

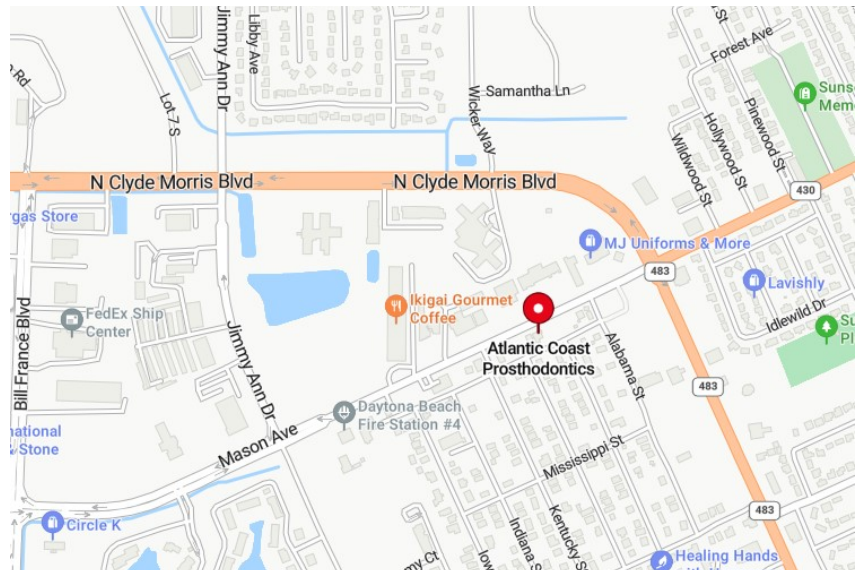
# Turnkey Dental Practice with Real Estate For Sale in Daytona Beach

1509 Mason Ave Daytona Beach FL 32117



## PROPERTY SPECIFICATIONS

Sale/Price:	<b>\$995,000 Total:</b>
for Real Estate	<b>\$625,000</b>
for Business	<b>\$370,000</b>
	<i>Must be sold together.</i>
Parcel ID:	<a href="#">5238-38-00-0210</a>
Property Taxes:	\$3,774
Suite Size:	2,170
Year Built:	1997
Zoning:	Professional



## REMARKS

This fantastic opportunity includes the option to purchase or lease a stunning 2,170 sq. ft. stand-alone building, complete with goodwill, FF&E, and a dedicated patient base of over 900—ideal for hitting the ground running! Having proudly served the community for over 20 years, this vibrant practice comes with valuable contracts with the V.A. and Florida Health Care Plans, providing a solid foundation for serving these clients with ease. The office features four operatories, plus an additional operatory prepped for future growth, making it perfect for dentists focusing on Adult Restorative and Cosmetic Dentistry.

The practice places a strong emphasis on TMJ and Sleep Apnea, key specialties that not only enhance its offerings but also allow you to provide exceptional care to patients. This well-established practice ensures a smooth transition with a full team in place, and the seller is available to assist in continuing treatment for TMJ and Sleep Apnea cases.



\*Financials are available with an NDA

**Buddy Budiansky, CCIM**  
Vice President Commercial Services  
buddyb@ccim.net 386.334.2865



**Ron Frederick**  
Broker/Associate  
ron920@gmail.com  
386.334.8997

**Kayla Williams**  
Sales Associate  
kayla@realtyprosassured.com  
386.338.1330

# PHOTOS



# PHOTOS



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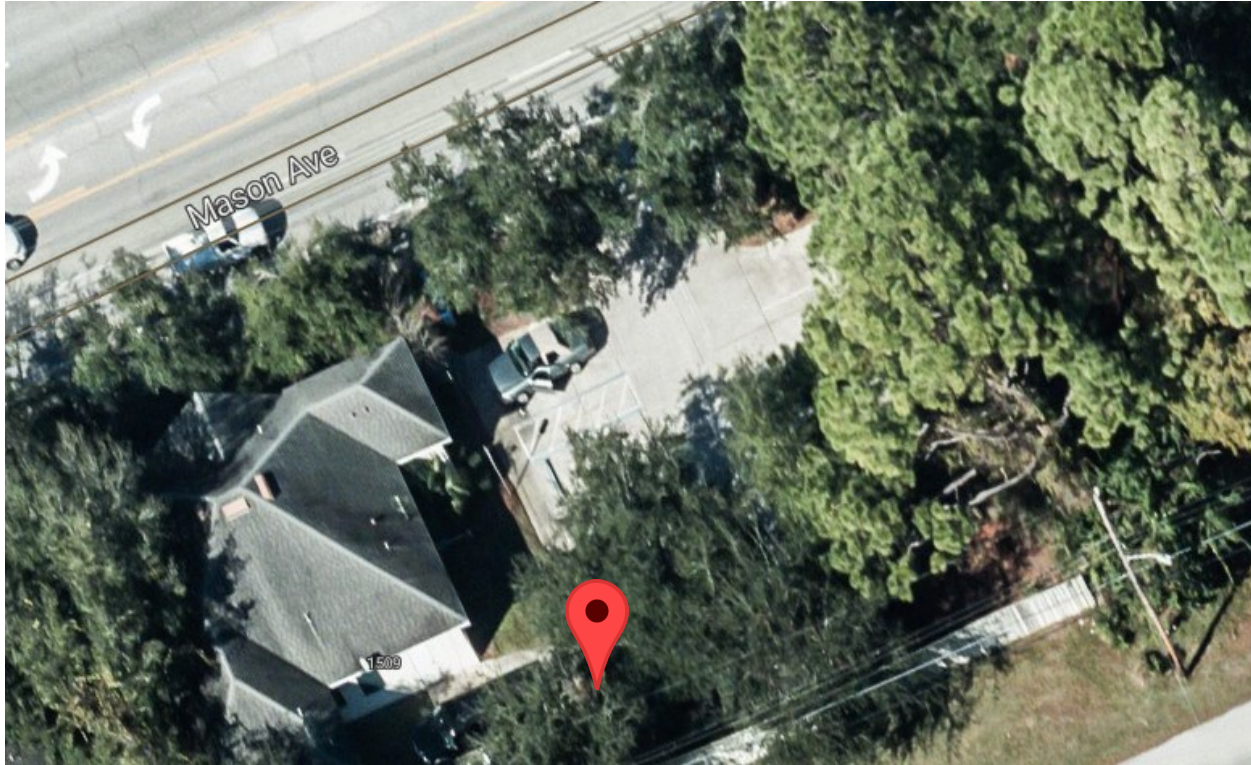


# Layout:

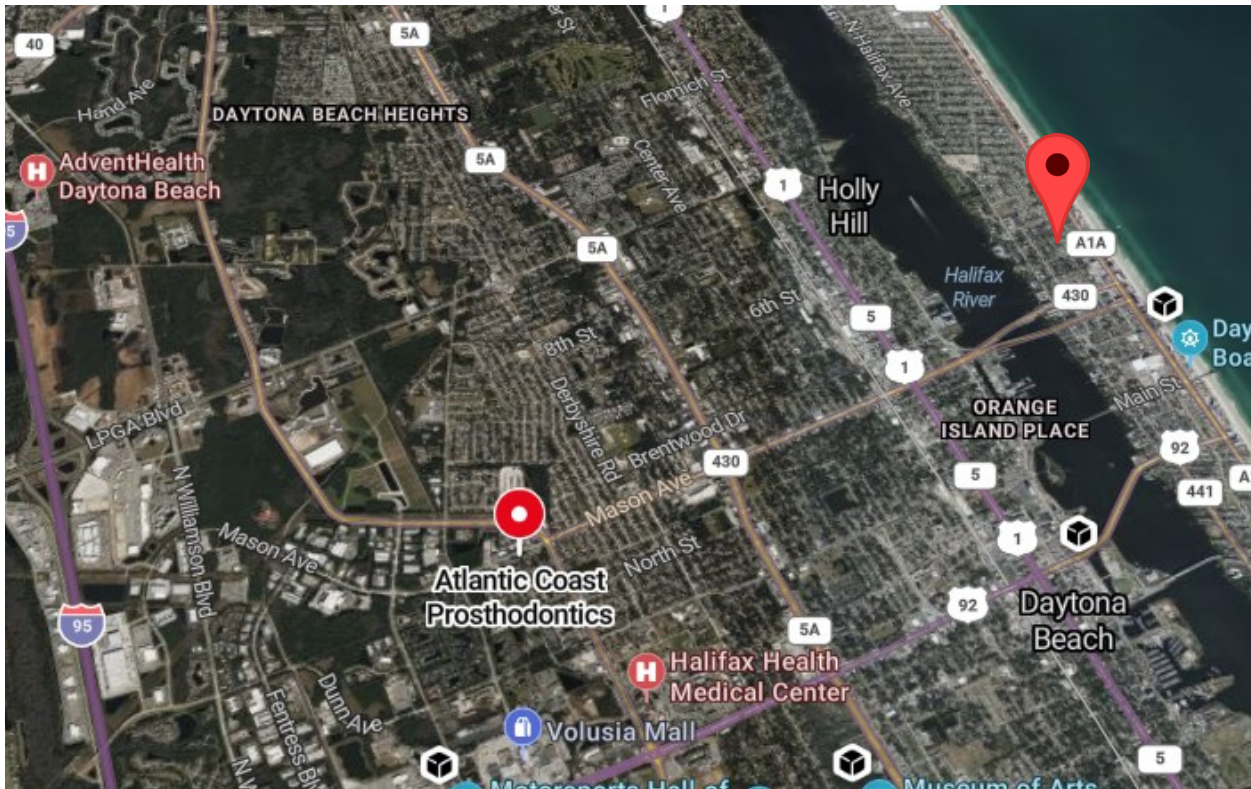


FLOOR 1

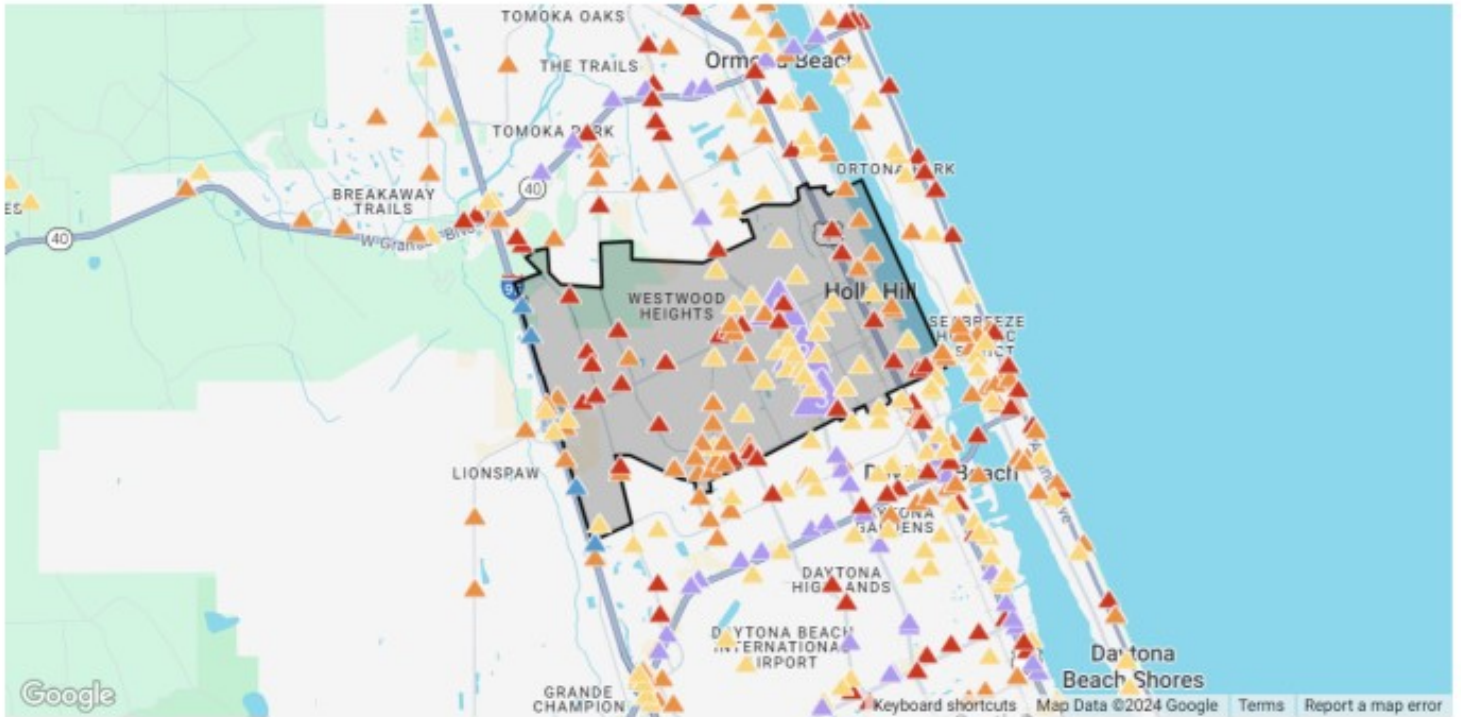
## AERIAL PHOTO



## AERIAL MAP



# Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

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<b>32,210</b>	<b>32,210</b>	<b>31,910</b>	<b>31,721</b>	<b>31,721</b>																																																																							
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)



# Demographics:

## COMMUNITY SUMMARY

1509 Mason Ave, Daytona Beach, Florida, 32117  
Ring of 1 mile

10,876 Population Total  
2.11% Population Growth  
2.37 Average HH Size  
66.0 Diversity Index  
36.2 Median Age  
\$41,645 Median HH Income  
\$139,100 Median Home Value

\$18,070 Median Net Worth  
20.3% Age <18  
62.2% Age 18-64  
17.5% Age 65+



25.3% Services

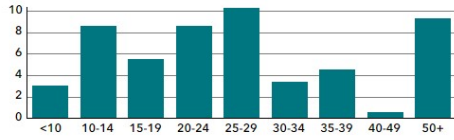


24.2% Blue Collar

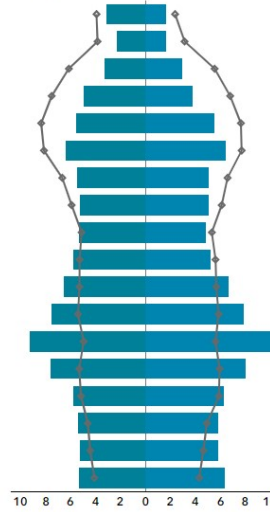


50.5% White Collar

Mortgage as Percent of Salary



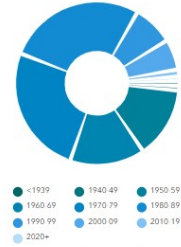
Age Profile: 5 Year Increments



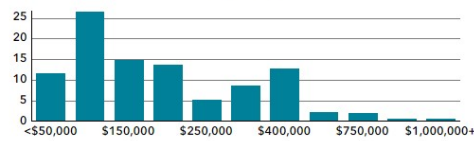
Home Ownership



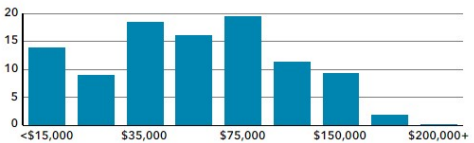
Housing: Year Built



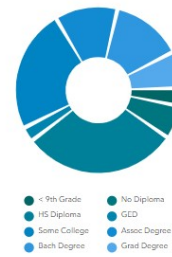
Home Value



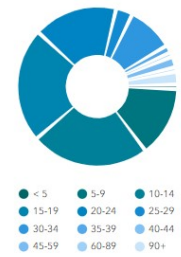
Household Income



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

Dots show comparison to Volusia County

© 2024 Esri

### HAS ONE TYPE OF HEALTH INSURANCE



19.9% Pop <19  
21.3% Pop 19-34  
24.7% Pop 35-64  
6.1% Pop 65+

### HEALTH CARE

1509 Mason Ave, Daytona Beach, Florida, 32117

This infographic provides a set of key demographic and health care indicators. Data sources include: American Community Survey (ACS) 5-year Data, Esri Consumer Spending, and Esri Market Potential data.

Learn more about this data: [www.esri.com/data/esri\\_data](http://www.esri.com/data/esri_data).

### POPULATION (ACS)

21.9% Pop <19  
28.9% Pop 19-34  
35.1% Pop 35-64  
14.1% Pop 65+

### ANNUAL HEALTH CARE EXPENDITURES

\$2,448 Health Insurance  
\$1,292 Medical Care

### NO HEALTH INSURANCE



1.8% ACS Pop <19  
7.6% Pop 19-34  
6.0% Pop 35-64  
0.3% Pop 65+

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$683
Medicare Payments	\$590
Physician Services	\$159
Dental Services	\$223
Eyecare Services	\$45
Lab Tests/X-rays	\$41
Hospital Room & Hospital Service	\$136
Convalescent/Nursing Home Care	\$17





**BUSINESS ENTITY NON-DISCLOSURE AGREEMENT**

This Business Entity Non-Disclosure, hereinafter called the "Agreement", is between \_\_\_\_\_, hereinafter called the "Recipient", who will receive information concerning 1509 Mason Ave Daytona Beach, hereinafter called the "Business Entity".

As a condition, the Recipient agrees to treat any information concerning the business, which is furnished to the Recipient, by the provisions of this agreement, and to take, or abstain from taking; specific actions as set out below:

1. The Recipient recognizes and acknowledges the competitive value and confidential nature of internal, non-public, financial, and client information now and hereafter furnished or obtained by the Business Entity or representatives, as well as the damage which could result to the Business Entity if any of this information is disclosed to any third party.
2. The Recipient hereby agrees that any and all confidential or proprietary information will be used solely for the possible acquisition of the Business Entity, and that the Recipient or its directors, officers, and employees will not disclose to any third party any of the material now or hereafter received or provided, however, that any such information may be disclosed to the Recipient's accountants, attorneys, and other confidential advisers who "need to know" such information for assisting in the possible acquisition and furthermore will be advised by the Recipient of the confidential nature of such information.
3. In addition, unless there is the written consent of the Business Entity, the Recipient will not, and nor will their representatives or advisers, disclose to any third party the fact that discussions or negotiations are taking place concerning the possible acquisition of the Business Entity, including the status thereof except as the Recipient may be required by law or in any shareholder agreement. Furthermore, no disclosure or information will be sought from any person or the staff of the business without prior authorization from the Business Entity.
4. In the event that the Recipient does not proceed with an offer or the acquisition of the Business Entity, within a reasonable time, the Recipient shall promptly return to the Business Entity all information and materials containing or reflecting the information of the Business Entity and will not retain any copies, extracts, or other reproductions of such information. This includes, but is not limited to, all documents, memoranda, notes, and other writings prepared by the Recipient and their advisers based on the information and shall also be returned to the Business Entity unless the Business Entity agrees that they may be retained by the Recipient, in which case they shall be kept confidential and not disclosed or given to any third party for any purpose.
5. Furthermore, in the event that the Recipient does not proceed with an offer or the acquisition of the Business Entity, the Recipient shall not use any of the non-public information now or hereafter received or obtained from any vendor of the Business Entity (or any related entity) with respect to any of the financial affairs of the Business Entity in furtherance of the Recipient's own business (except in negotiations of this transaction), or the business of anyone else, whether or not in competition with the Business Entity, or for any other purpose whatsoever, with the Recipient further agreeing to not solicit or entice away from the business of the Business Entity, or any related entity or person who was an employee of the Business Entity, including any related entity at any time during the period during which the Recipient receives confidential information for a period of 365 Days from the date of this Agreement.
6. All confidential and proprietary information furnished to the Recipient by the Business Entity after the date hereof shall be subject to the terms of this Agreement.
7. The provisions of this Agreement shall be binding, including but not limited to, any subsidiary and/or an affiliated company of the Recipient, and shall comply with the provisions of this Agreement as if they were bound by the same provisions. This Agreement shall be governed and construed in accordance with the laws in the State of Florida and the Recipient shall submit to the jurisdiction of the courts exercising jurisdiction in such State.

The Recipient acknowledges that by signing this agreement to hold all matters strictly confidential and abide by all the terms and conditions of this agreement.

Recipient's Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

