

South Atlantic Avenue Coastal Redevelopment Opportunity

2000–2016 S Atlantic Ave,
Daytona Beach Shores, FL 32118

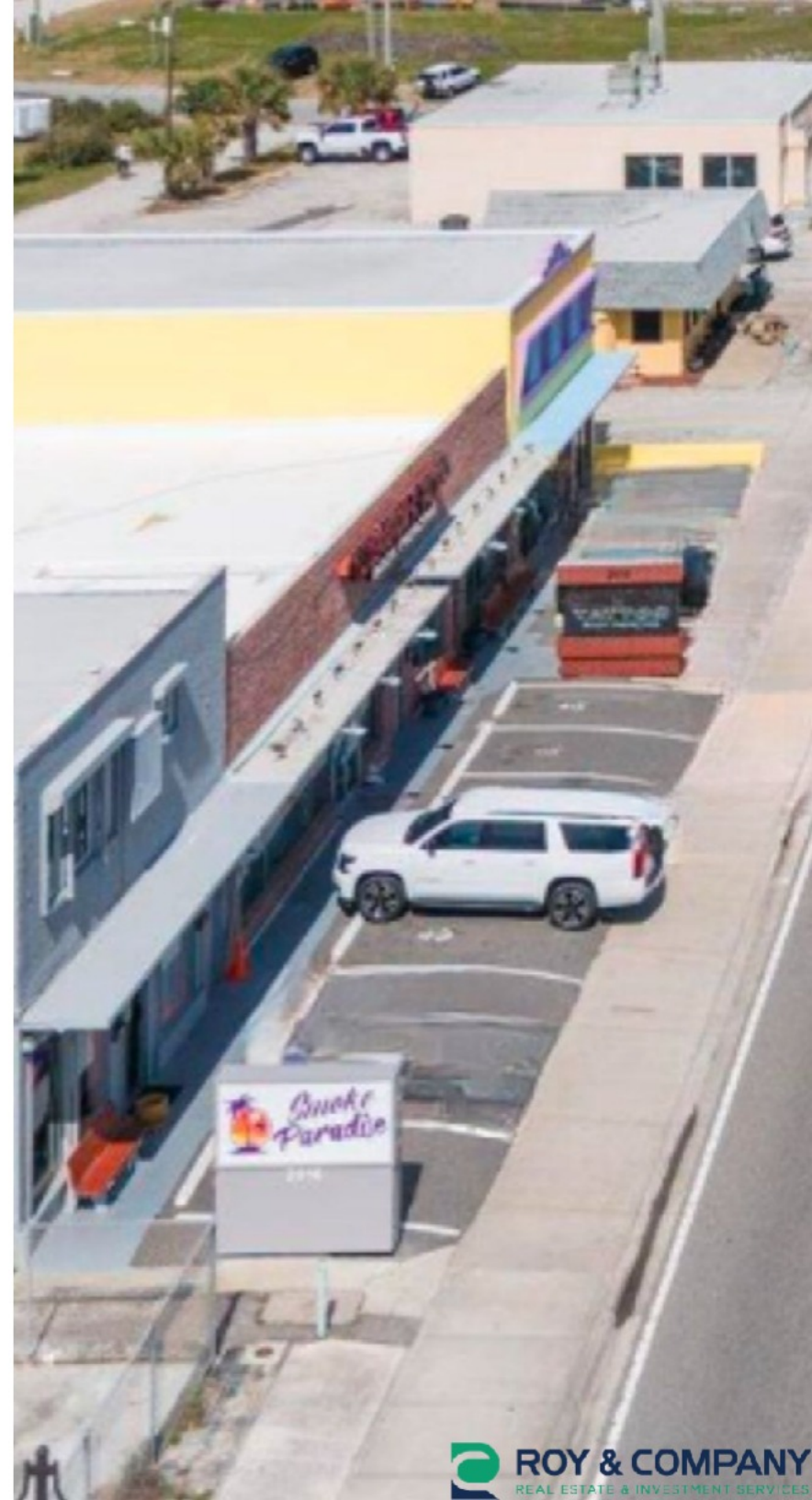
This offering assembles a strategic stretch of A1A frontage in Daytona Beach Shores, combining existing commercial use, income from the occupied 2016 mixed-use asset, and long-term redevelopment potential. Positioned along a 32,053-VPD beachfront corridor, the portfolio benefits from tourism demand, luxury development nearby, and flexible commercial zoning.

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PROPERTY DESCRIPTION & DETAILS

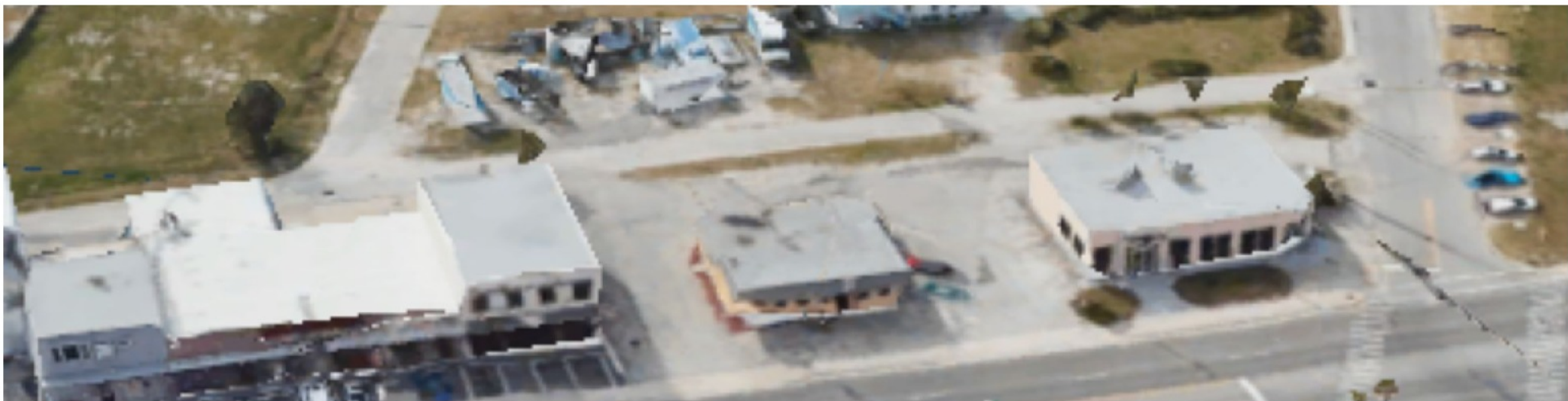
This AIA beachfront assemblage offers existing retail and mixed-use improvements with strong tourism visibility and 32,053 daily vehicles. Approximately 330 feet of frontage, approved parking elements, and interim mixed-use income at 2016 support adaptive reuse, hospitality positioning, or phased coastal redevelopment.

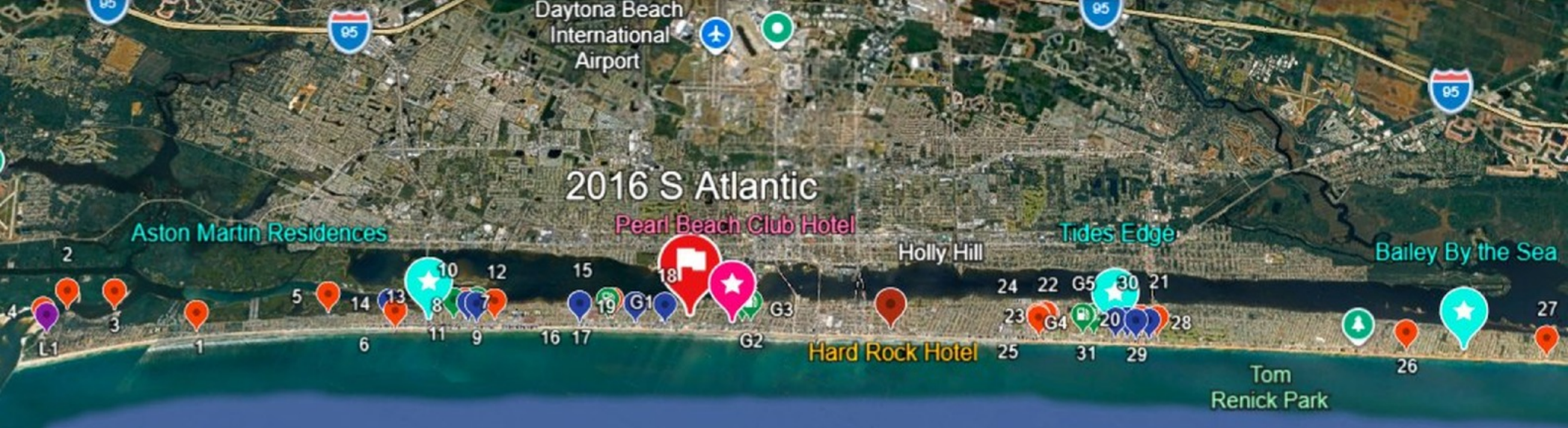
Address	2000–2016 S Atlantic Ave, Daytona Beach Shores, FL 32118
APN	531622000020; 531622000010; 531621000060; 531621000061; 531621000071
Building Size	Buisness Area Total: 15,295
Land Size	Land Sqft: 62,625 1.43 Acres
Year Built	1952–1978
Parking	28 on-site spaces plus 5 city beach spaces (per conceptual plan); approved parking configuration for 2000–2006
Construction Type	Concrete and masonry
Exterior Finishes	Painted storefront facades, masonry/stucco exterior walls, large display glazing
Stories	2016, 2008 : 2 story 2000,2006,2010–2012 single story
Building Lighting	Storefront illumination and street-facing exterior lighting



PROPERTY PHOTOS







LOCATION OVERVIEW

PONCE INLET · DAYTONA BEACH SHORES · DAYTONA BEACH · ORMOND-BY-THE-SEA

A1A Beachside Corridor — Dining, Landmarks & Development Directory

● Full-Service Dining

● Breakfast & Brunch

● Landmark & Attraction

★ Luxury Residential Development

★ Luxury Hotel Development

PONCE INLET

- 1 Racing's North Turn**
4511 S Atlantic Ave
- 2 Down the Hatch Seafood**
4894 Front St
- 3 Off the Hook at Inlet Harbor**
133 Inlet Harbor Rd
- 4 Hidden Treasure Rum Bar & Grill**
4940 S Peninsula Dr
- 5 Boondocks Oceanfront Restaurant**
3948 S Peninsula Dr
- L1 Ponce Inlet Lighthouse & Museum**
4931 S Peninsula Dr

DAYTONA BEACH SHORES

- 6 Crabby Joe's Deck & Grill**
3701 S Atlantic Ave
- 7 Cracked Egg Diner**
3280 S Atlantic Ave
- 10 Mike's Galley**
3162 S Atlantic Ave
- 11 Millie's Restaurant**
3218 S Atlantic Ave
- 12 Palma House**
3100 S Atlantic Ave
- 13 Casualbird**
109 Dunlawton Blvd

DAYTONA BEACH — S. ATLANTIC AVE

- 15 Luna's Restaurante**
2516 S Atlantic Ave
- 17 Azure Oceanfront Kitchen & Bar**
2637 S Atlantic Ave
- HR Hard Rock Hotel Daytona Beach**
Daytona Beach

ORMOND-BY-THE-SEA

- 20 Stonewood Grill & Tavern**
100 S Atlantic Ave
- 21 Margarita Island Bar & Grille**
24 Ocean Shore Blvd
- 22 Charlie Horse Restaurant**
810 S Atlantic Ave
- 23 Little Italy's Ristorante**
814 S Atlantic Ave
- 24 Riptides Raw Bar & Grill**
869 S Atlantic Ave
- 25 The Beach Bucket**
867 S Atlantic Ave
- 26 Oceanside Beach Bar & Grill**
1900 Ocean Shore Blvd
- 27 Lagerheads Bar & Grill**
2988 Ocean Shore Blvd

LUXURY & PLANNED DEVELOPMENTS

- ★ **Aston Martin Residences**
Daytona Beach Shores — Luxury Oceanfront Condominiums
- ★ **Tides Edge**
Ormond-by-the-Sea — Upscale Oceanfront Residences
- ★ **Bailey by the Sea**
Ormond Beach — Luxury Coastal Residential Community
- ★ **Pearl Beach Club Hotel**
Daytona Beach — Boutique Luxury Hotel Development
- ★ **Verona Oceanside**
Ormond-by-the-Sea — Upscale Oceanfront Residences

CITY, & STATE DETAILS

Positioned along Daytona Beach Shores' oceanfront AIA corridor, this assemblage offers rare scale with 330 feet of frontage across approximately 1.43 acres. Strong traffic counts, immediate hotel adjacency, and nearby luxury redevelopment catalysts support exceptional visibility, tenant demand, and long-term upside for hospitality, dining, and mixed-use concepts.



DEMOGRAPHICS



The trade area pairs scale with spending power, featuring 121,194 residents and 103,286 employees within five miles. Closer in, an older, comparatively affluent profile supports steady year-round demand for dining, wellness, service retail, medical-adjacent users, and coastal lifestyle concepts.

TOTAL POPULATION	MEDIAN AGE	MEDIAN HOUSEHOLD INCOME
166K	45	55.6K
RENTER TO HOMEOWNER	HOUSING OCCUPANCY	NUMBERS OF EMPLOYEES
1:1	4:1	144K
GDP	LARGEST EMPLOYERS	
\$22.9 billion (Volusia County, 2024)	AdventHealth Systems (7,198), Halifax Hospital System (4,811), Publix Supermarkets (4,007), Walmart (3,570), Amazon (3,500), Embry-Riddle Aeronautical University (1,992)	



SITE MAP

The assemblage provides a rare opportunity to reimagine an entire city block rather than redevelop individual parcels. Contiguous ownership enables efficient site planning, coordinated parking, enhanced circulation, and a unified architectural vision. Existing income-producing buildings also provide the opportunity for a phased redevelopment strategy, allowing portions of the property to continue generating revenue while future phases are planned, entitled, and constructed. This approach can help offset holding costs and provide greater flexibility throughout the development process.



TRANSPORTATION

A1A/South Atlantic Avenue corridor;
Votran public transit service; proximity
to Daytona Beach International Airport



EDUCATION

3 nearby universities: Bethune-
Cookman University, Daytona State
College, Embry-Riddle Aeronautical
University



ATTRACTIONS

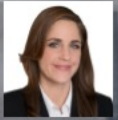
Daytona Beach Boardwalk, Main Street
Pier, Seabreeze entertainment district,
Daytona International Speedway,
Congo River Golf, Bamboo Beach,
Bethune Point Park, Volusia Mall,
Pictona PickelBall Club



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INVESTMENT CONTACTS



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