

INVESTMENT PROPERTY

87% Leased Retail Shopping Center

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



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PROPERTY Highlights

- **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

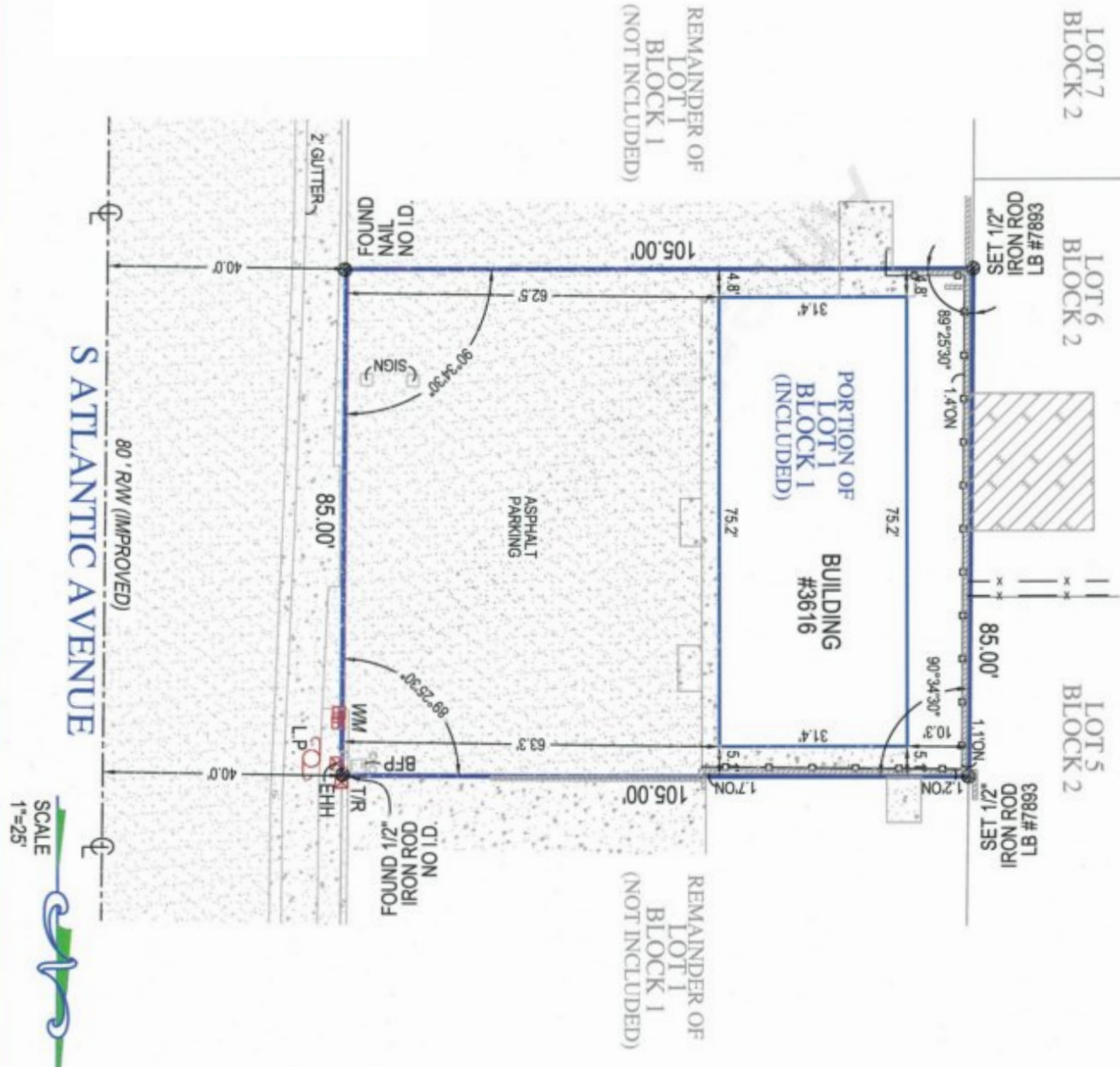
- Property fronts Atlantic Avenue, which is the north/south artery for all Atlantic Ocean-front properties
- One block from the ocean
- 3 blocks from Dunlawton Ave, which is the only Halifax River crossover to US 1 major retail and office developments for miles
- Across the street from multiple high 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

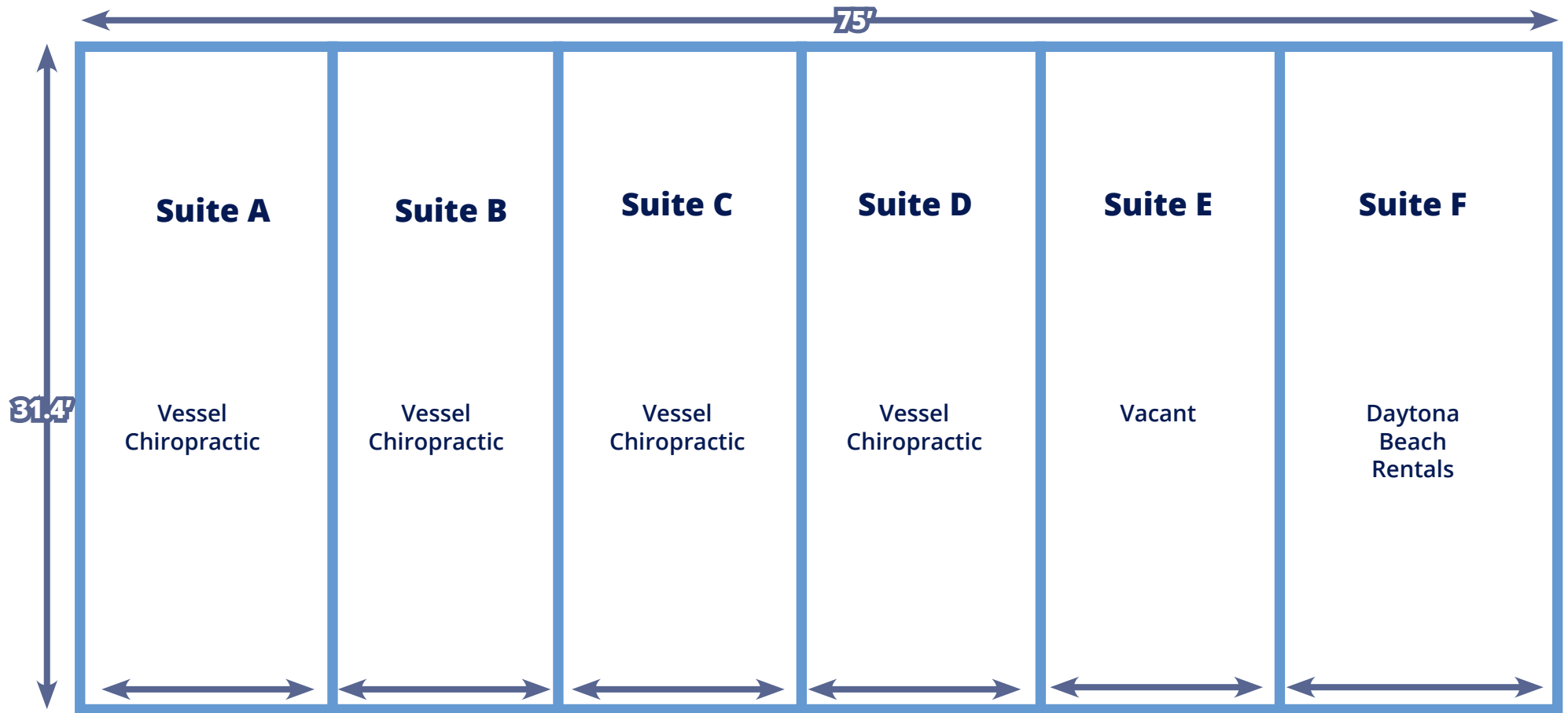
LEGAL DESCRIPTION AND CERTIFICATION

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



Dunlawton Blvd

YaYa's Beachside Bar

Pirates Cove Hotel

White Surf Condominiums

Atlantic Ocean

Surfside Club Condominiums

Sandcastle Motel

Atlantic Terrace

Demotte Ave



S Atlantic Ave

Site

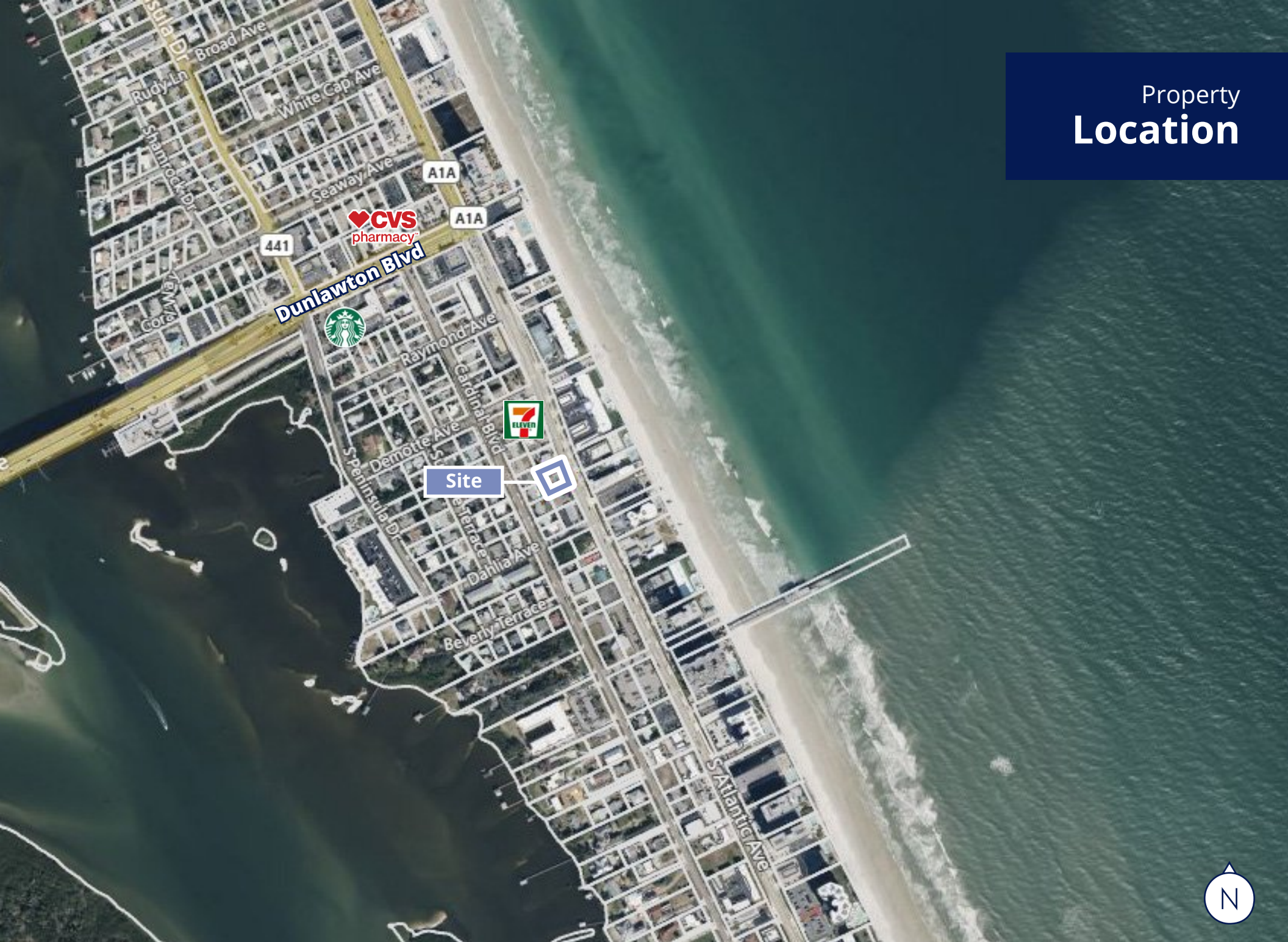


Dahlia Surf School

Cardinal Blvd

Dahlia Ave

Property
Location





Dunlawton Ave

Site

S Nova Rd

Halifax River

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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