

PREMIER RESTAURANT/ STRIP CENTER



101-105 OCEAN SHORE BLVD, FLAGLER BEACH

FOR SALE

101-105 Ocean Shore Blvd
Flagler Beach, FL 32136

BEAU WARREN

Realty Pros Commercial

☎ 386.589.5754

✉ Beau@RealtyProsCRE.com

OFFERING MEMORANDUM

900 W Granada Blvd. Ormond Beach, FL 32174

EXECUTIVE SUMMARY

THE PROPERTY

Finn's Restaurant and Strip Center
101-105 Ocean Shore Blvd,
Flagler Beach, FL 32136

PROPERTY SPECIFICATIONS

Property Type:	Restaurant & Retail Strip
Building Size:	9,285 FT
Land Size:	.59 Acres
Year Built:	1970
Construction:	Concrete Block
Zoning:	GC-General Commercial
In Place NOI:	TBD

PRICE

Sale Price:	\$6,000,000.00
Terms:	CASH OR CONV. CRE FINANCING



Daytona Beach Metro Area shows great growth patterns on Florida's east coast. The new expanded \$400m Speedway renovation in 2016. ONE Daytona multi-use retail and hotel area, Tanger Outlet Mall. New 65,000 SF office complex. 400,000 SF food distribution. 200,000 SF pharmaceutical distribution. All within the vicinity. Soon to come a 6,500 Unit "Margaritaville" housing development. Daytona is a dynamic market with much growth potential!

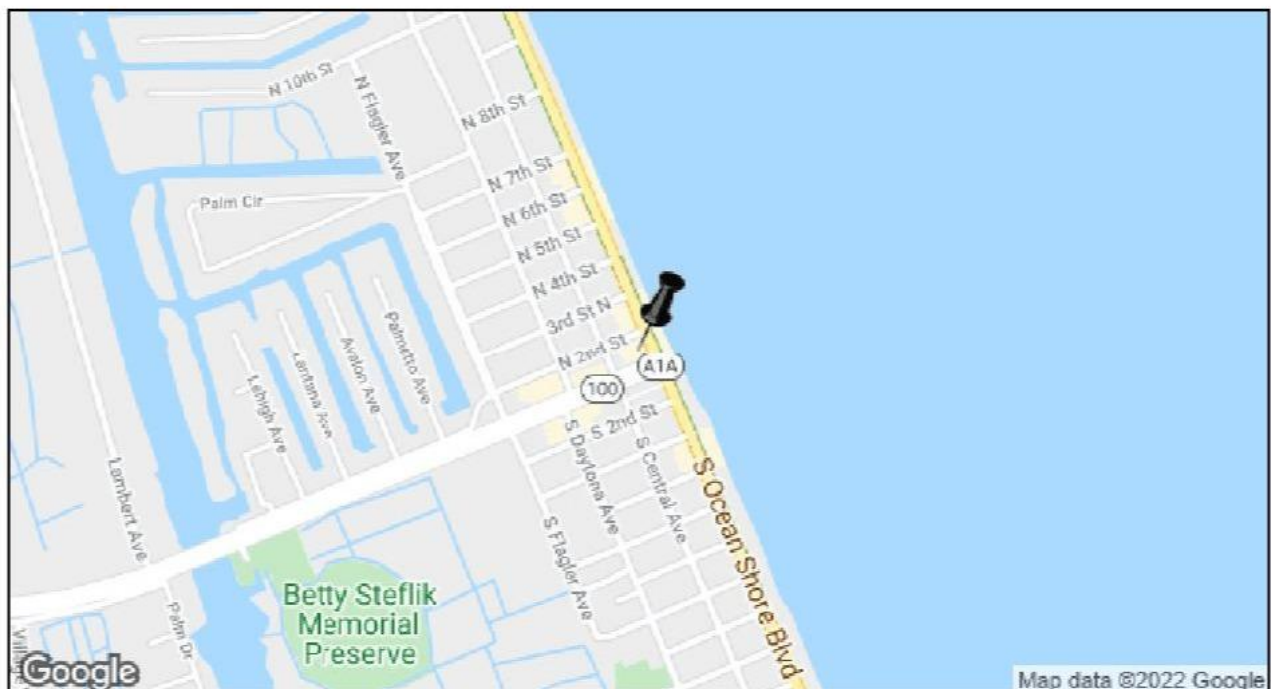
PROPERTY OVERVIEW

REMARKABLE INVESTMENT OPPORTUNITY IN ONE OF FLORIDA'S BEST BEACH TOWNS, FLAGLER BEACH, FL. THIS MULTI-PARCEL SALE INCLUDES A LONG ESTABLISHED RESTAURANT AND RETAIL STRIP CENTER WITH A WONDERFUL TENANT MIX. FLAGLER BEACH IS A SMALL BEACH TOWN IN CENTRAL FLORIDA SITUATED BETWEEN THE ICW AND ATLANTIC OCEAN AND OFFERS A UNIQUE MIX OF SMALL BUSINESSES, OCEANFRONT DINING, BOUTIQUE SHOPS, AND RESIDENTIAL HOUSING ANCHORED BY THE FLAGLER BEACH PIER. A HIDDEN TREASURE LOCATED JUST 71 MILES TO JACKSONVILLE AND 77 MILES TO ORLANDO WITH DAYTONA BEACH AND ST AUGUSTINE JUST A HALF HOUR DRIVE AWAY..

PROPERTY OVERVIEW

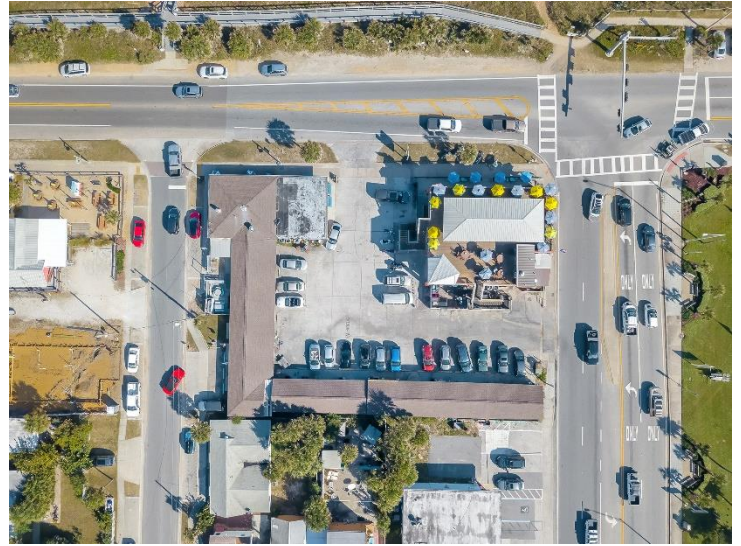
ACREAGE:	.59 Acres
BUILDING SIZE:	9,285 sqft
YEAR BUILT:	1970
CLEAR HEIGHT:	8-10 FT
SPRINKLERS:	N/A
ELECTRICAL:	Standard
LIGHTING:	Various
CONSTRUCTION:	Concrete Block/Stucco/
ZONING:	GC-General Commercial
ROOF:	Asphalt Shingle
FENCING:	N/A
TAX ID(S):	12-12-31-4500-00070-0090 12-12-31-4500-00070-0010

SITE PLAN



900 W Granada Blvd. Ormond Beach, FL 32174

PROPERTY PHOTOS



PROPERTY PHOTOS



ZONING – FLAGLER BEACH, FL

CC - GENERAL COMMERCIAL DISTRICT

Purpose. The purpose of this zoning district is to provide for the general retail and service needs of the Flagler Beach area. The uses that are permitted will draw from a wider area than the uses allowed in the neighborhood commercial zoning district.

VOLUSIA COUNTY PROPERTY APPRAISER CARD

101 N Ocean Shore Blvd, Flagler Beach, FL 32136-3315, Flagler County Active Listing



Beds N/A	Baths N/A	MLS List Price \$6,000,000	MLS List Date 12/02/2021
Bldg Sq Ft 3,247	Lot Sq Ft 5,097	Yr Built N/A	Type BAR

OWNER INFORMATION

Owner Name	H P Rental Inc	Tax Billing City & State	Ormond Beach, FL
Owner Occupied	No	Tax Billing Zip	32174
Tax Billing Address	746 Hope St	Tax Billing Zip+4	2902

LOCATION INFORMATION

Subdivision	George Moody Sub	Neighborhood Code	2900-2900
School District	1200540	Township Range Sect	12S-31E-12
Census Tract	603.02	Zoning	GC
Carrier Route	H003		

TAX INFORMATION

Short Parcel ID	12-12-31-4500-00070-0090	% Improved	43%
Block #	7	Tax Area	22
Lot #	9		
Legal Description	GEORGE MOODY SUBD BLOCK 7 LOTS 9 & 10 (EXCEPT NLY 14 FT OF LOT 9, WLY 15.5 FT OF LOT 10, WLY 15.5 FT OF SLV 36 FT OF LOT 9 & SR A1A & 100)(RESTAURANT) OR 71 PG 485 OR 164 PG 17 OR 307 PG 511 OR 315/469		

ASSESSMENT & TAX

Assessment Year	2020	2019	2018
Total Assessed Value	\$429,397	\$428,601	\$389,637
YOY Assessed Change (\$)	\$796	\$38,964	
YOY Assessed Change (%)	0.19%	10%	
Total Just Value	\$429,397	\$450,730	\$467,277
Land Value	\$243,731	\$266,033	\$277,187
Improved Value	\$185,666	\$184,697	\$190,090
Tax Year	Total Tax	Change (\$)	Change (%)
2018	\$8,705		
2019	\$9,085	\$380	4.36%
2020	\$8,747	-\$338	-3.72%

CHARACTERISTICS

Land Use - State	Bar/Lounge/Nightclub	Heated Sq Ft	3,247
Land Use - Universal	Bar	Gross Bldg Sq Ft	Tax: 3,247 MLS: 9,285
Lot Acres	0.117	Exterior	Wood Siding
Lot Sq Ft	5,097	Quality	Excellent
Lot Shape	Lot	Patio Type	Wood Deck
Building Type	Bar	Patio/Deck 1 Sq Ft	410
# of Buildings	1	Roof Type	Sawtooth
Year Built	MLS: 1970	Roof Material	Built-Up
Effective Year Built	2000	Roof Shape	Sawtooth
Stories	2		

FEATURES

Feature Type	Unit	Size/Qty	Year Built	Value
Ao1	U	5	1990	\$1,883
Ai8	S	410	2002	\$261
Bc5	S	2,019	2002	\$18,583
Aq5	S	60	2008	\$256
Ak7	S	480	2000	\$1,328
Ah8	S	50	2008	\$356
Aj1	S	163	2008	\$782

Property Details Courtesy of BEAU WARREN, DAYTONA BEACH AREA ASSOC OF REALTORS INC

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Generated on: 01/10/22

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900 W Granada Blvd. Ormond Beach, FL 32174

VOLUSIA COUNTY PROPERTY APPRAISER CARD

105 N Ocean Shore Blvd, Flagler Beach, FL 32136-3315, Flagler County Expired Listing

	Beds N/A	Baths N/A	Sale Price N/A	Sale Date 05/11/1987
	Bldg Sq Ft 6,038	Lot Sq Ft 19,994	Yr Built N/A	Type SHPG CTR

OWNER INFORMATION			
Owner Name	H T Gilbert Enterprises Inc	Tax Billing City & State	Ormond Beach, FL
Owner Occupied	No	Tax Billing Zip	32174
Tax Billing Address	746 Hope St	Tax Billing Zip+4	2902

LOCATION INFORMATION			
Subdivision	George Moody Sub	Neighborhood Code	2900-2900
School District	1200540	Township Range Sect	12S-31E-12
Census Tract	603.02	Zoning	GC
Carrier Route	H003		

TAX INFORMATION			
Short Parcel ID	12-12-31-4500-00070-0010	% Improved	5%
Block #	7	Tax Area	22
Lot #	9		
Legal Description	GEORGE MOODY SUBD BLOCK 7 LOTS 12, 3, 8 & NLY 14 FEET OF L OT 9 & WLY 15.5 FEET OF LOT 10, WLY 15.5 FEET OF SLY 38 FEET O F LOT 9 OR BOOK 86 PAGE 252 O R BOOK 95 PAGE 563 OR BOOK 1 89 PAGE 322 QC OR BOOK 189 PA GE 323 OR 306/462 OR 315/470		

ASSESSMENT & TAX			
Assessment Year	2020	2019	2018
Total Assessed Value	\$807,286	\$779,873	\$708,975
YOY Assessed Change (\$)	\$27,413	\$70,898	
YOY Assessed Change (%)	3.52%	10%	
Total Just Value	\$807,286	\$876,071	\$915,191
Land Value	\$764,934	\$834,929	\$869,926
Improved Value	\$42,352	\$41,142	\$45,265
Tax Year	Total Tax	Change (\$)	Change (%)
2018	\$16,256		
2019	\$16,878	\$622	3.82%
2020	\$16,444	-\$434	-2.57%

CHARACTERISTICS			
Land Use - State	Neighorho	Stories	1
Land Use - Universal	Shopping Center	Heated Sq Ft	6,038
Lot Acres	0.459	Gross Bldg Sq Ft	6,038
Lot Sq Ft	19,994	Interior Wall	Wood Panel
Lot Shape	Lot	Exterior	Wood Siding
Building Type	Type Unknown	Quality	Average
# of Buildings	2	Roof Type	Sawtooth
Year Built	MLS: 1955	Roof Material	Built-Up
Effective Year Built	1980	Roof Shape	Sawtooth

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Ad9	S	18	1990	\$3,885
Bi5	S	347	1995	\$280
Ae6	S	52	1990	\$211
Ah1	S	80	2008	\$211

SELL SCORE	
Value As Of	2022-01-09 03:35:14

VOLUSIA COUNTY PROPERTY APPRAISER CARD


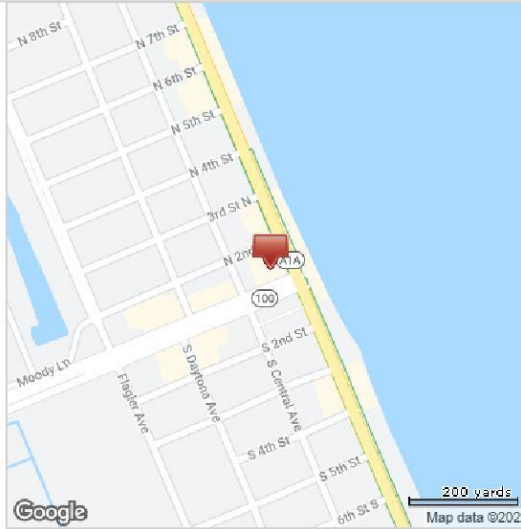
ESTIMATED VALUE			
Value As Of	01/04/2022		

LISTING INFORMATION			
MLS Listing #	456044	MLS Current List Price	\$79,900
MLS Status	Expired	MLS Orig. List Price	\$79,900
MLS Area	50 - FLAGLER BEACH	MLS Status Change Date	08/14/2007
MLS D.O.M	95	List. Agent	7406-Joseph Tavalacci
MLS List Date	05/11/2007	List. Broker	TAVOLACCI REALTY, INC

MLS Listing #	234855
MLS Status	Expired
MLS List Date	05/30/2003
MLS List Price	\$79,900

LAST MARKET SALE & SALES HISTORY			
Sale Date	05/11/1987	Document Number	315-470
Owner Name	H T Gilbert Enterprises Inc	Deed Type	Warranty Deed
Seller	Owner Record		

Sale/Settlement Date	05/11/1987	03/1982
Sale Price		\$177,000
Buyer Name	Ht Gilbert Ents Inc	Gilbert James T & Jane K
Seller Name	Owner Record	
Document Number	315-470	189-323
Document Type	Warranty Deed	Deed (Reg)

PROPERTY MAP	
 <p>Google Map data ©2022 Google</p> <p>*Lot Dimensions are Estimated</p>	 <p>Google Map data ©2022</p>

DEMOGRAPHICS



Demographic and Income Profile

101 N Ocean Shore Blvd, Flagler Beach, Florida, 32136
Ring: 5 mile radius

Prepared by Esri
Latitude: 29.48111
Longitude: -81.12771

Summary	Census 2010		2021		2026	
Population	13,502		18,800		21,145	
Households	6,253		8,404		9,363	
Families	4,078		5,475		6,096	
Average Household Size	2.16		2.24		2.26	
Owner Occupied Housing Units	4,855		6,381		7,212	
Renter Occupied Housing Units	1,398		2,022		2,152	
Median Age	55.1		58.4		60.0	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	2.38%		1.31%		0.71%	
Households	2.18%		1.27%		0.71%	
Families	2.17%		1.22%		0.64%	
Owner HHs	2.48%		1.45%		0.91%	
Median Household Income	2.88%		2.38%		2.41%	
Households by Income			2021		2026	
	Number		Percent		Number	
<\$15,000	513		6.1%		455	
\$15,000 - \$24,999	935		11.1%		819	
\$25,000 - \$34,999	789		9.4%		803	
\$35,000 - \$49,999	1,104		13.1%		1,213	
\$50,000 - \$74,999	1,410		16.8%		1,495	
\$75,000 - \$99,999	1,117		13.3%		1,252	
\$100,000 - \$149,999	1,210		14.4%		1,510	
\$150,000 - \$199,999	709		8.4%		1,020	
\$200,000+	617		7.3%		797	
Median Household Income	\$63,027				\$72,644	
Average Household Income	\$91,719				\$104,710	
Per Capita Income	\$41,739				\$47,244	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	531	3.9%	655	3.5%	724	3.4%
5 - 9	543	4.0%	721	3.8%	781	3.7%
10 - 14	537	4.0%	751	4.0%	849	4.0%
15 - 19	582	4.3%	672	3.6%	792	3.7%
20 - 24	434	3.2%	564	3.0%	611	2.9%
25 - 34	1,058	7.8%	1,450	7.7%	1,563	7.4%
35 - 44	1,260	9.3%	1,655	8.8%	1,794	8.5%
45 - 54	1,784	13.2%	1,927	10.3%	2,046	9.7%
55 - 64	2,605	19.3%	3,318	17.7%	3,205	15.2%
65 - 74	2,510	18.6%	4,156	22.1%	4,707	22.3%
75 - 84	1,283	9.5%	2,273	12.1%	3,239	15.3%
85+	374	2.8%	656	3.5%	835	3.9%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,336	91.4%	16,865	89.7%	18,810	89.0%
Black Alone	677	5.0%	1,011	5.4%	1,197	5.7%
American Indian Alone	25	0.2%	50	0.3%	61	0.3%
Asian Alone	178	1.3%	296	1.6%	355	1.7%
Pacific Islander Alone	3	0.0%	5	0.0%	7	0.0%
Some Other Race Alone	94	0.7%	198	1.1%	255	1.2%
Two or More Races	189	1.4%	375	2.0%	461	2.2%
Hispanic Origin (Any Race)	603	4.5%	1,281	6.8%	1,662	7.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

December 02, 2021

DEMOGRAPHICS

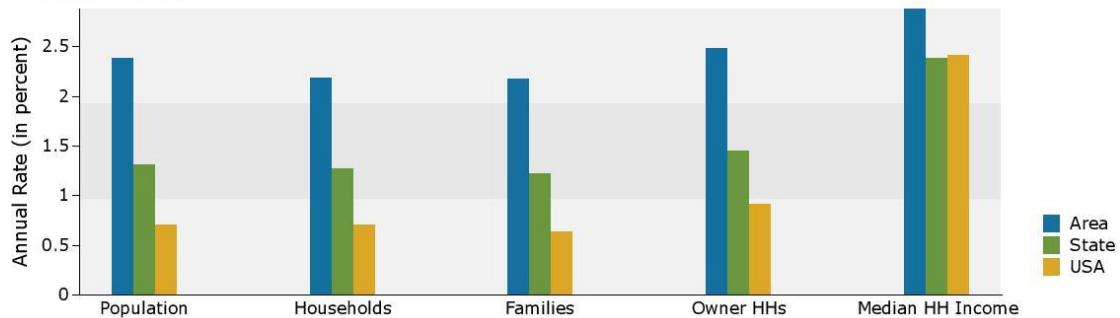


Demographic and Income Profile

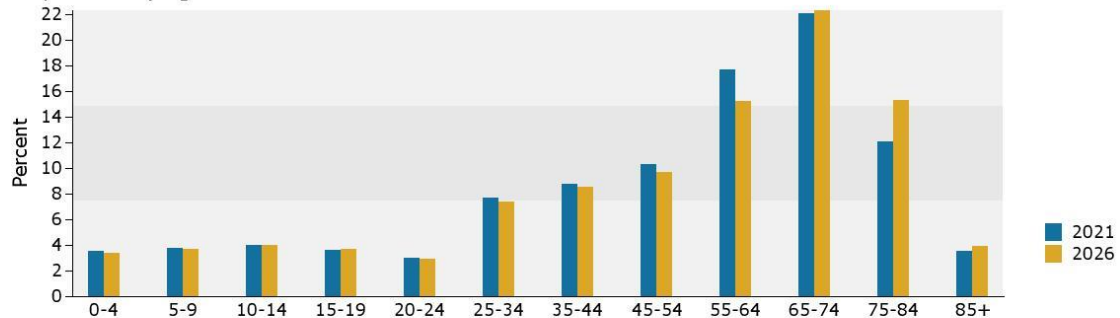
101 N Ocean Shore Blvd, Flagler Beach, Florida, 32136
Ring: 5 mile radius

Prepared by Esri
Latitude: 29.48111
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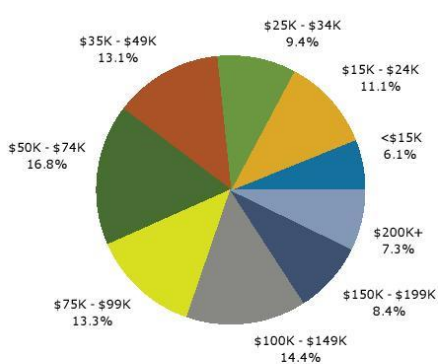
Trends 2021-2026



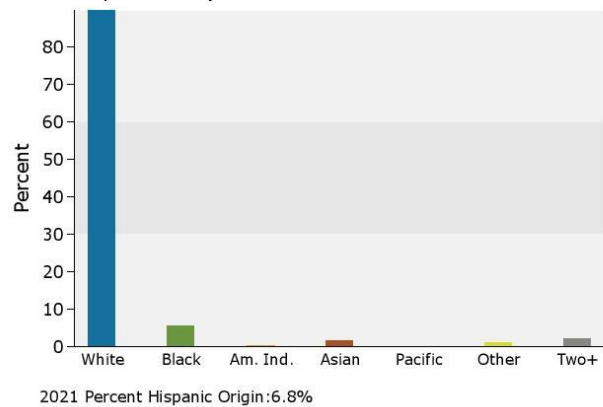
Population by Age



2021 Household Income



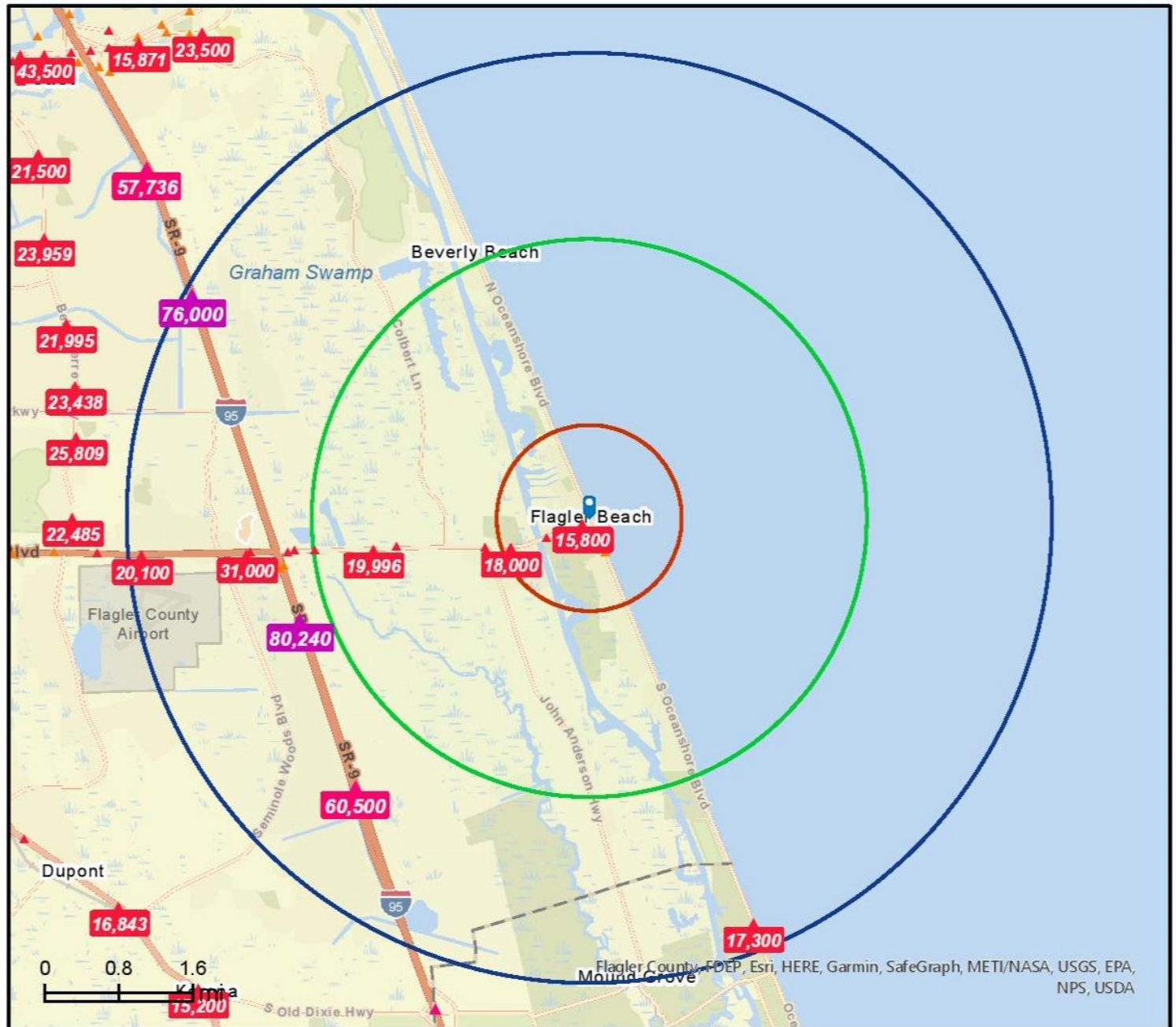
2021 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

December 02, 2021

TRAFFIC COUNT



CONTACT INFORMATION

For more information, please contact:

Beau Warren
Commercial Real Estate Advisor
Realty Pros Commercial
9000 W Granada Blvd.
Ormond Beach, FL 32174



386.589.5754



Beau@RealtyProsCRE.com



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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.