

# 2,049 SF DOWNTOWN DAYTONA BEACH OFFICE/ RETAIL FOR LEASE

123 MAGNOLIA AVE  
DAYTONA BEACH, FL 32114

Carl W. Lentz IV, MBA, CCIM  
Managing Director  
386.566.3726  
carl.lentz@svn.com



# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	2,049 SF
Available SF:	2,049 SF
Lot Size:	1 Acres
Year Built:	2006
Renovated:	2016
Zoning:	RDD-2 in the City of Daytona Beach
Market:	Daytona Beach
APN:	5339A9001230

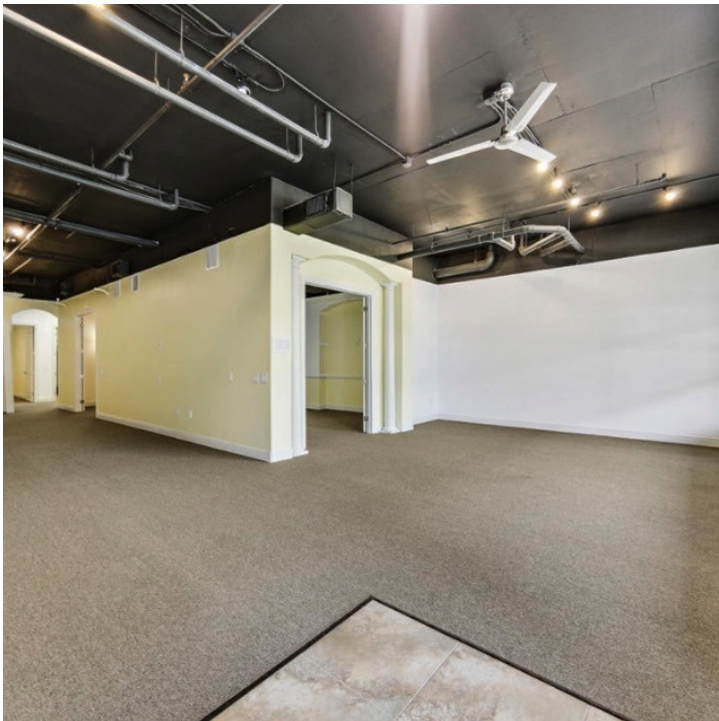
## PROPERTY HIGHLIGHTS

- 2,049 Square Feet Downtown Daytona Beach
- Commercial Condo Beneath the Wall Street Lofts
- Updated in 2017
- RDD-2 Zoning in the City of Daytona Beach
- Professional Office, Retail, Accounting, Salon-Numerous Possible Uses
- 12 Foot Ceilings
- 4 Private Rooms, 1 Restroom, Large Open Area
- Significant Growth and Redevelopment Downtown
- Purchase Option Available
- Pass Through Expenses @ \$4.30

# Exterior Photos

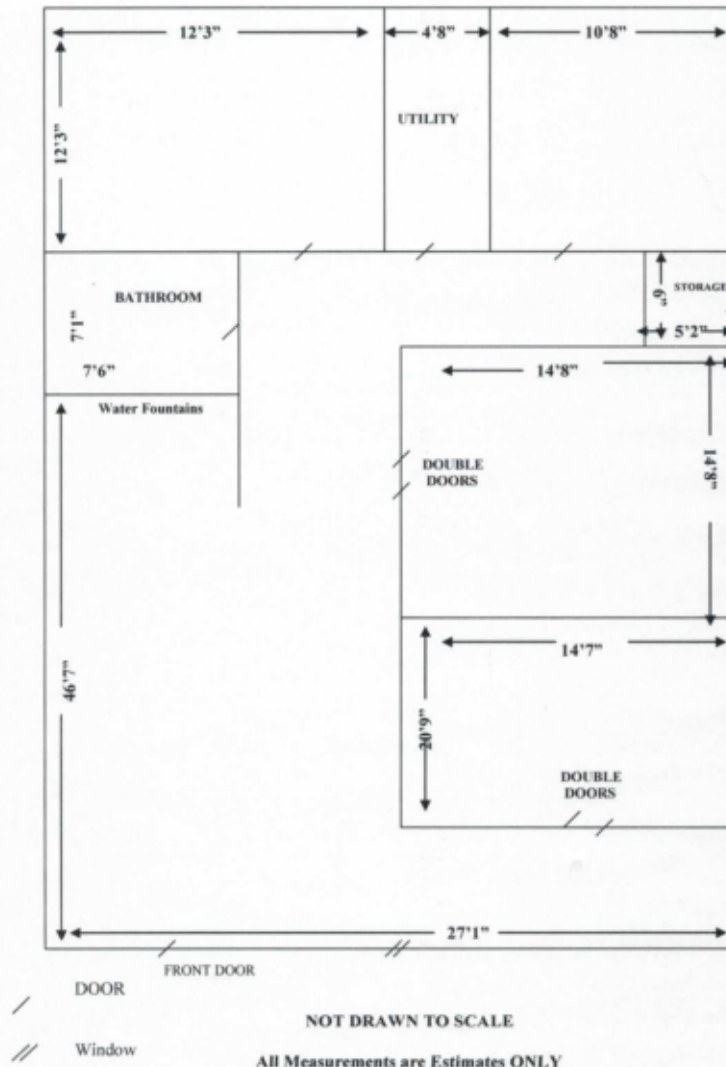


# Interior Photos

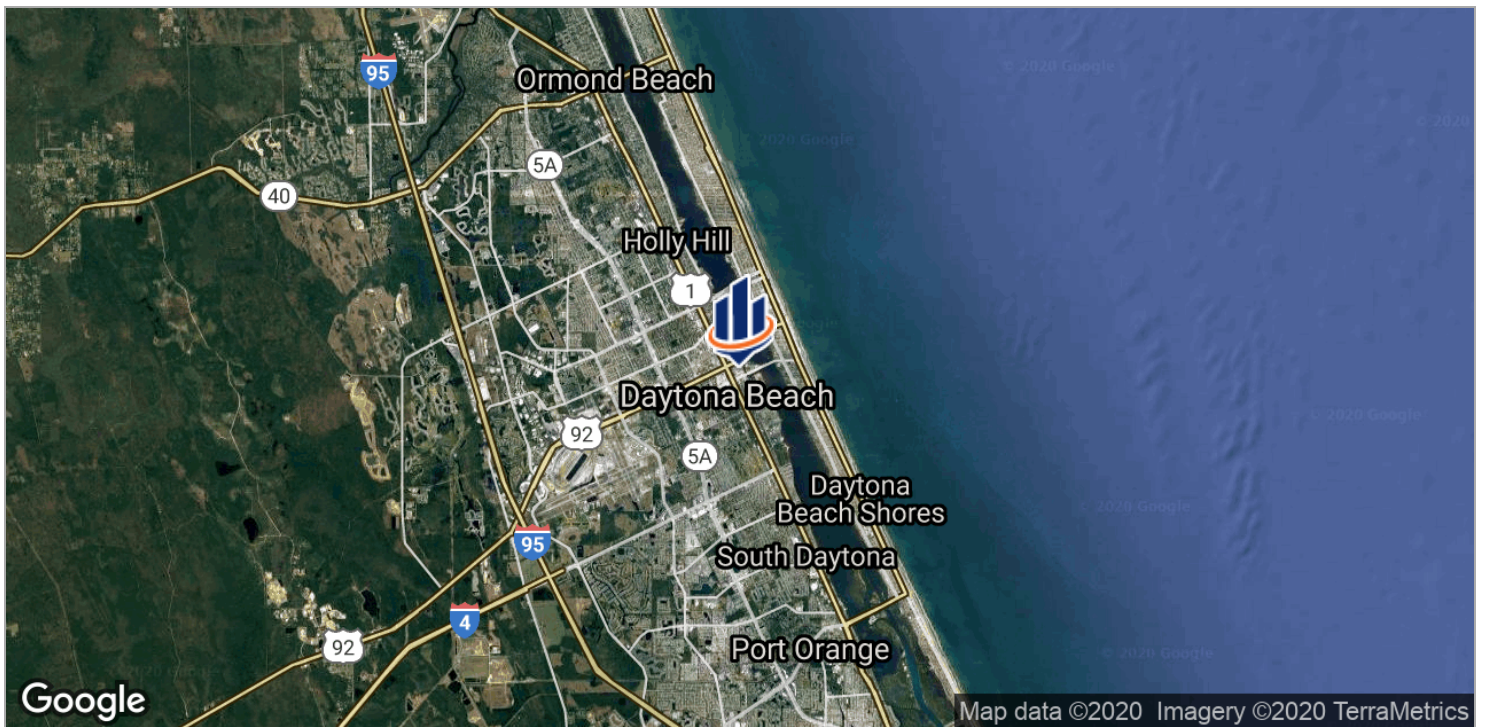
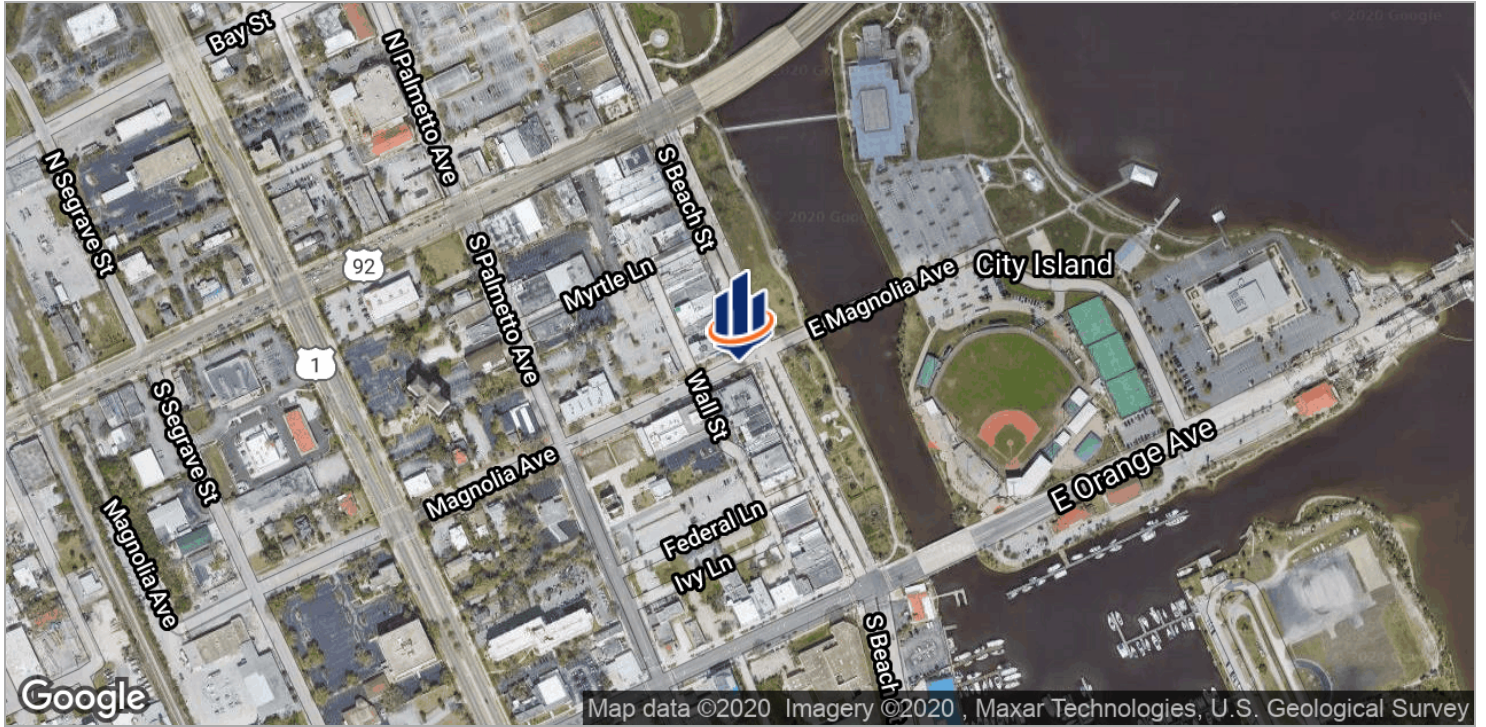


# Floor Plan

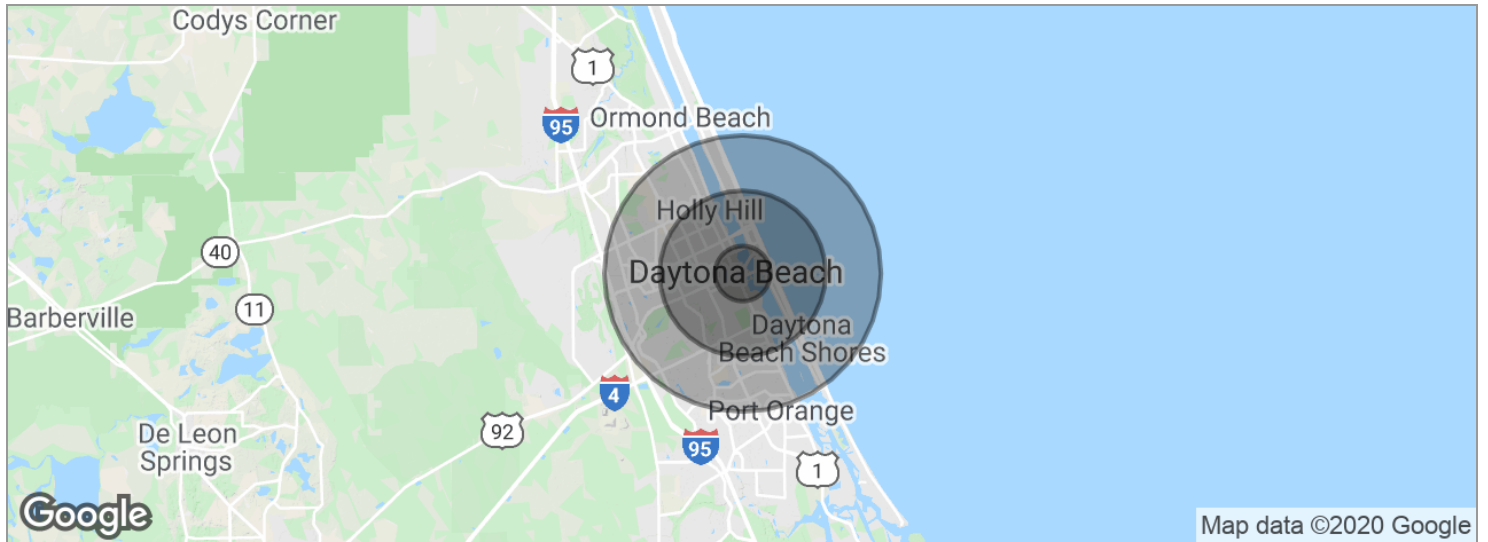
123 Magnolia  
Daytona Beach, Florida



# Location Maps



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	8,151	53,617	117,586
Median age	33.6	37.9	40.7
Median age (Male)	32.4	36.9	38.9
Median age (Female)	34.5	39.3	43.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,234	21,784	49,017
# of persons per HH	2.5	2.5	2.4
Average HH income	\$31,712	\$40,768	\$43,389
Average house value	\$268,945	\$177,696	\$192,513

\* Demographic data derived from 2010 US Census

# Advisor Bio



## 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 15 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

ICSC- International Council of Shopping Centers

CFCAR- Central Florida Commercial Association of Realtors