



Offering Memorandum

Multi-Unit Office/Retail Center For Sale

600 MASON AVENUE, DAYTONA BEACH, FL 32117

PRESENTED BY:

MICHAEL BAXTER
O: 386.999.1762
michael.baxter@svn.com



PROPERTY SUMMARY

MULTI-UNIT OFFICE/RETAIL CENTER FOR SALE

600 MASON AVENUE
DAYTONA BEACH, FL 32117

OFFERING SUMMARY

SALE PRICE:	\$3,650,000
BUILDING SIZE:	20,350 SF
AVAILABLE SF:	10,500 SF
LOT SIZE:	2.22 Acres
PRICE / SF:	\$179.36
CAP RATE:	6.48%



PROPERTY SUMMARY

Concrete-Block construction, Office/Retail Center for sale in Daytona Beach, FL. Ideal for an office/retail user looking to occupy the vacant space and collect income from the existing tenants. Brand new ten year, NNN lease signed with franchise Veterinary Clinic along with other long-term tenants (see rent roll).

PROPERTY PHOTOS



INCOME & EXPENSES - PRO-FORMA



INCOME SUMMARY	PRO-FORMA FINANCIALS
VACANCY COST	(\$15,360)
GROSS INCOME	\$291,840
EXPENSES SUMMARY	PRO-FORMA FINANCIALS
REAL ESTATE TAXES	\$27,083
INSURANCE (ESTIMATED)	\$27,213
COMMON ELECTRIC	\$1,200
OPERATING EXPENSES	\$55,496
NET OPERATING INCOME	\$236,344

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ANNUAL RENT	LEASE START	LEASE END
100 & 110	Fuego Daytona Kitchen	2,500 SF	12.29%	\$34,800	04/01/2024	01/31/2026
120 & 130	VACANT	4,500 SF	22.11%	-	-	-
140	VACANT	2,000 SF	9.83%	-	-	-
150	Halifax Humane Society	2,000 SF	9.83%	\$21,000	05/01/2024	04/31/2024
160-190	VACANT	4,000 SF	19.66%	-	-	-
200	Vet Clinic	6,400 SF	31.45%	\$96,000	08/13/2025	11/30/2035
TOTALS		21,400 SF		\$151,800		

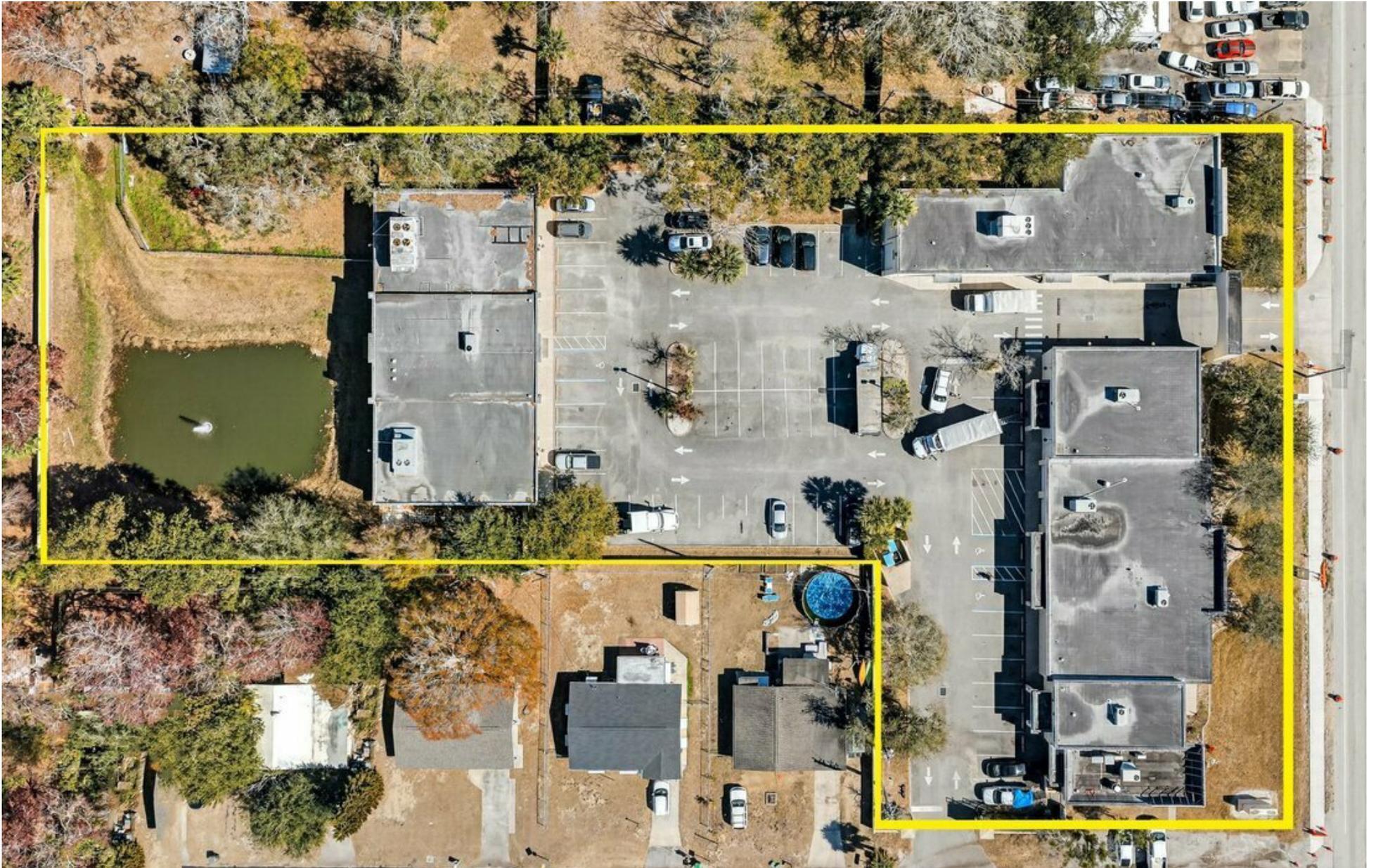
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



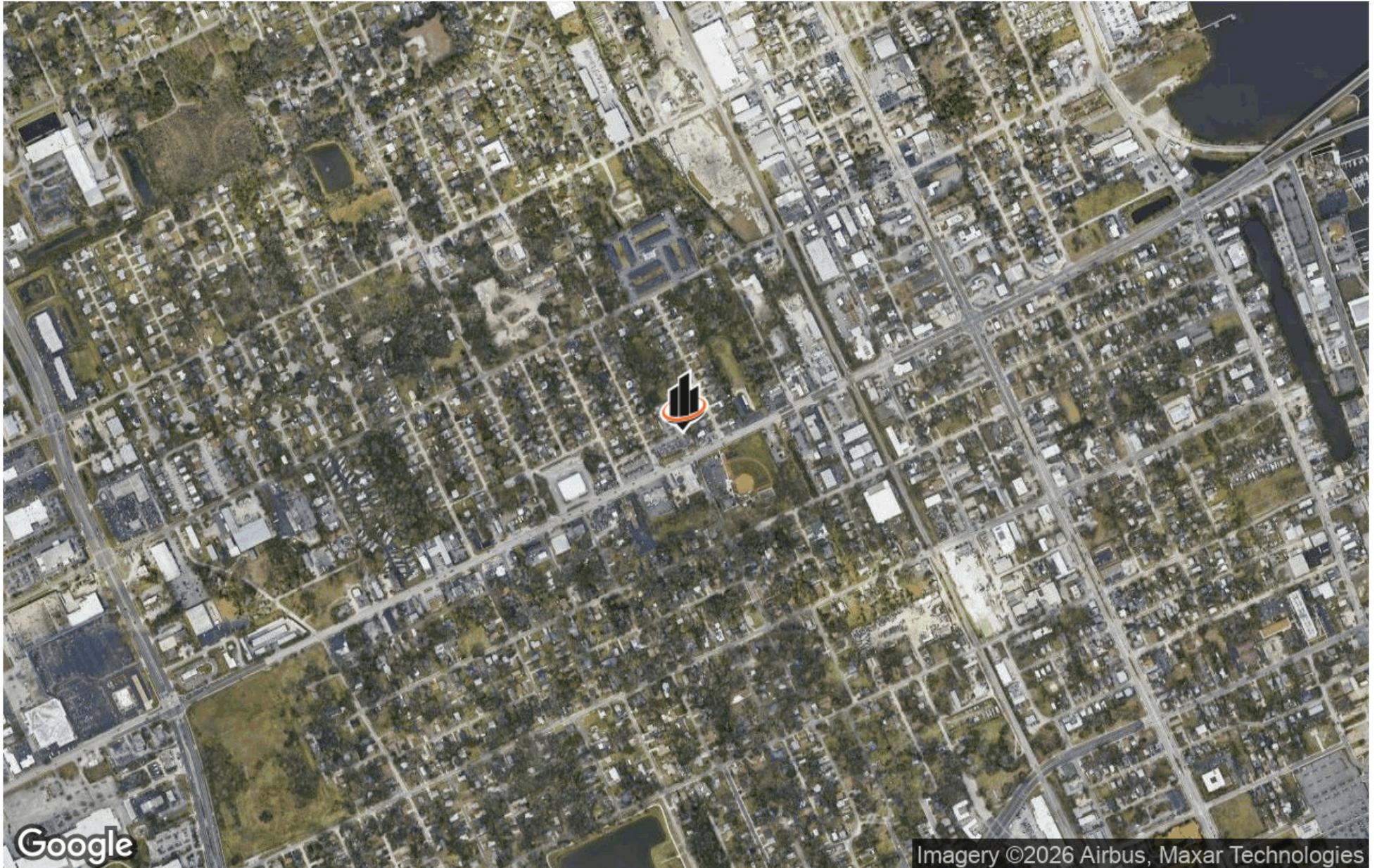
ADDITIONAL PHOTOS



REGIONAL MAP



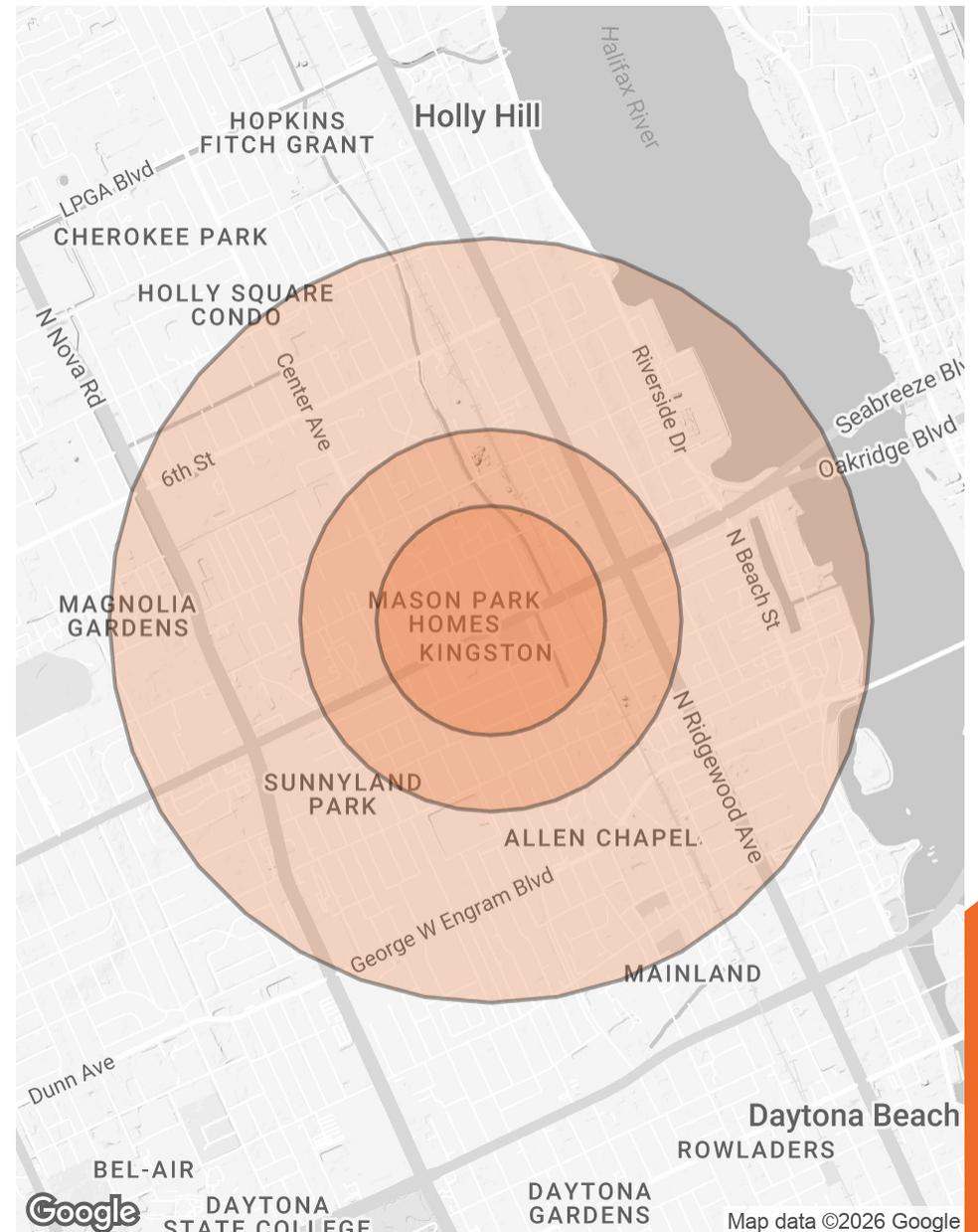
AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	814	2,936	12,722
AVERAGE AGE	40	41	41
AVERAGE AGE (MALE)	39	41	41
AVERAGE AGE (FEMALE)	40	41	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	332	1,186	4,928
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$46,769	\$47,309	\$50,160
AVERAGE HOUSE VALUE	\$161,195	\$189,647	\$205,638

Demographics data derived from AlphaMap





MICHAEL BAXTER

Senior Advisor

michael.baxter@svn.com

Direct: **386.999.1762** | Cell: **386.999.1762**

PROFESSIONAL BACKGROUND

Michael Baxter is a Senior Advisor focusing on income producing investment property in the Central and North Florida markets. Michael recently began his sixteenth year as a full-time commercial real estate advisor. He specializes in income property sales (office, retail, multi-family, and industrial). Michael is the Multi-Family Specialist at SVN Alliance in Ormond Beach, FL. He also handles office, retail, and warehouse leasing in Volusia and the surrounding counties and manages his personal apartment portfolio. Michael lives in the Daytona Beach area with his beautiful wife and their two children.

Michael received a Bachelor of Arts in Government from Cornell University in Ithaca, NY where he was heavily involved in student government and the President of Delta Upsilon Fraternity. He is currently a candidate for the Certified Commercial Investment Member (CCIM) designation.

EDUCATION

Bachelor of Arts in Government-Cornell University, Ithaca NY (2009)

SVN | Alliance Commercial Real Estate Advisors

1275 West Granada Blvd. Suite 5B

Ormond Beach, FL 32174

386.310.7900