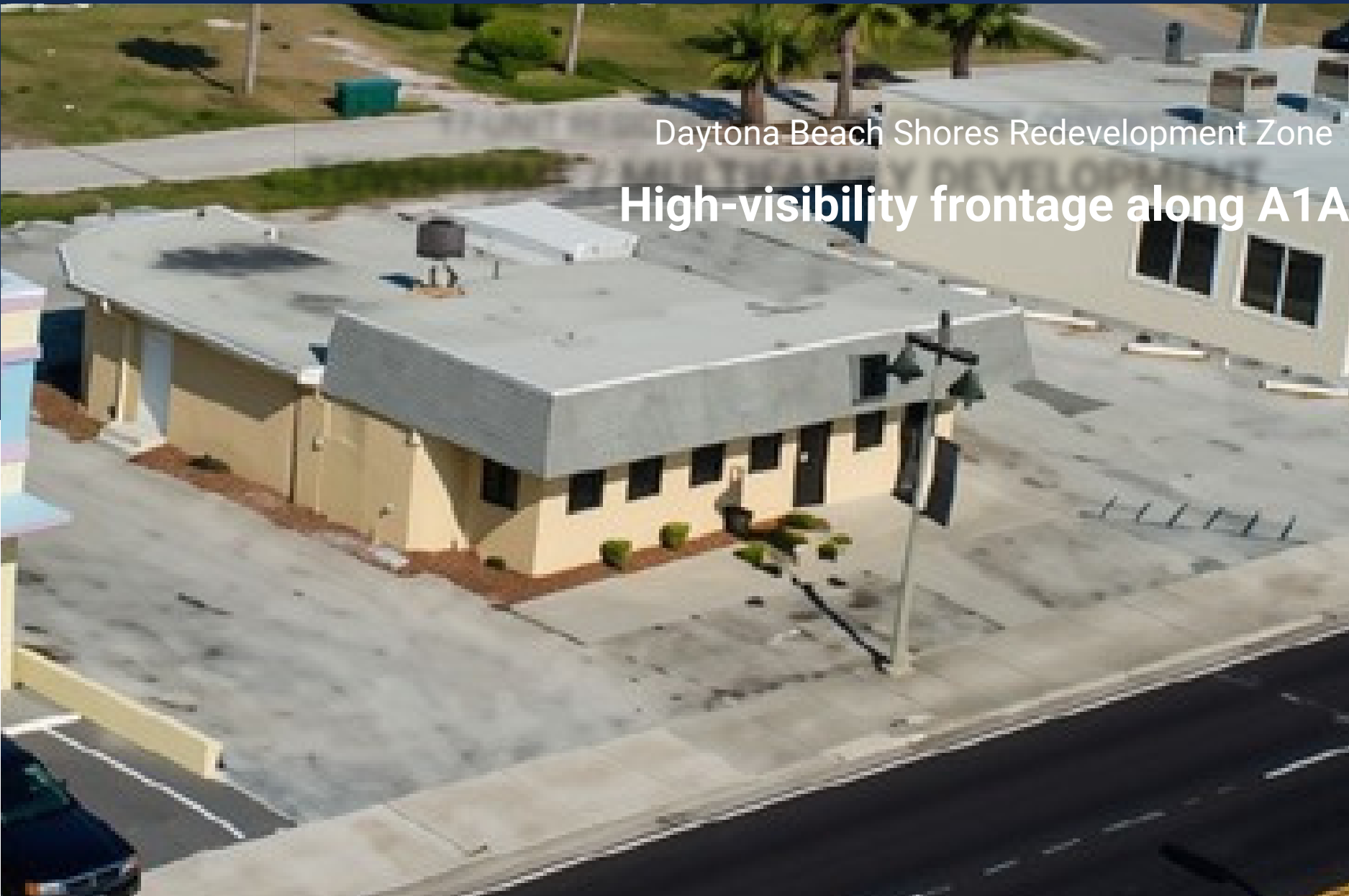




Daytona Beach Shores Redevelopment Zone
High-visibility frontage along A1A

**2006 S ATLANTIC AVE
DAYTONA BEACH, FL 32118**

 **ROY & COMPANY**
REAL ESTATE & INVESTMENT SERVICES

EXECUTIVE SUMMARY

2006 S Atlantic Avenue presents stand alone unit in prime redevelopment opportunity located directly along the highly traveled beachfront corridor of South Atlantic Avenue (A1A) in Daytona Beach Shores.

Position your business in a highly visible location along South Atlantic Avenue in Daytona Beach Shores, just steps from the beach. This approximately 2,121 SF commercial space offers a flexible layout and an excellent opportunity for a business seeking a prominent coastal location with strong exposure to residents, seasonal visitors, and year-round tourism traffic.

The interior features an open main area that can be configured to accommodate a variety of business concepts. An existing partition wall creates a separate room and may be removed to provide a larger open floor plan. The space also includes a commercial restroom and a rear utility room with an existing sink, providing a practical foundation for a future kitchen or kitchenette build-out, subject to applicable approvals.

Located directly along the Daytona Beach Shores beachfront corridor, the property benefits from strong visibility and convenient access along S. Atlantic Avenue, one of the area's primary coastal thoroughfares. The surrounding area includes hotels, vacation rentals, restaurants, retail, professional services, and other businesses serving both the local community and Daytona Beach's significant tourism market.

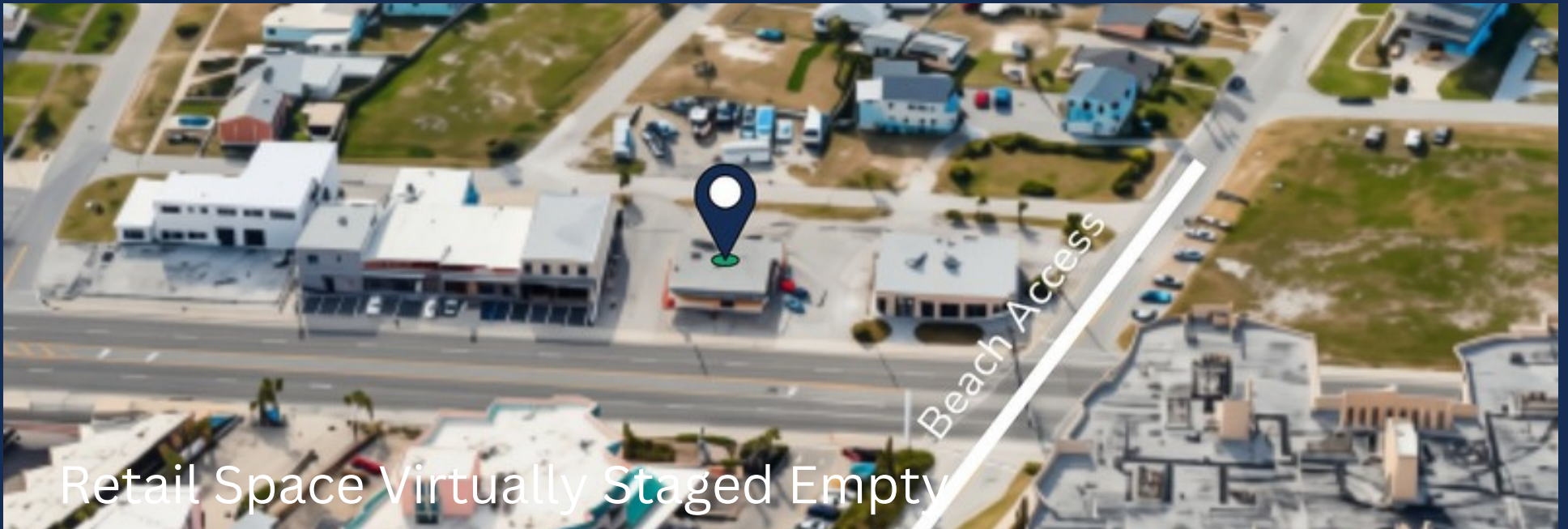
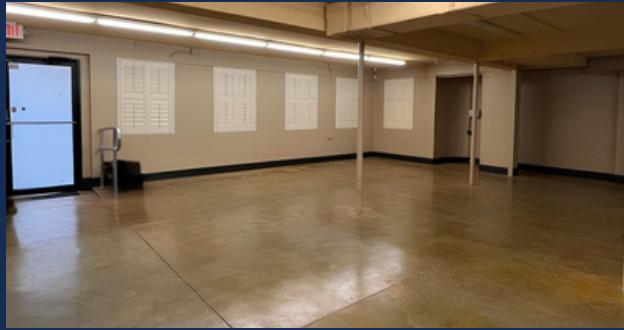
The property's flexible configuration makes it well suited for a variety of approved commercial uses, including retail, professional office, service-oriented businesses, boutique concepts, and food or beverage uses requiring a potential kitchen or kitchenette component.

With its prominent A1A location, flexible interior, and proximity to the beach, 2006 S Atlantic Avenue presents an excellent opportunity for an established business or entrepreneur looking to establish a presence in one of Daytona Beach Shores' most visible and active commercial corridors.

PROPERTY PHOTOS

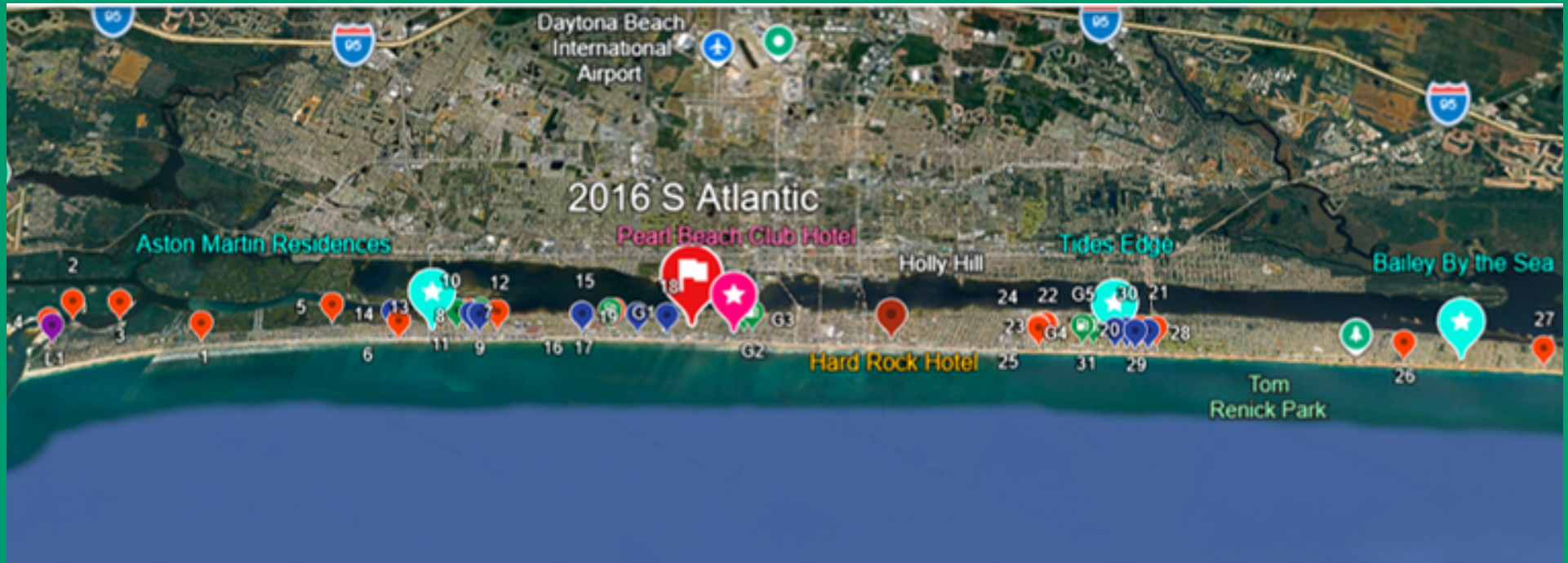


PROPERTY DOCUMENTS



Retail Space Virtually Staged Empty

AERIAL MAP



● Full-Service Dining
 ● Breakfast & Brunch
 ● Hotel & Resort
 ● Fuel Station
 ● Landmark & Attraction
 ★ Luxury Residential Development
 ★ Luxury Hotel Development

PONCE INLET

- 1. Ponce Inlet Pier
- 2. Ocean the Hatch Seafood
- 3. Off the Hook at Inlet Harbor
- 4. Hidden Treasure Rum Bar & Grill
- 5. Beachside Oceanfront Restaurant
- 6. Ponce Inlet Lighthouse & Museum

ORMOND-BY-THE-SEA

- 7. Oceanfront Grill & Tavern
- 8. Margarita Island Bar & Grill
- 9. Charlie Horse Restaurant
- 10. Little Italy's Ristorante
- 11. Kiptides Raw Bar & Grill
- 12. The Beach Market
- 13. Oceanview Beach Bar & Grill
- 14. Lagerheads Bar & Grill
- 15. Royal Poinciana Resort
- 16. Hilton Vacation Club - The Cove
- 17. Spark by Hilton Ormond Beach
- 18. Comfort Inn & Suites Oceanfront
- 19. Sonoma
- 20. PierHouse

DAYTONA BEACH SHORES

- 21. Crabby Joe's Back & Grill
- 22. Cracked Egg Diner
- 23. Residence Inn by Marriott Oceanfront
- 24. Hyatt Place Daytona Beach Oceanfront
- 25. Mike's Gallery
- 26. Miller's Restaurant
- 27. Palms House
- 28. Casablanca
- 29. Atlantic Shores Oceanfront Resort

DAYTONA BEACH — S. ATLANTIC AVE

- 30. Luma's Restaurant
- 31. The Shores Resort & Spa
- 32. Azure Oceanfront Kitchen & Bar
- 33. El Caribe Resort & Conference Ctr
- 34. Ocean Court Beachfront Hotel
- 35. Hard Rock Hotel Daytona Beach
- 36. Sonoma
- 37. Shell
- 38. Sonoma

LUXURY & PLANNED DEVELOPMENTS

- 1. Aston Martin Residences
- 2. Daytona Beach Shores - Luxury Oceanfront Condominiums
- 3. Tides Edge
- 4. Bailey By the Sea - Upscale Oceanfront Residences
- 5. Bailey By the Sea - Luxury Coastal Residential Community
- 6. Pearl Beach Club Hotel
- 7. Daytona Beach - Boutique Luxury Hotel Development



2016 S Atlantic Ave, Daytona Beach Shores, FL 32118

Demographics	1-Mile	3-Mile	5-Mile
Population	8,450	34,900	78,500
Households	4,620	17,950	37,800
Avg Household Income	\$67,500	\$62,300	\$60,000+
Median Age	58.4	57.1	56.8
Employee Population	5,800	24,700	53,000
Daytime Population	9,900	31,200	59,600
Housing Density	High	High	High
Tourism Impact	Significant	Strong	Major Regional Driver

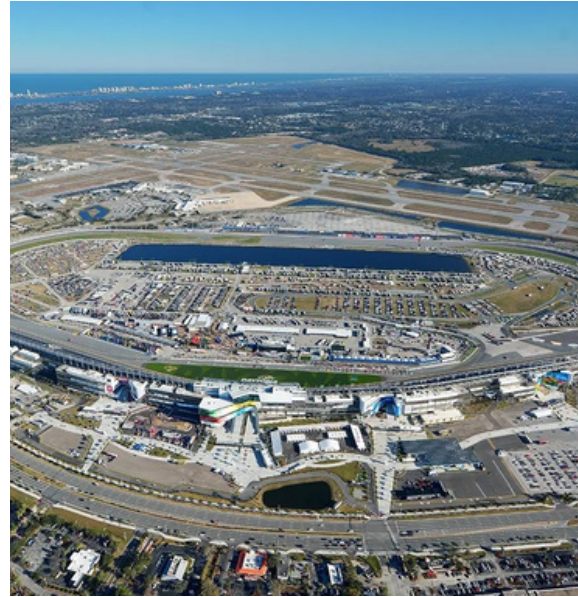


Radius Demographics



Nearby High-Density Residential Areas

- Oceanfront condominium towers throughout Daytona Beach Shores
- Beachside multifamily and short-term rental communities
- Luxury coastal redevelopment corridor along South Atlantic Avenue



Demand Drivers

- High vehicular traffic counts
- Strong employee population
- Mature and affluent residential demographics
- Year-round tourism demand
- Luxury redevelopment momentum
- Limited profitable beachfront commercial inventory

Universities & Education

- Embry-Riddle Aeronautical University
- Daytona State College
- Bethune-Cookman University

Major Retail & Entertainment

- ONE DAYTONA
- Volusia Mall
- Daytona International Speedway
- Daytona Beach Boardwalk
- Pictona PickelBall Club



COASTAL RETAIL/ COMMERCIAL PROPERTY

**2006 S ATLANTIC AVE
DAYTONA BEACH SHORES, FL 32118**

FOR MORE INFORMATION,
PLEASE CONTACT:

Christopher Roy

Broker

Roy & Co Makes Real Estate

386-212-0517

chris@royandcompany.com

Raquel Sotolongo

Realtor | SalesAssociate

Roy & Company

386.307.0577

raquel@royandcompany.com

