



**AVAILABLE FOR
SUBLEASE**

**2200 S Atlantic Ave.
Daytona Beach, FL 32118**

PROPERTY HIGHLIGHTS

- Available: 4,550 SF
- ±27' of frontage | 15'6" clear height
- Access to signalized intersection (12,000+ AADT)
- Delivery Q3 2026



| 2025 DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-------------------|----------|----------|----------|
| Population | 4,055 | 44,302 | 110,475 |
| Median HH Income | \$59,266 | \$50,642 | \$53,433 |
| Median Age | 55.9 | 47.4 | 46.4 |

AREA TENANTS



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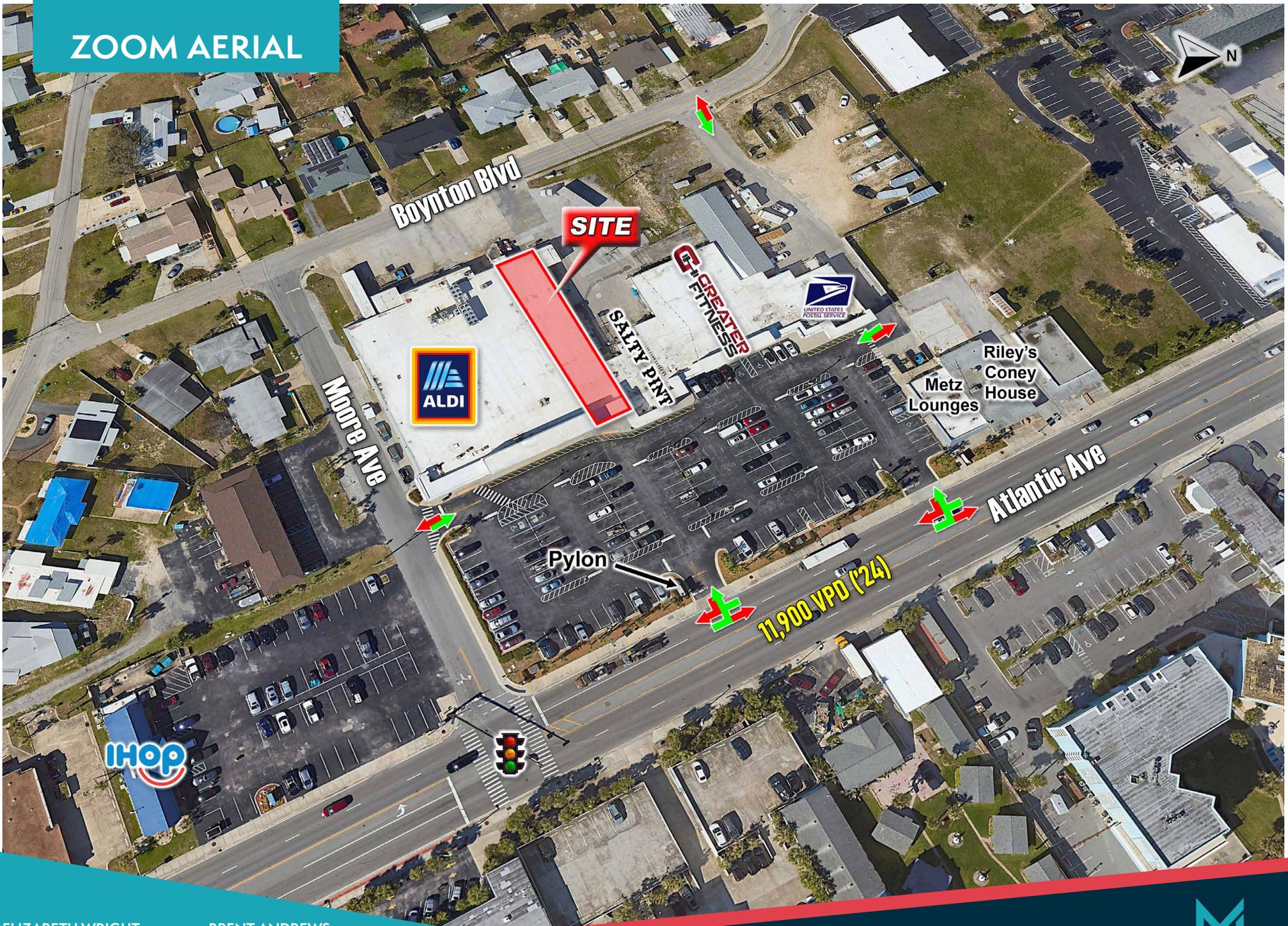
MARKET AERIAL



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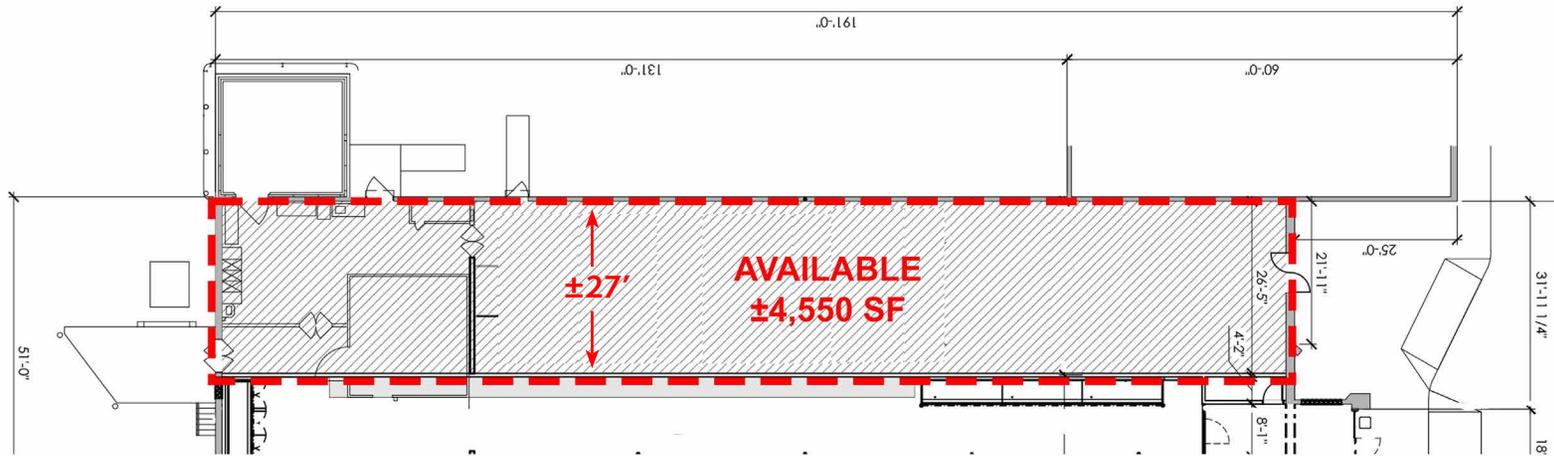
ZOOM AERIAL



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FLOOR PLAN



Atlantic Ave

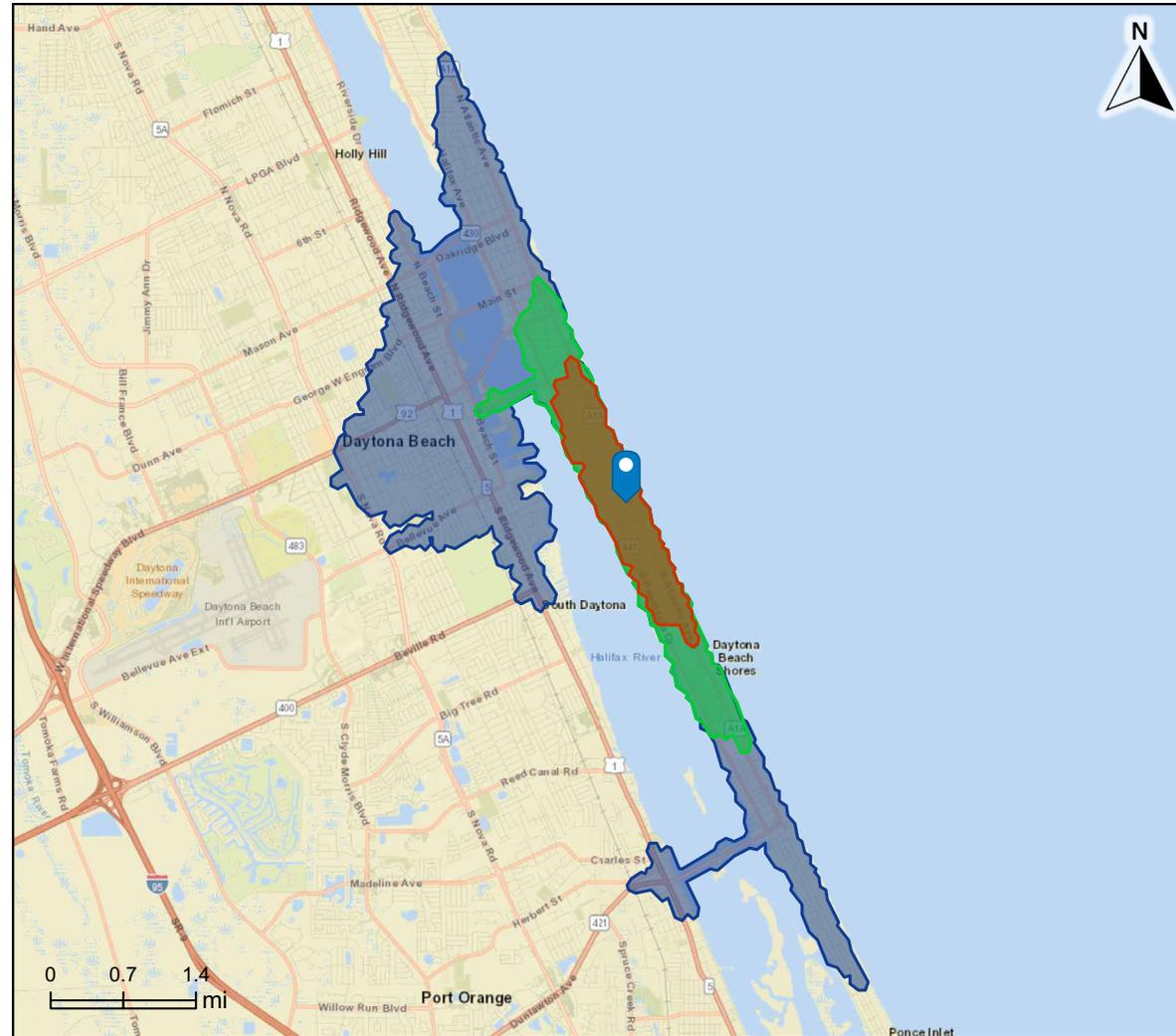
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DRIVETIME MAP

2025 DEMOGRAPHICS

| | 3 MINUTE DRIVE TIME | 5 MINUTE DRIVE TIME | 10 MINUTE DRIVE TIME |
|---|------------------------|------------------------|-------------------------|
|  POPULATION | 3,092 | 7,918 | 29,610 |
|  HOUSEHOLDS | 1,726 | 4,550 | 14,453 |
|  DAYTIME POPULATION | 3,572 | 8,992 | 43,087 |
|  AVERAGE HH INCOME | \$88,196 | \$82,757 | \$72,788 |
|  MEDIAN AGE | 61.8 | 63.2 | 52.3 |



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