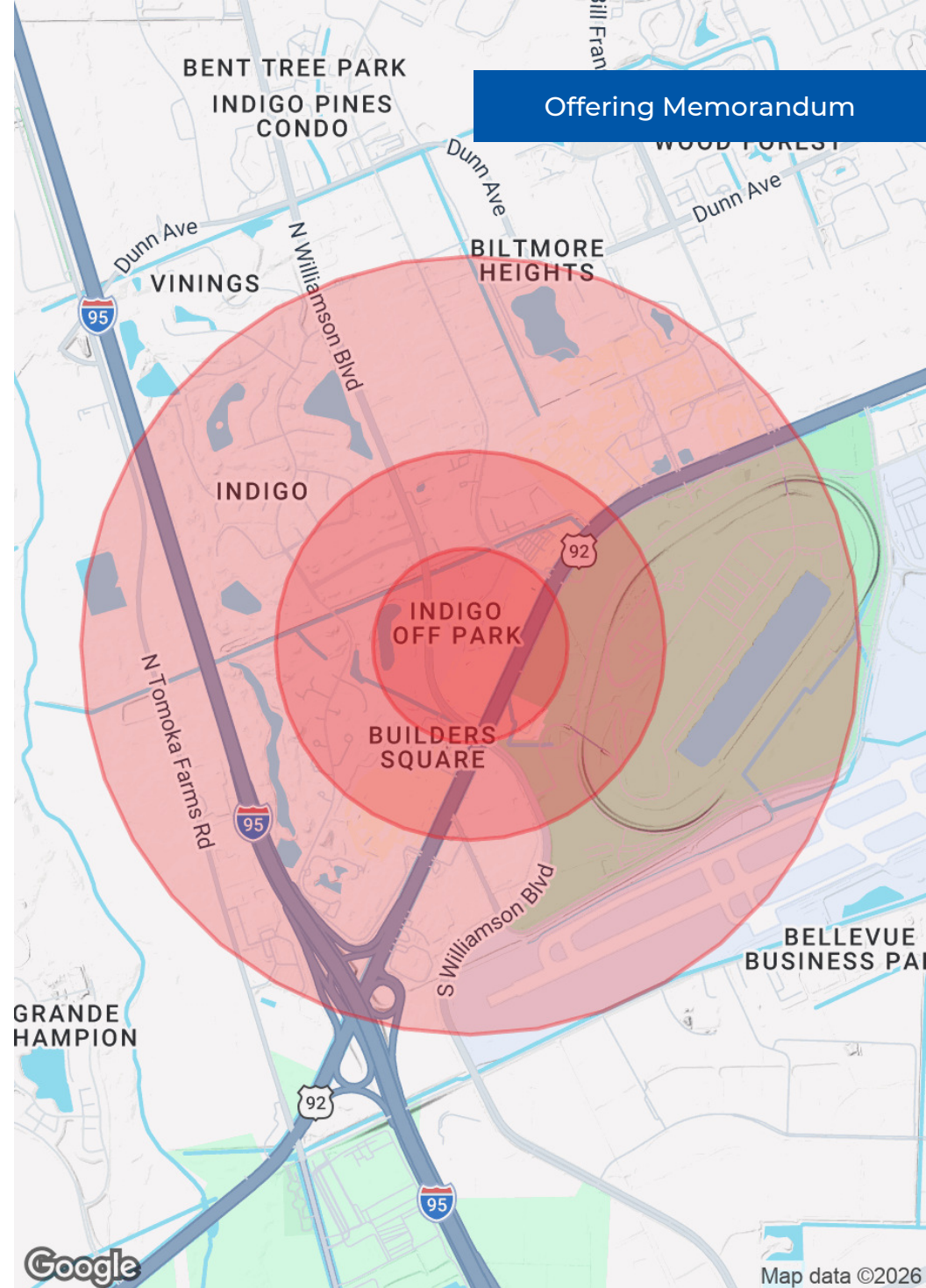
Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	179	811	2,778
Average Age	31.3	28.1	28.6
Average Age (Male)	29.0	27.0	27.1
Average Age (Female)	32.8	28.3	29.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	75	336	1,108
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$55,334	\$54,657	\$64,199
Average House Value	\$301,580	\$275,028	\$311,895

2023 American Community Survey (ACS)

Offering Memorandum



**Kayla Williams**

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Professional Background

Kayla Williams is a powerhouse in the Florida commercial real estate market, recognized across the industry for her elite production, sharp strategic execution, and relentless drive. As a LoopNet Power Broker Award winner, a recipient of the prestigious Top Gun Award, and an exclusive member of the Executive Pro Club, Kayla has closed over \$50 million in career sales volume. Her accolades place her among the top-producing elite, trusted by landlords, tenants, and institutional investors to navigate high-stakes transactions.

While deeply rooted in her home market of Volusia County and Central Florida, Kayla's footprint spans the state's most dynamic commercial hubs. Her proven track record includes successfully representing clients and closing high-value deals in Orlando, Jacksonville, Miami, and Sarasota. Specializing in commercial leasing, acquisition sales, asset investments, and land development, she possesses an acute understanding of market drivers, asset valuation, and demographic trends, allowing her to position her clients' properties for maximum market premium.

The Power of Partnership: The Ultimate Commercial Advantage

To provide an unparalleled level of full-service representation, Kayla operates alongside her partner, Ron Frederick. Ron brings more than 25 years of heavy development expertise to the table, specializing in warehouse and industrial flex spaces.

Together, they offer a formidable, end-to-end commercial advantage. While Kayla drives the marketing, client advisory, lease negotiations, and transactional strategy, Ron provides hands-on, expert insight into:

Site Planning & Engineering

Zoning, Land Use, & Municipal Approvals

Commercial Construction & Structural Viability

Realty Pros Commercial

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