

INVESTMENT PROPERTY

# 87% Leased Retail Shopping Center

3616 S. Atlantic Avenue | Daytona Beach Shores, FL 32118



#### **GARY MONTOUR**

Senior Vice President  
+1 904 608 0410

[gary.montour@colliers.com](mailto:gary.montour@colliers.com)

#### **MASON MONTOUR**

Brokerage Assistant  
+1 904 860 3349  
[mason.montour@colliers.com](mailto:mason.montour@colliers.com)

#### **RYAN MONTOUR**

Client Services Specialist  
+1 904 846 1129  
[ryan.montour@colliers.com](mailto:ryan.montour@colliers.com)

#### **REID FEATHERNGILL**

Client Services Specialist  
+1 904 846 1143  
[reid.featherngill@colliers.com](mailto:reid.featherngill@colliers.com)

PROPERTY  
**Highlights**

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- **Size building:** 2,352± SF
- **Size land:** 8,925± SF
- **Zoning:** Commercial
- **Parking spaces:** 11
- **Traffic count:** 5,700 AADT
- Asking price: \$1,000,000
- **Net Operating Income:** \$55,981
- Parcel ID # 6302-03-01-0013
- 87% leased retail shopping center in Daytona Beach Shores

*Neighboring Companies*



LOCATION/INVESTMENT  
**Insights**

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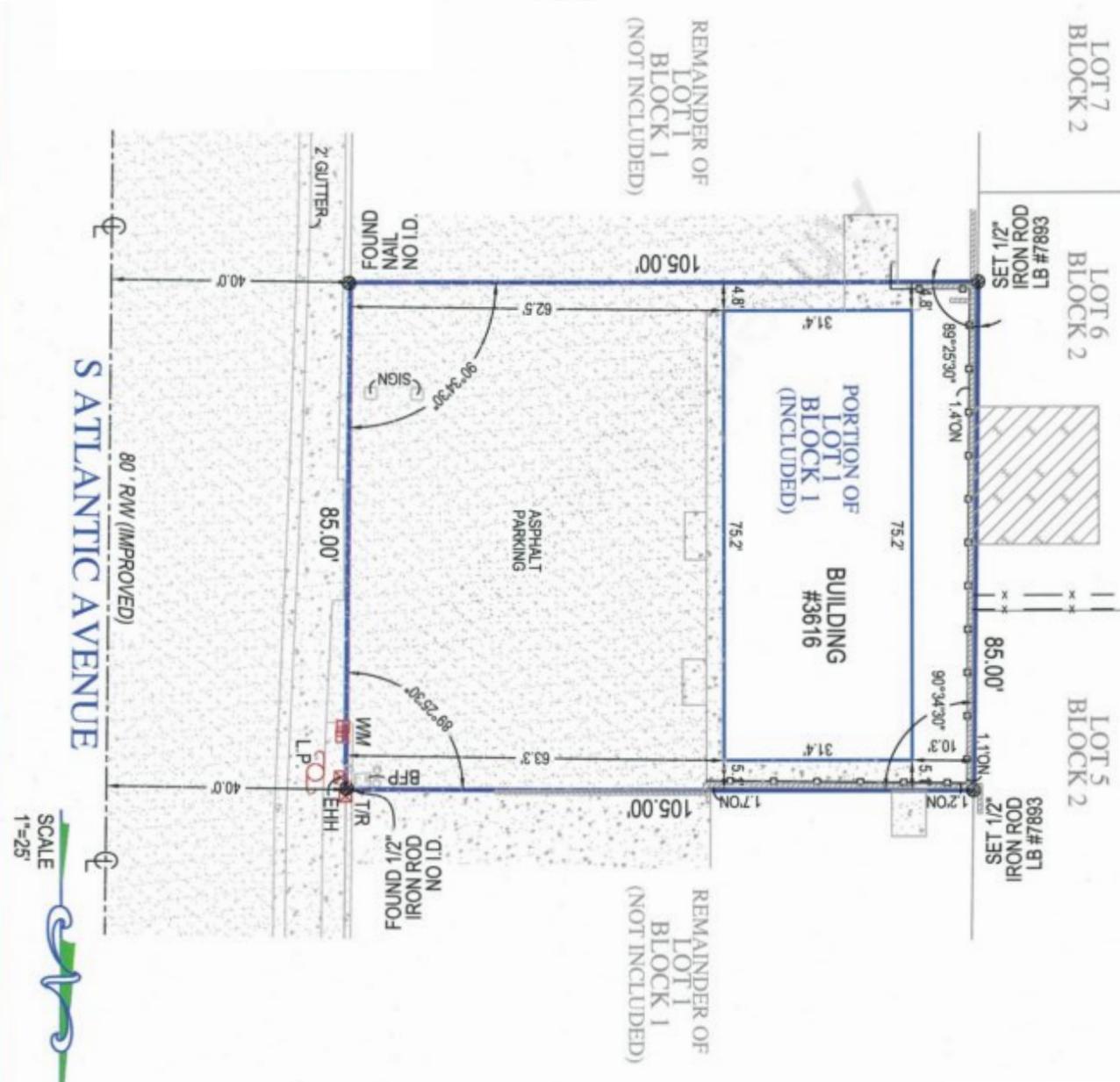
- Property fronts Atlantic Avenue, which is the north/south artery for all Atlantic Ocean-front properties
- One block from the ocean
- 3 blocks from Dunlawton Ave, which is the only Halifax River crossover to US 1 major retail and office developments for miles
- Across the street from multiple high rise oceanfront condominiums
- Proximity to numerous national retailers
- 6 suites currently occupied by 2 tenants provides increased revenue potential, if subdivided
- Potential re-development for single tenant paying increased NOI

SURVEY & LEGAL DESCRIPTION FOR  
**3616 S Atlantic Avenue**

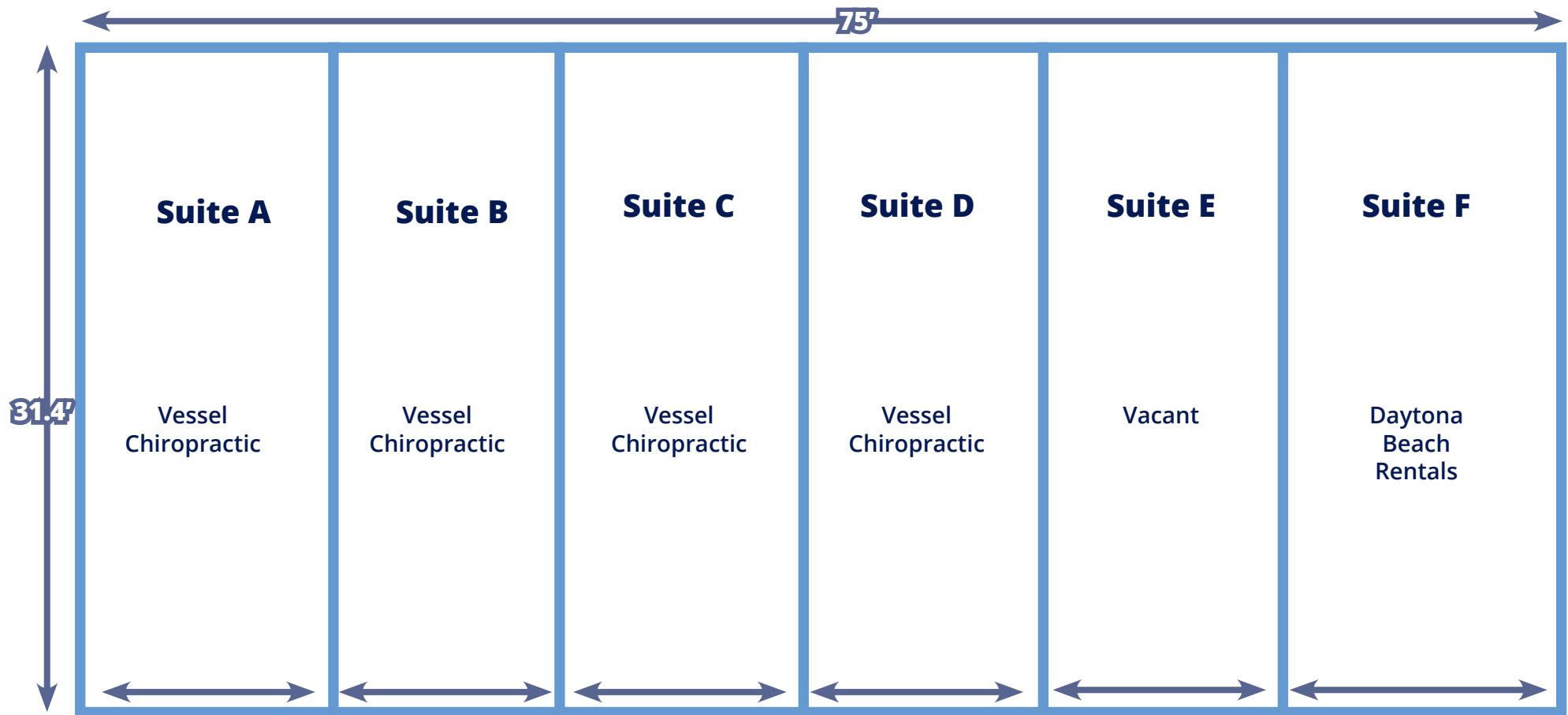
## LEGAL DESCRIPTION AND CERTIFICATION

THE NORTHERLY 85 FEET OF THE SOUTHERLY 175 FEET OF LOT 1, BLOCK 1, SURFSIDE PARK REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 265, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Community Number: 125100 Panel: 0389 Suffix: H Flood Zone: X Field Work: 8/21/2017



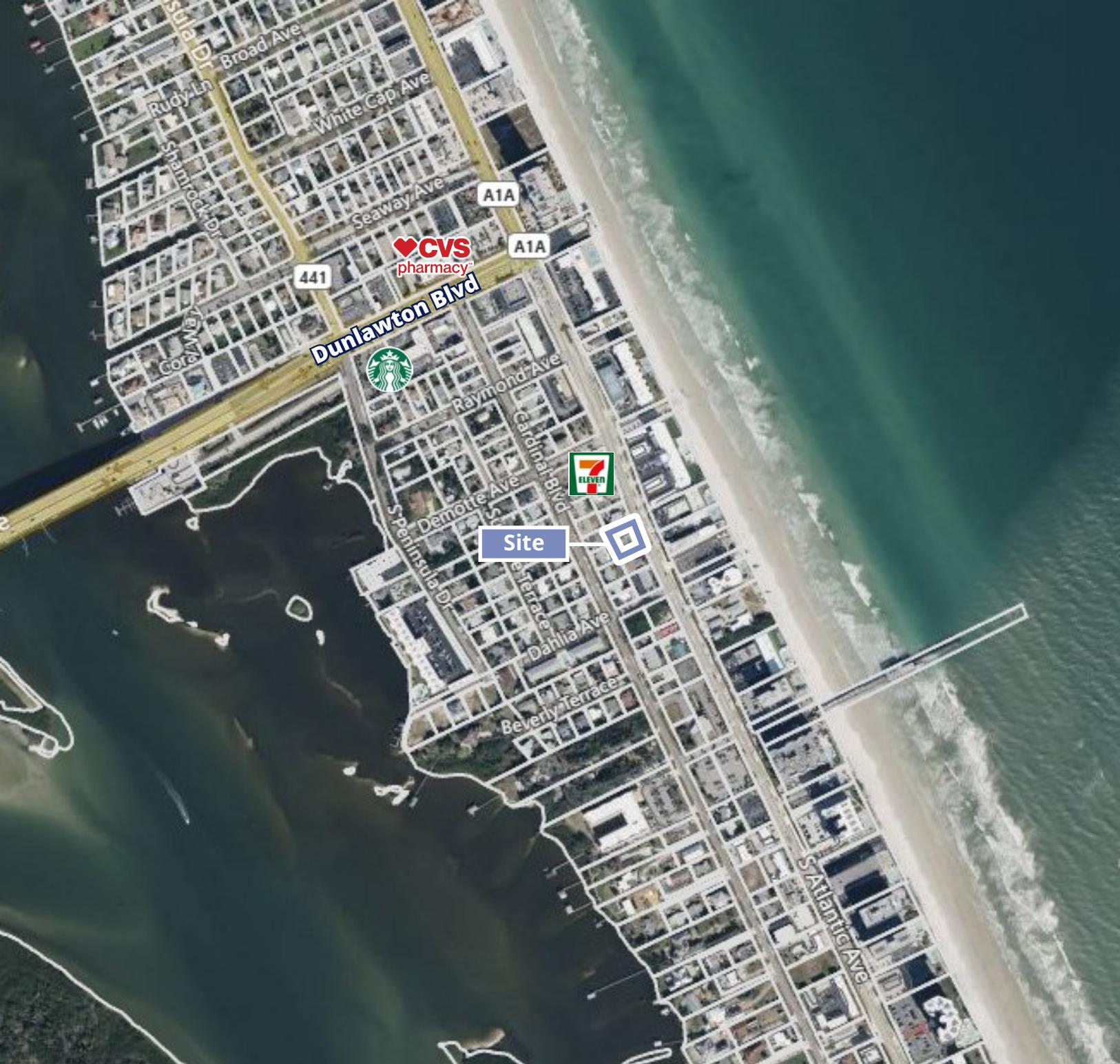
PROPERTY  
**Floor Plan**



# Property Location



# Property Location



N

# Colliers



## Area Demographics | 5 mile radius

Source: ESRI Business Analyst



2025 Estimated  
Population

91,711



2025 Est. Avg.  
Household Income

\$82,559



2025 Daytime  
Population

87,342

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+1 904 846 1143

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### Colliers

76 S Laura St Suite 1500,

Jacksonville, FL 32202

(904) 358-1206

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