

VALUE-ADD RETAIL STRIP IN HEART OF DAYTONA BEACH

FOR SALE | \$1,250,000

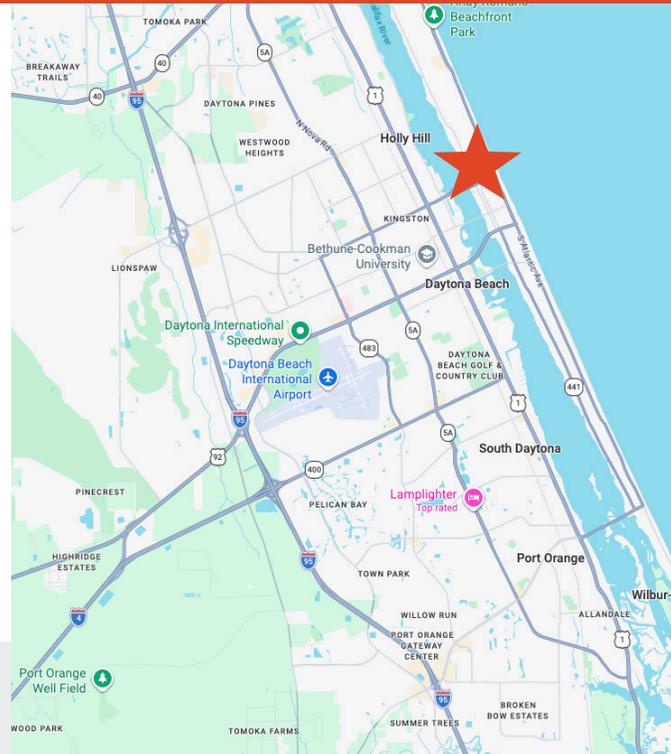
Seller Financing Available: 30-yr amortization & 10-yr balloon



300-306 SEABREEZE BLVD | DAYTONA BEACH, FL 32118

PROPERTY FACTS

- 7,335 SF across three units
- Two tenants and one vacancy. Contact Broker for tenant Lease details
- Vacant unit is 2,788 SF and ready for occupancy
- Unparalleled visibility on Seabreeze Blvd; the main thoroughfare through Daytona Beach
- Located on a hard corner of a signalized intersection
- In-place tenants have below market lease rates and their spaces include restaurant infrastructure.
- 0.3 miles from beach access
- Surrounded by both national brands and local eateries and pubs



SOLOMON ATTAWAY
407-516-4562
solomon@v3capital.com

GRANT ROWARS, MSIRE
954-790-7790
grant@v3capital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.
Apopka, FL 32703
407-848-1663
V3CommercialAdvisors.com

V3 Commercial Advisors is thrilled to exclusively bring to market this rare highly visible retail strip located in the heart of Daytona Beach.

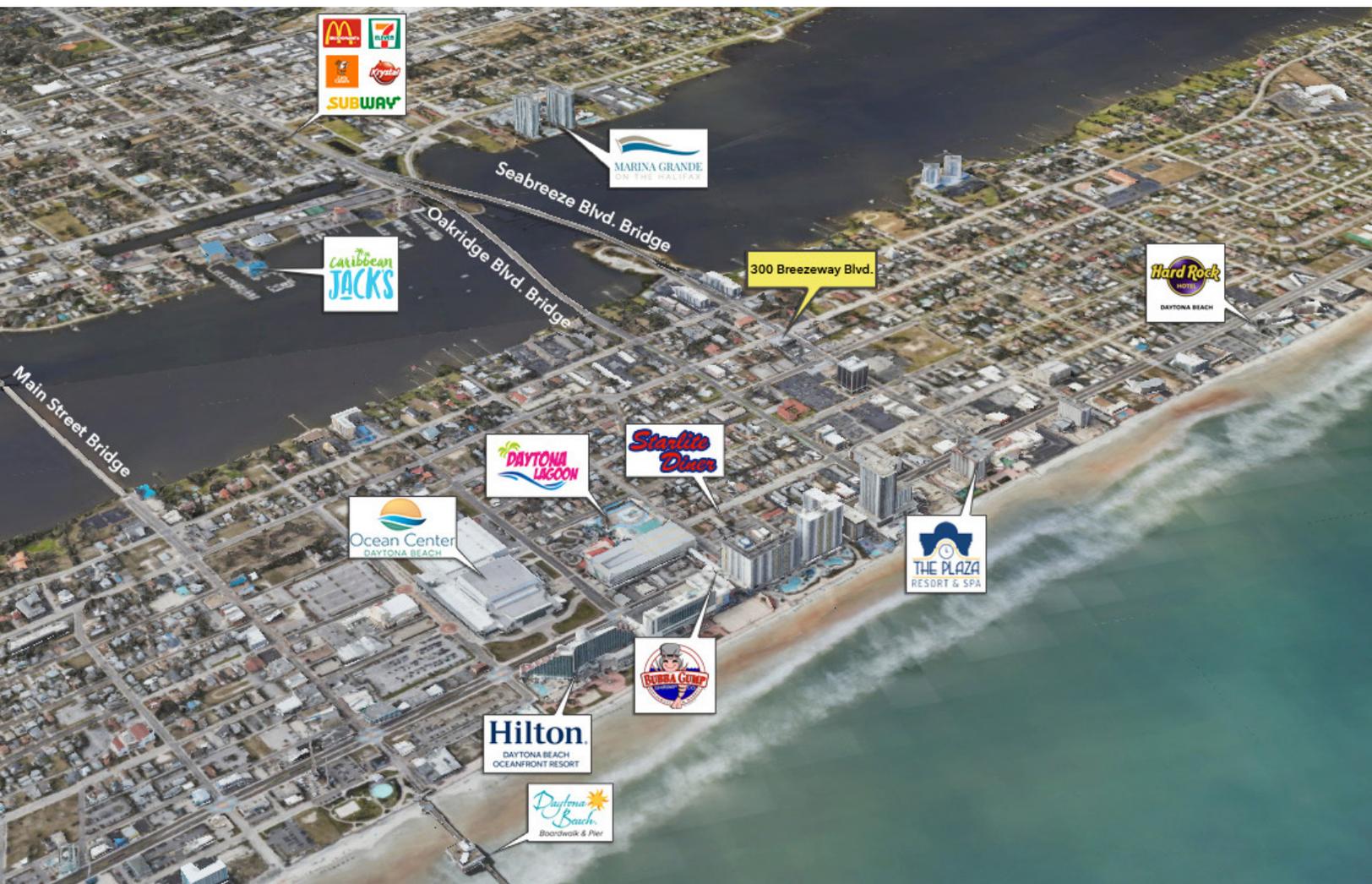
It includes three separate units, with two tenants and one vacancy. The visible location on a hard, signalized corner of Seabreeze Blvd is a step above other area buildings. It has been maintained exceptionally well, and the vacant unit is move-in ready.

This opportunity is perfect for an investor who is willing to boost the property's value by leasing the vacancy, or an owner/user that can occupy the vacant space and collect income from the other two tenants.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,303	58,382	120,659
Households	4,403	25,854	53,370
Avg. HH Income	\$64,223	\$64,704	\$65,894

RETAILER MAP



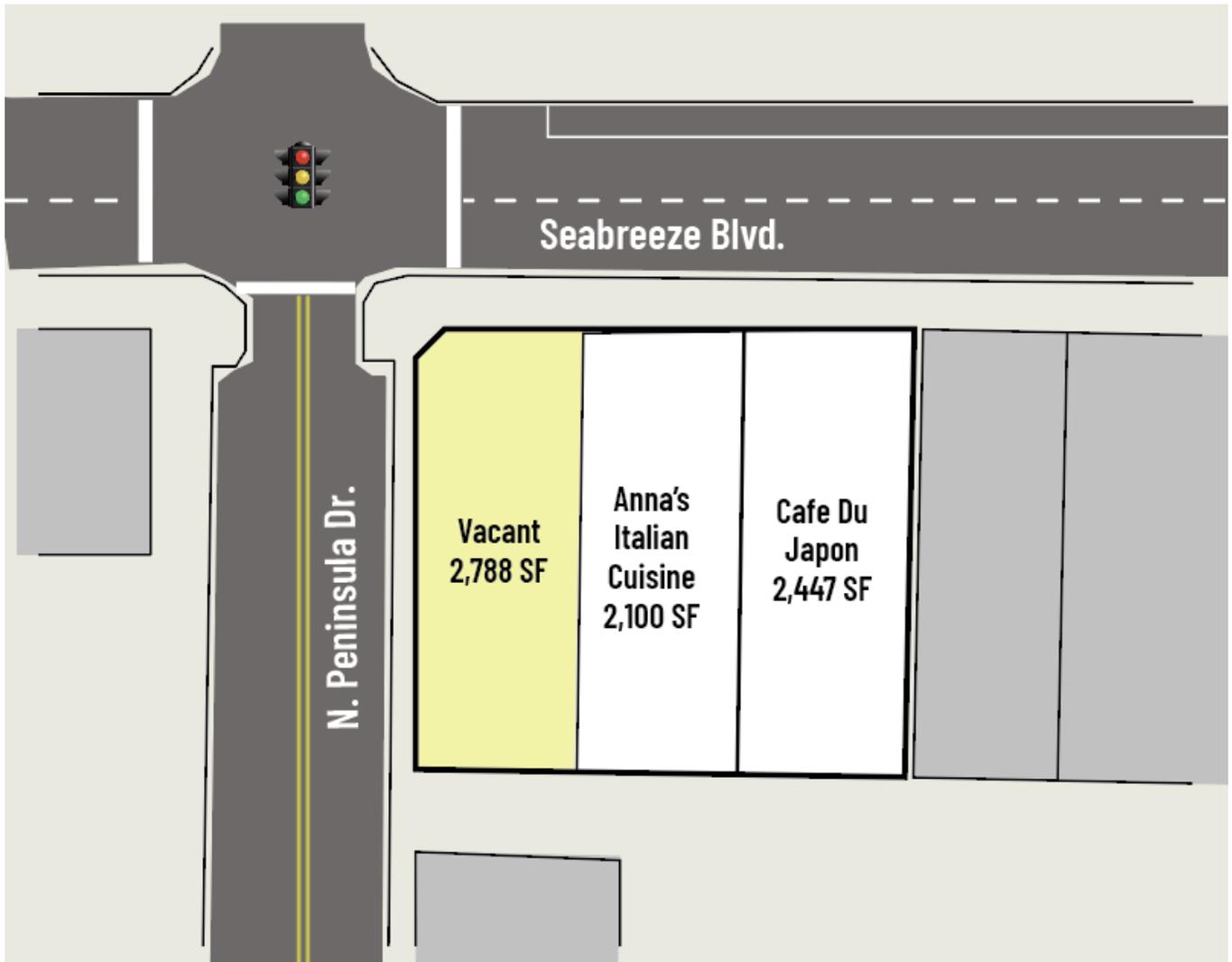
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.
 Apopka, FL 32703
 407-848-1663

V3CommercialAdvisors.com

SITE PLAN



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.
Apopka, FL 32703
407-848-1663

V3CommercialAdvisors.com

PROPERTY PHOTOS



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.

Apopka, FL 32703

407-848-1663

V3CommercialAdvisors.com



FOR MORE INFORMATION, PLEASE CONTACT:

Solomon Attaway
407-516-4562
solomon@v3capital.com

Grant Rowars, MSIRE
954-790-7790
grant@v3capital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.
Apopka, FL 32703
407-848-1663

V3CommercialAdvisors.com