

# Owner/User Industrial

530 N Beach St, Daytona Beach, FL 32114

For Sale or For Lease  
Offering Memorandum



**MATTHEWS**™

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# Property Overview

530 N Beach St  
Daytona Beach, FL 32114



# Investment Highlights

## Property Highlights

- **Prime Infill Location:** Located just off Beach Street in Daytona Beach, this ±45,000 SF building on ±1.49 acres offers excellent access to I-95, U.S. 1, and the city's core industrial corridor. Its central infill position and limited surrounding supply make it a rare opportunity in one of Florida's fastest-growing coastal markets.
- **Recently Renovated:** The property features a new roof (installed with a 10-year warranty). The offices, restrooms, lighting, and electrical systems have all been upgraded, and the exterior has been freshly painted, enhancing both functionality and curb appeal.
- **Flexible Functionality:** The building can be divided into multiple units, with a minimum divisible area of approximately 20,000 SF. It includes four grade-level doors with capacity to add more, offering versatility for a wide range of users.
- **Prime Florida Investment:** Located in Florida, where there's no state income tax and real estate demand continues to climb. Investors are drawn to the state's booming economy, population growth, and limited industrial supply, making this a smart long-term hold.
- **Excellent Accessibility:** Situated minutes from I-95, U.S. 1, and Daytona Beach International Airport, the property provides efficient regional connectivity for logistics, service, and distribution users. Its strategic location offers convenient access to Central Florida's major markets and ports, further enhancing its long-term value.





Daytona Beach

Hilton



Daytona Boardwalk Amusements  
Park

Harbour View Condominiums  
±83 Units



Tommy's Recovery & Towing LLC



Walt's Transmission & Auto



Daytona Beach Mobile Mechanics

Alvin's Auto Repair



N Beach St



Subject Property



Central Manor Apartments  
±154 Units



Daytona Beach International Airport  
±4.7 Miles Away

±62,500 VPD  
 ±30,500 VPD

**530 N Beach St**  
Daytona Beach, FL 32114

**±45,000 SF**  
Approximate SF

**\$3,950,000**  
Sale Price

**\$87.78**  
Price/SF

**M-1**  
Zoning

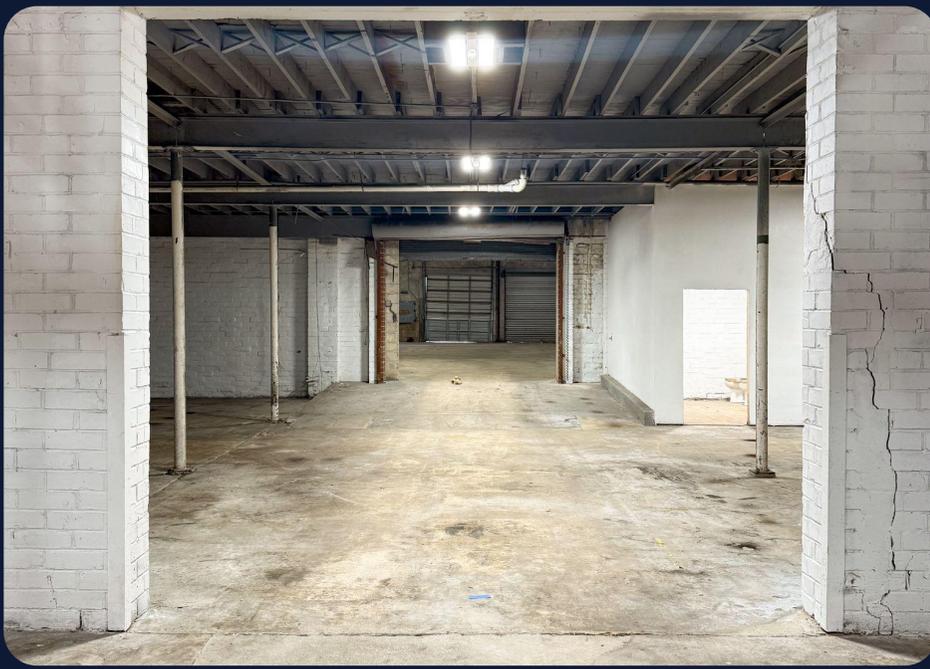
**Heavy 3-Phase**  
Power



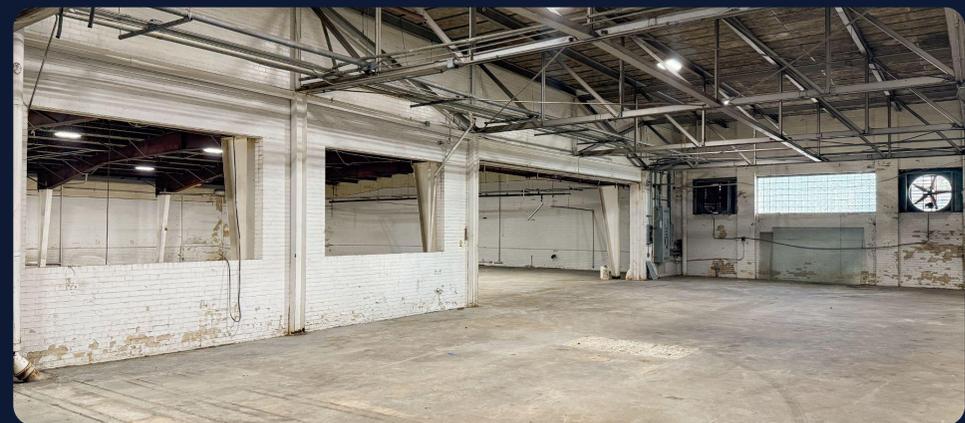
# Property Photos



# Interior Photos



# Interior Photos



# Financial Overview

530 N Beach St  
Daytona Beach, FL 32114



# Financial Summary

**\$3,950,000**

List Price

**\$87.78**

Price Per SF

**±45,000**

Approximate SF

**±1.49 AC**

Lot Size

## Property Summary

Approximate SF	±45,000 SF
Acreage	±1.49 AC
APN (Parcel #)	5338-30-00-0010
Lot Size	±64,904 SF
Coverage Ratio	69.33%
Office Size	±4,000 SF
Year Built/Effective	1956/1974
Zoning	M-1
Electrical	Heavy 3 Phase Power
Clear Heights	18'-23'
Construction	Masonry



# Financial Summary

## For Sale

Approximate SF	±45,000 SF
Acreage	±1.49 AC
Price	\$3,950,000
Price/SF	\$87.78
Price/SF of Land	\$60.86

## For Lease

Lease Type	NNN
Base Rent/SF	\$9.95
CAM/OPEX	±\$2.50



# Market Overview

**530 N Beach St**  
Daytona Beach, FL 32114



# Daytona Beach, FL

## Market Demographics



**86,015**  
Total Population

**\$50,130**  
Median HH Income

**33,105**  
# of Households

**46.4%**  
Homeownership Rate

**32,345**  
Employed Population

**25.7%**  
% Bachelor's Degree

**39.8**  
Median Age

**\$244,300**  
Median Property Value

### Local Market Overview

The subject industrial property at 530 N Beach St in the city of Daytona Beach, Florida, is situated in a coastal-metropolitan context that blends tourism, manufacturing, and logistics. With recent population growth outpacing previous decades and median household income rising steadily, the region offers a favorable backdrop for industrial investment. Residents benefit from Florida's lack of a state personal income tax and access to a growing workforce complemented by several local colleges and universities.

The surrounding region is anchored by transport infrastructure—including two major interstate highways and proximity to both seaport and airport facilities—which enhances the location's suitability for distribution, manufacturing, or light industrial uses. The lifestyle appeal of the area—coastal access, moderate cost of living, and workforce availability—supports tenancy attraction and retention. While competition exists in logistics and warehouse sectors statewide, the local area remains less saturated than many major inland logistics corridors, offering potential upside for value-oriented industrial users or investors.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	11,362	67,837	133,735
Current Year Estimate	11,389	67,107	129,446
2020 Census	9,829	62,189	116,912
Growth Current Year-Five-Year	-0.24%	1.09%	3.31%
Growth 2020-Current Year	15.87%	7.91%	10.72%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,630	29,077	60,498
Current Year Estimate	4,675	28,843	58,519
2020 Census	3,985	26,686	52,738
Growth Current Year-Five-Year	-0.96%	0.81%	3.38%
Growth 2020-Current Year	17.32%	8.08%	10.96%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$61,427	\$69,149	\$71,058

# Economic Drivers



The economy of Daytona Beach is undergoing a dynamic transformation that directly enhances its appeal for industrial real estate users and investors. Traditionally driven by tourism, the region is now diversifying into logistics, advanced manufacturing, and healthcare—anchored by significant infrastructure and workforce assets. Located at the strategic junction of Interstate 95 and Interstate 4, Daytona Beach offers direct north-south and east-west connectivity, placing it within one hour of the Orlando metro and providing access to major consumer and freight corridors throughout Florida and the Southeast. The city is also home to Daytona Beach International Airport, a designated foreign-trade zone that elevates its logistics and import-export capacity, especially for distribution and aerospace-related operations.

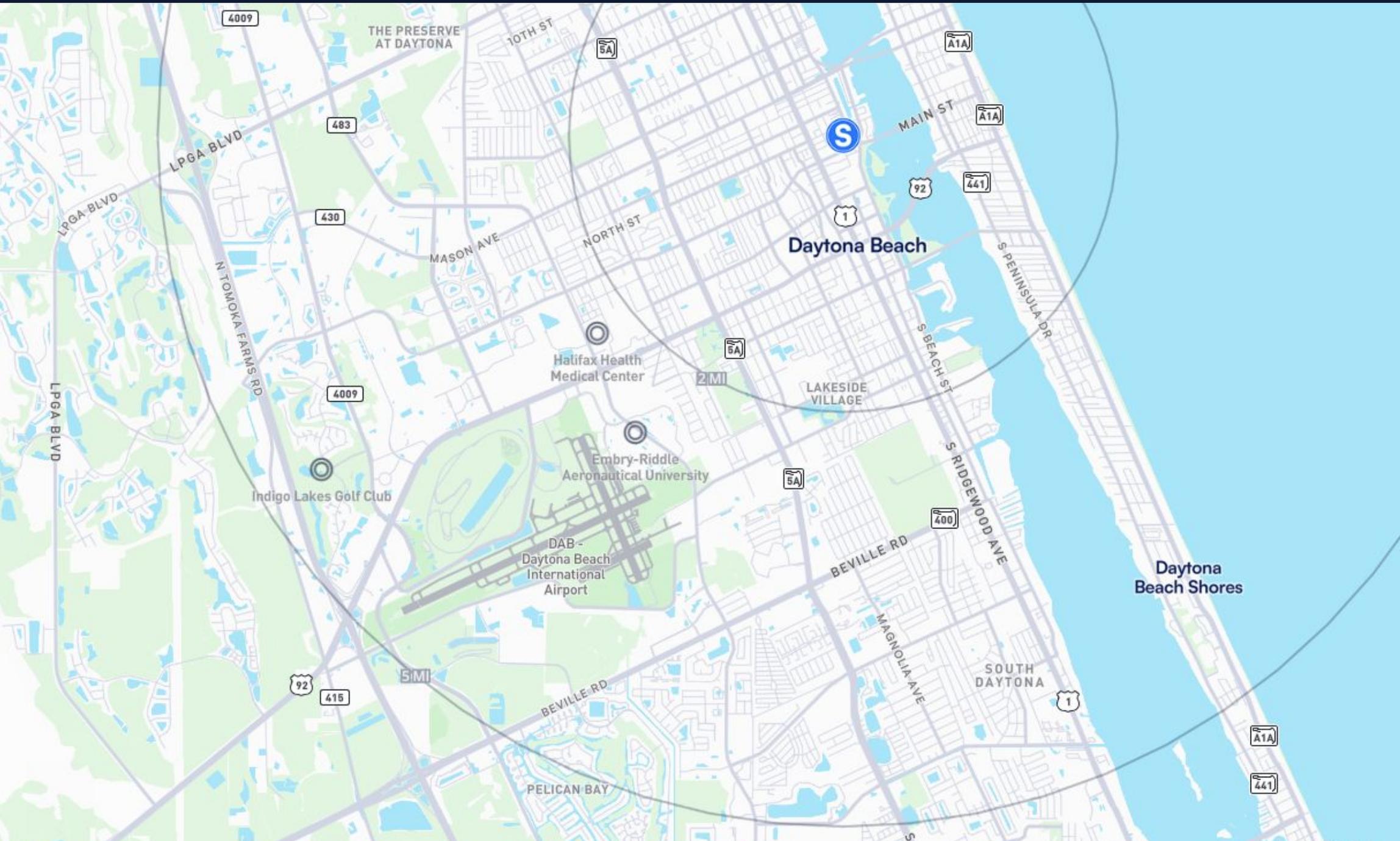
Rail lines operated by CSX and other freight carriers run through Volusia County, giving the region intermodal capabilities that further support industrial expansion. Major employers in the immediate area include Amazon Logistics, Halifax Health, AdventHealth, Embry-Riddle Aeronautical University, and Publix Super Markets—all of which drive steady demand for warehousing, fulfillment, and supply chain support services.

The presence of Embry-Riddle also contributes to a high-skill talent pipeline, particularly in aerospace and engineering, making the region attractive for advanced manufacturing operations.

Industrial development is actively being encouraged by the city through rezoning and entitlement initiatives. The 276-acre Florida Logistics Center, recently approved for up to 2.8 million square feet of distribution and warehouse space, underscores institutional confidence in the market's growth. Additionally, the region's competitive utility rates, labor availability, and lower real estate costs (compared to Orlando, Tampa, or Miami) provide meaningful advantages for cost-sensitive occupiers and value-driven investors.

In summary, Daytona Beach is transitioning into a stronghold for logistics and light industrial activity. Its connectivity, major employer base, planned industrial expansions, and business-friendly environment combine to create a compelling case for continued industrial real estate demand and long-term investment potential.

# Regional Map



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 530 N Beach St, Daytona Beach, FL, 32114 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

## APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Industrial OM Template](#)

**530 N Beach St**  
Daytona Beach, FL 32114

**±45,000 SF**

GLA

**1956**

Year Built

**±XX,XXX**

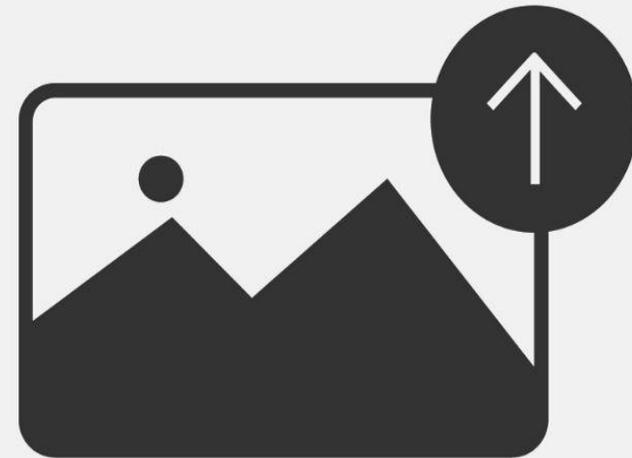
Vehicles Per Day

**\$0.00/SF**

Lease Rate

**\$0.00**

Price Per SF



**PENDING PHOTOS**

# Financial Summary

**\$3,950,000**

List Price

**00.00%**

Cap Rate

**00.00%**

Price Per SF

**0.00 AC**

Lot Size

## Property Summary

Address	530 N Beach St   Daytona Beach, FL 32114
RBA	±45,000 SF
Lot Size	±0.00 AC
Coverage	0.00%
Zoning	XX
Construction	XX
Year Built	1956
Dock Doors	00
Drive In Doors	00

## Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/PSF
Current	\$32,500.00	\$390,000.00	\$26.80
Options Year 1	\$32,500.00	\$390,000.00	\$26.80
Options Year 2	\$32,500.00	\$390,000.00	\$26.80
Options Year 3	\$32,500.00	\$390,000.00	\$26.80



# Investment Highlights

## Executive Summary

- **Downtown Daytona Beach Industrial/Distribution/Manufacturing Space**
- **Available SF: Approximately  $\pm 20,000$  -  $\pm 45,000$  RSF**
- **M-1 Zoning in the City of Daytona Beach**
- **New Roof - 10 Year Warranty**
- **Interior Improvements Ongoing - New Offices, Bathrooms, Lights, Electric**
- **Currently 4 Grade Level Doors - Room For More**
- **May Be Split Into Minimum of  $\pm 20,000$  SF**
- **Heavy 3-Phase Power on Site Ceiling Height Varies 18-23 Feet**
- **5 Bathrooms**

