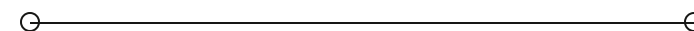


LEASE

Beachside Office/Retail Space for Lease

2560-2582 S ATLANTIC AVENUE

Daytona Beach Shores, FL 32118



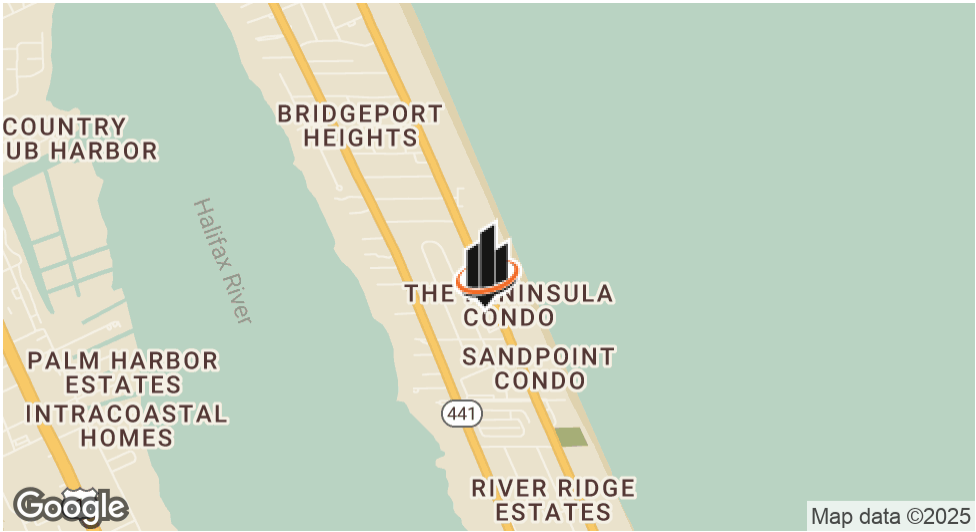
PRESENTED BY:

MICHAEL BAXTER

O: 386.999.1762

michael.baxter@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.00 SF/yr (NNN)
AVAILABLE SF:	2,525 SF

PROPERTY DESCRIPTION

Prime retail/office space with great visibility available on busy A1A in Daytona Beach Shores, FL.

Join Ace Hardware in this well maintained center with great signage and parking. 2,500 square feet available. \$16/SF NNN (\$4 NNN).

Excellent for office user such as salon, wellness spa, insurance agent, title company, or wealth manager. Retail also permitted.

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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ADVISOR BIO 1



MICHAEL BAXTER

Senior Advisor

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PROFESSIONAL BACKGROUND

Michael Baxter is a Senior Advisor focusing on income producing investment property in the Central and North Florida markets. Michael recently began his sixteenth year as a full-time commercial real estate advisor. He specializes in income property sales (office, retail, multi-family, and industrial). Michael is the Multi-Family Specialist at SVN Alliance in Ormond Beach, FL. He also handles office, retail, and warehouse leasing in Volusia and the surrounding counties and manages his personal apartment portfolio. Michael lives in the Daytona Beach area with his beautiful wife and their two children. Michael received a Bachelor of Arts in Government from Cornell University in Ithaca, NY where he was heavily involved in student government and the President of Delta Upsilon Fraternity. He is currently a candidate for the Certified Commercial Investment Member (CCIM) designation.

EDUCATION

Bachelor of Arts in Government-Cornell University, Ithaca NY (2009)

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