



**LEASE**

# Restaurant/Retail Space for Lease at ICON One Daytona

**1840 CHECKERED FLAG BLVD**

Daytona Beach, FL 32114

**PRESENTED BY:**

**CARL W. LENTZ IV, MBA,  
CCIM**

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067



# PROPERTY SUMMARY



## OFFERING SUMMARY

|                         |                    |
|-------------------------|--------------------|
| <b>LEASE RATE:</b>      | \$45.00 SF/yr (MG) |
| <b>NUMBER OF UNITS:</b> | 1                  |
| <b>AVAILABLE SF:</b>    | 1,603 SF           |

## PROPERTY DESCRIPTION

Located on the Ground Level of the Newly Constructed Luxury Apartments ICON at One Daytona

Access Provided Directly From One Daytona Retail Area or Apartment Lobby

1,603 SF Retail/Restaurant Space

Modified Gross Rent of \$45 Per Square Foot - Tenant Responsible for Utilities

500G Grease Trap in Place - Water and Electric Are Separately Metered

Completion Date Planned For September 2024

Delivered as Cold, Dark Shell- TI Allowance Negotiable

Some Restrictions Apply - See Exclusions List

Restaurant Exclusions- Barbeque, Donuts, Poke, Burgers, Coffee/Teas, Fresh Popcorn

**CARL W. LENTZ IV, MBA, CCIM**

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

## INTERIOR PHOTOS



**CARL W. LENTZ IV, MBA, CCIM**

O: 386.566.3726  
carl.lentz@svn.com  
FL #BK3068067

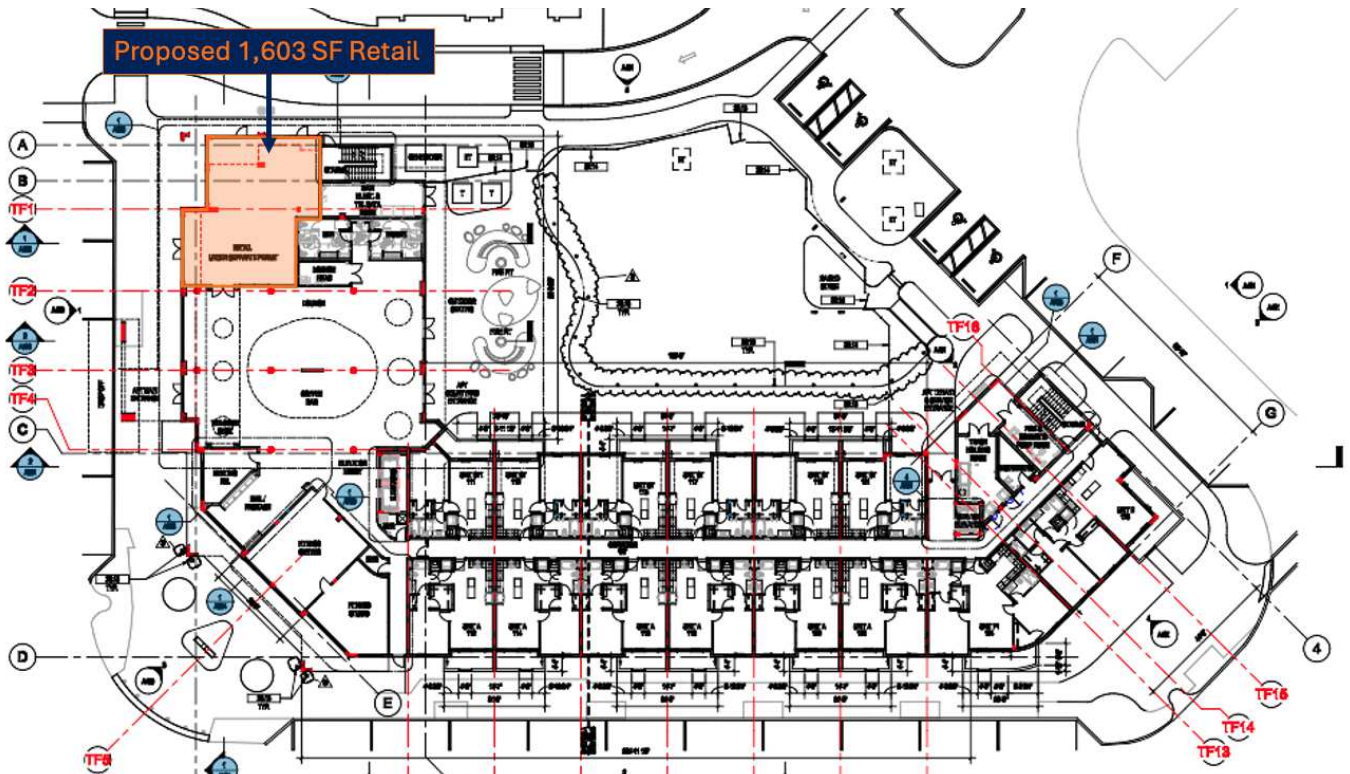


# EXTERIOR PHOTOS



**CARL W. LENTZ IV, MBA, CCIM**  
O: 386.566.3726  
carl.lentz@svn.com  
FL #BK3068067





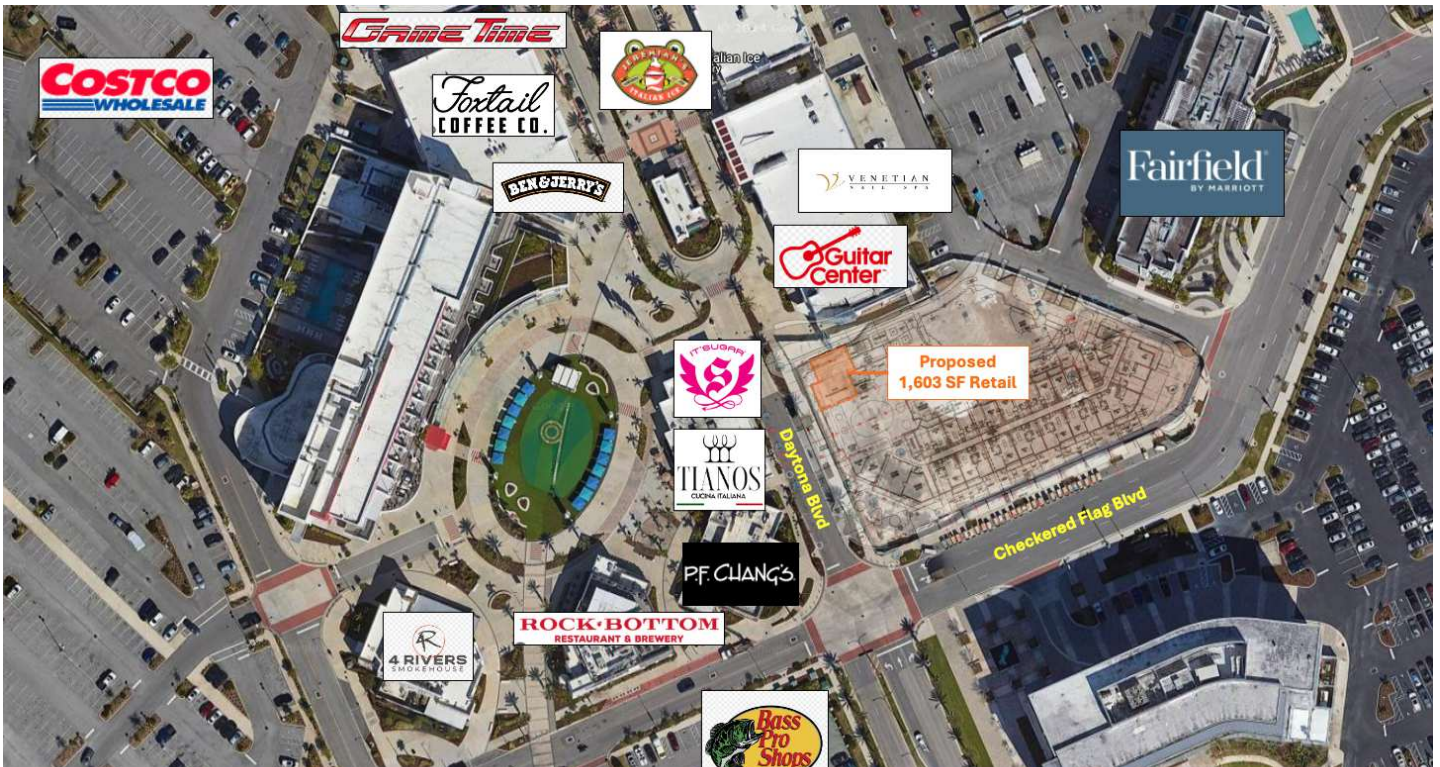
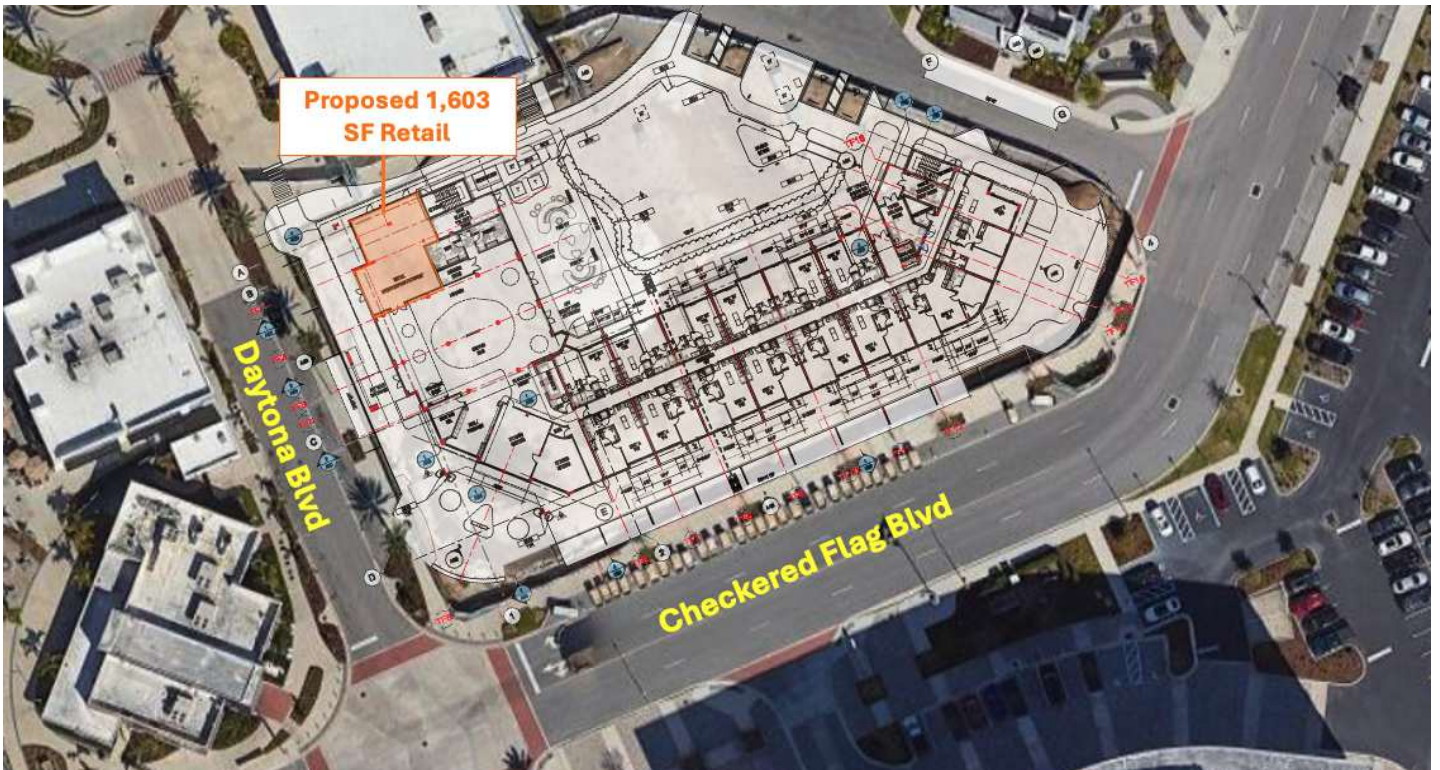
**CARL W. LENTZ IV, MBA, CCIM**  
 O: 386.566.3726  
 carl.lentz@svn.com  
 FL #BK3068067





**CARL W. LENTZ IV, MBA, CCIM**  
O: 386.566.3726  
carl.lentz@svn.com  
FL #BK3068067





CARL W. LENTZ IV, MBA, CCIM  
 O: 386.566.3726  
 carl.lentz@svn.com  
 FL #BK3068067



# RETAILER MAP



CARL W. LENTZ IV, MBA, CCIM  
 O: 386.566.3726  
 carl.lentz@svn.com  
 FL #BK3068067



## ADVISOR BIO 1



### CARL W. LENTZ IV, MBA, CCIM

Managing Director

carl.lentz@svn.com

Direct: **386.566.3726** | Cell: **386.566.3726**

FL #BK3068067

### PROFESSIONAL BACKGROUND

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with 20+ years of experience in the commercial real estate industry. He manages operations at the areas largest commercial real estate brokerage firm covering Volusia and Flagler Counties as well as the Greater Jacksonville market. He has a long history of success in assisting clients in the sale, lease or acquisition of commercial real estate across Central and North Florida. For the past 20+ years, he has represented local, regional and national clients for their retail, office, industrial and investment needs.

Carl is actively involved in the local community and is a former Daytona Beach City Commissioner, former member of the Daytona Beach Economic Development Advisory Board, Past President of the SMA Healthcare Foundation, Crime Stoppers of Northeast Florida, Tiger Bay of Volusia County and and is an active member of the Civic League of Volusia County.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

SVN | Alliance is located in Ormond Beach, FL and provides sales, leasing, tenant representation and corporate real estate services in the Greater Daytona Beach Area. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

### EDUCATION

MBA- University of Central Florida- 2008

BA- Emory University- 1997

Phillips Exeter Academy- 1993

### MEMBERSHIPS

CCIM- Certified Commercial Investment Member

#### SVN | Alliance Commercial Real Estate Advisors

1275 West Granada Blvd. Suite 5B

Ormond Beach, FL 32174

386.310.7900

#### CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067