

# 14,614 SF FREESTANDING BUILDING FOR LEASE



## PROPERTY DESCRIPTION

For Lease: 14,614 SF Freestanding Retail Building.  
The building, with a depth of 125 feet, features fully air-conditioned front retail showroom area and rear warehouse with loading dock and overhead door.  
The exterior is equipped with motorized roll-down shutters for added security and building protection.  
The highly visible property includes a freestanding monument sign on Mason Avenue and parking area with 19 spaces.  
This well-maintained property offers versatility for various retail purposes.  
Estimated CAM, Real Estate Taxes, and Insurance \$1.92 per SF.  
Ready for immediate occupancy.

## LOCATION DESCRIPTION

Located on the north side of Mason Avenue between Jimmy Ann Drive and Clyde Morris Boulevard.  
Approximately 0.2 miles west of Clyde Morris Blvd, 1.4 miles north of International Speedway Blvd, 2.1 miles to LPGA Blvd, 2.9 miles to I-95, 5.1 miles to I-4, and 3.5 miles to the beach.

## LOCATION ADDRESS

1530 Mason Avenue, Daytona Beach, FL 32117

**JOHN W. TROST, CCIM**

Principal | Senior Advisor

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## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$10.00 NNN
<b>AVAILABLE SF:</b>	14,614 SF
<b>LOT SIZE:</b>	1.02+/- Acres
<b>YEAR BUILT:</b>	1984
<b>TRAFFIC COUNT:</b>	16,100 AADT
<b>ZONING:</b>	T-4 (Tourist/Office/Retail)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,458	24,319	60,514
<b>TOTAL POPULATION</b>	11,066	60,126	135,570
<b>AVERAGE HH INCOME</b>	\$53,684	\$56,841	\$66,115

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## ADDITIONAL PHOTOS



**JOHN W. TROST, CCIM**

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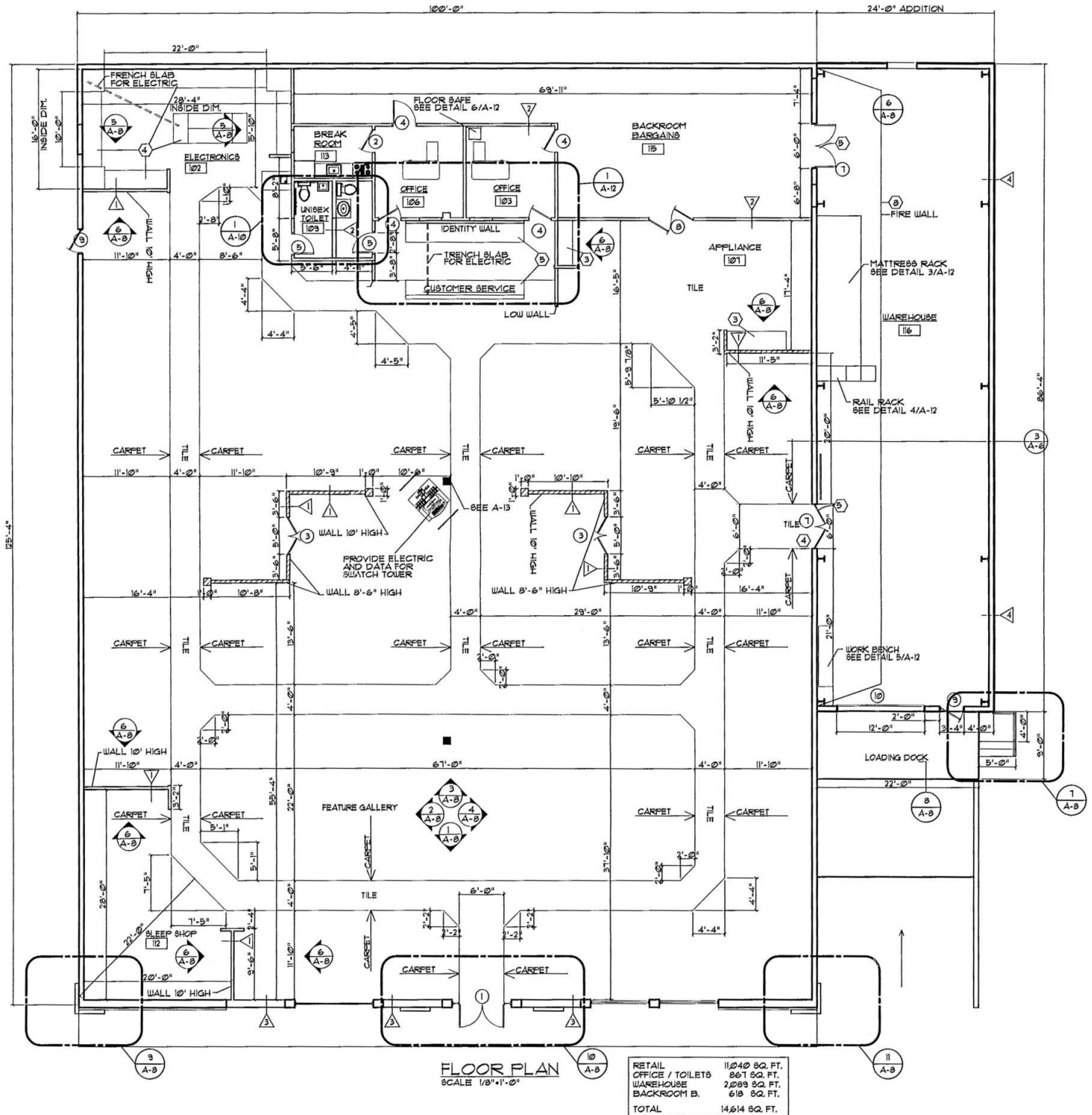
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# FLOOR PLAN



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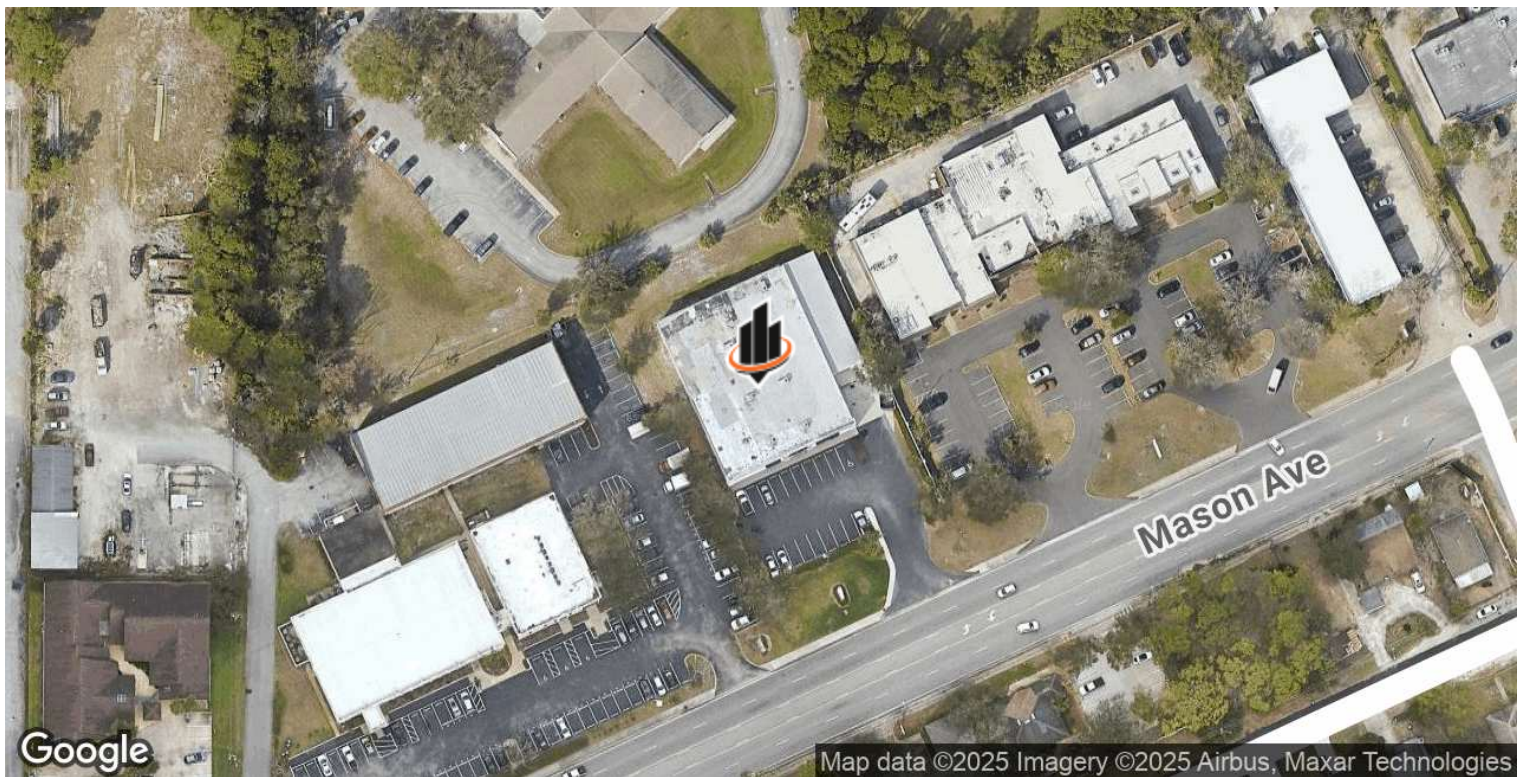
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## LOCATION MAPS



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