



Investment Opportunity | Offering Memorandum | Daytona Beach Shores, FL

Pineapple Shores Motel | \$1,390,000





Investment Summary



2240

Offering Memorandum
Renovated Retro Motel



Investment Summary



Step into a rare opportunity to own a fully renovated boutique motel in the heart of Daytona Beach Shores, where timeless 1950's Florida charm meets modern comfort and thoughtful design. Positioned directly across from the beach with exceptional frontage and high-visibility signage along one of the area's busiest coastal corridors, this 12-unit motel plus office captures the nostalgic spirit of classic Daytona while delivering the upgrades and amenities today's guests expect. Each guest suite has been meticulously remodeled to exacting standards with a cohesive retro-inspired aesthetic that celebrates the golden era of Daytona Beach tourism. Bright, airy interiors feature updated flooring, modern fixtures, renovated bathrooms, fresh paint, stylish furnishings, and charming kitchenettes designed to create a memorable guest experience. The property blends playful mid-century character with contemporary convenience, offering guests a true "Old Florida" feel without sacrificing comfort.

Investment Highlights

Updated Motel

Extensive Renovations

New Roof

Corner Lot

Abundant Parking

Upside Potential

Easy Ingress and Egress

Location Highlights

Daytona Beach Shores, FL

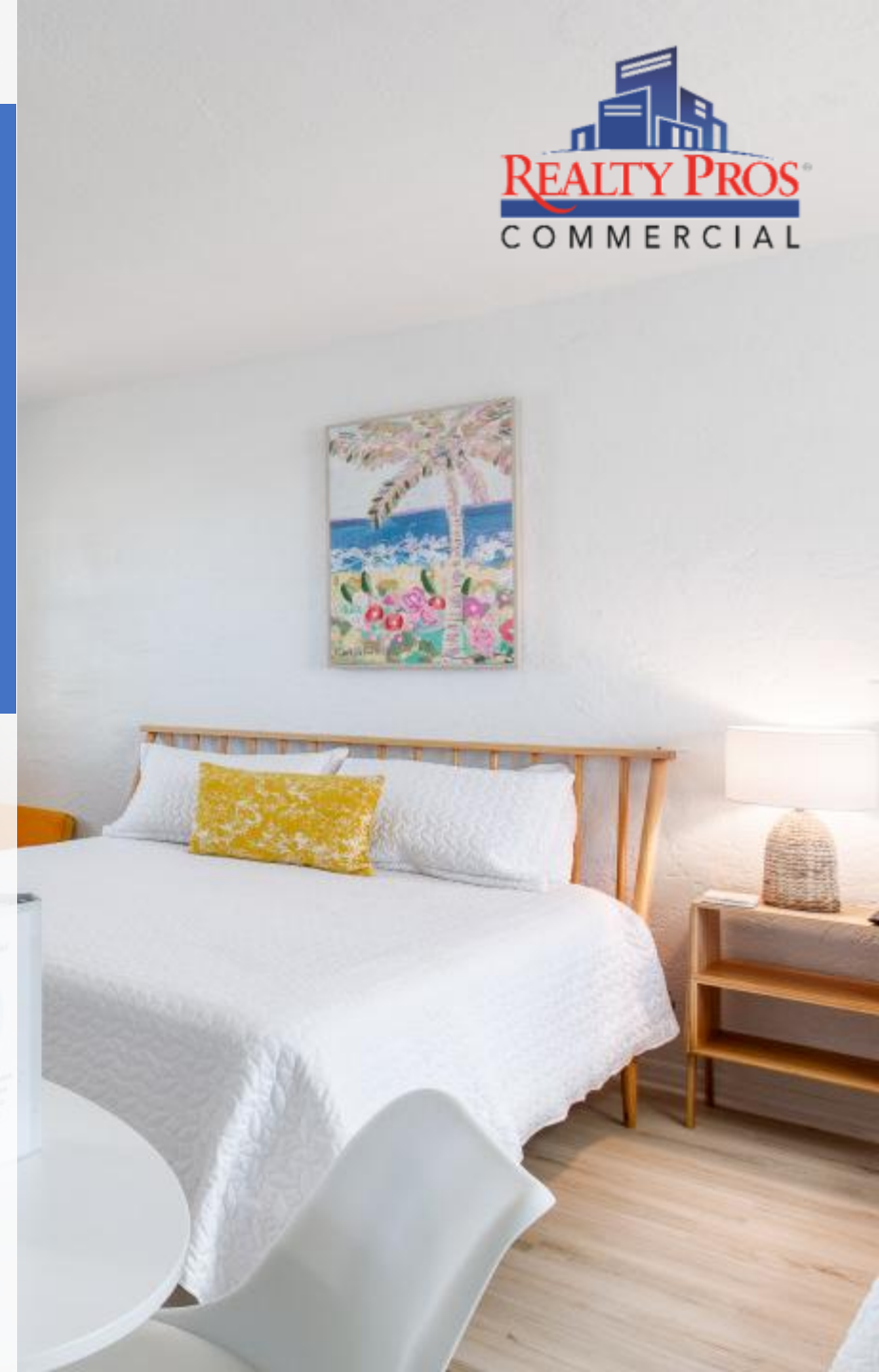
High Visibility

Path of Growth

Central Location

Proximity to schools, shopping
Historic sites, beach & river

Tourist Oriented Area



Property Information



Property:

Street: 2240 S Atlantic Ave
City State Zip: Daytona Beach Shores, FL
Parcel ID: 5322-01-00-0057
Units: 12
Buildings: 1
Year Built: 1952
Year Reno: 2023
Taxes: \$8,881.91 (2025)
Lot Size: .44 Acres
Lot SF: 19,166 SF
Building Size: 5,213 SF
Landscaping: Mature
Topography: Flat
Price: \$1,390,000
Financing: Traditional CRE/
Cash



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Historic Daytona Beach Shores, FL



Historic Downtown Daytona Beach, situated along the Halifax River on Beach Street, is a cornerstone of the city's ongoing revitalization and a focal point for business and investment. The district is characterized by its early 20th-century architecture, walkable streetscape, and proximity to major attractions such as the Jackie Robinson Ballpark and the new Riverfront Esplanade. With a strong mix of local retailers, restaurants, professional services, and cultural venues, the area attracts both residents and visitors year-round. Supported by city-backed redevelopment initiatives, infrastructure upgrades, and steady growth in tourism and residential development, Historic Downtown Daytona Beach presents a compelling opportunity for commercial real estate investors and business owners seeking visibility, foot traffic, and long-term growth potential in a vibrant, historic setting.

Financial Information

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	DESCRIPTION	ANNUAL AMOUNT
	2025-2025 CapX	
2023	Electrical	\$13,617.50
2023	Plumbing	\$37,329.50
2023	Paving/Landscaping	\$24,541.62
2023	Unit Renovations	\$72,900.00
2023	Furnishings	\$30,597.00
2023	Janitorial	\$1,260.49
2023	Maintenance	\$3,488.13
2023	Lawn	\$3,900.00
2024	HVAC	\$16,617.00
2025	HVAC	\$5,255.14
2025	Unit Renovations	\$26,627.75
		\$236,422.13

Financial Information

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	EXPENSES	ANNUAL AMOUNT
	TYPE	
2025	Cleaning and Maintenance	\$39,247.04
2025	Insurance	\$38,192.83
2025	Taxes	\$ 8,690.34
2025	Water	\$ 1,807.01
2025	Sewer/Trash	\$ 5,509.96
2025	Electric	\$ 4,116.10
2025	Gas	\$ 854.15
2025	Internet	\$ 2,399.96
2024	Management Fees	\$38,192.83
		\$139,010.22

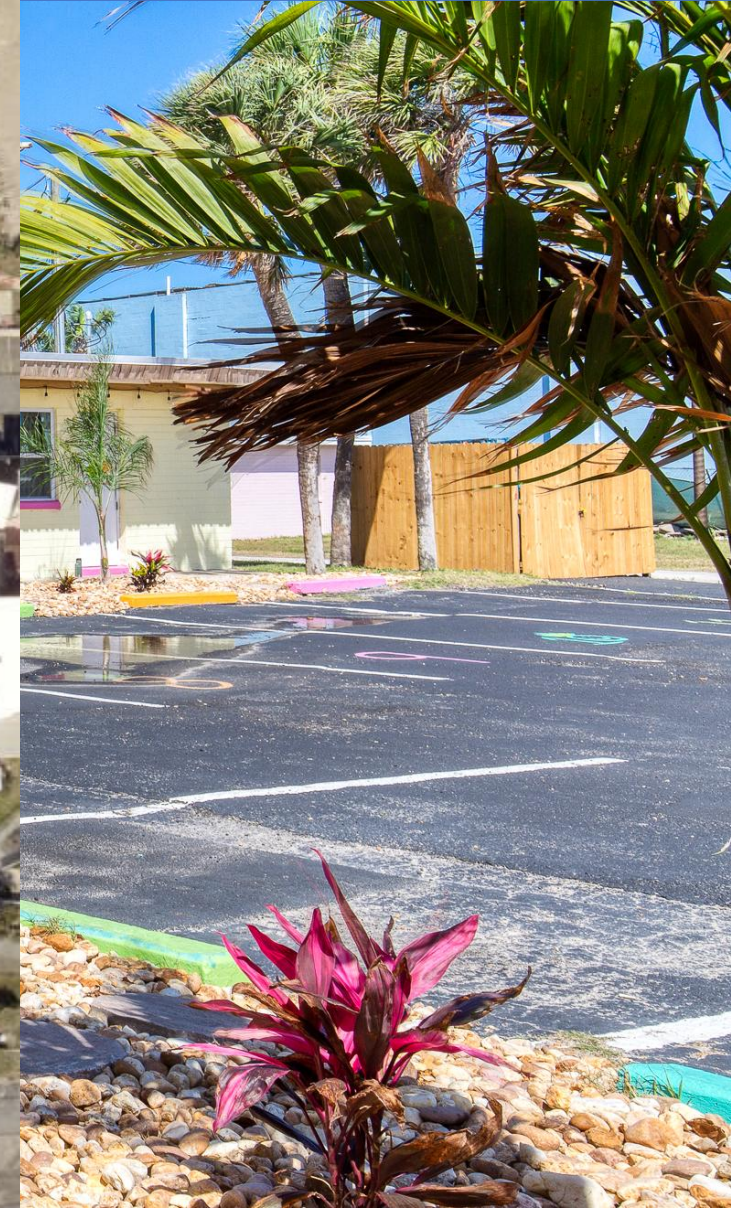


Traffic Count

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Daily Traffic Info:
Road Name: S ATLANTIC AVE
From: VAN AVE
To: BOTEFUHR AVE
Year: 2025
AADT: 12200
Roadway: 79180000
Cosite: 795179
County: Volusia
Lat/Long: 29.19401, -80.99203
[Historical AADT Chart...](#)



Contact Information



For more information, please contact:

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Confidentiality Statement



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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.