

Brand new exterior improvements



# For lease

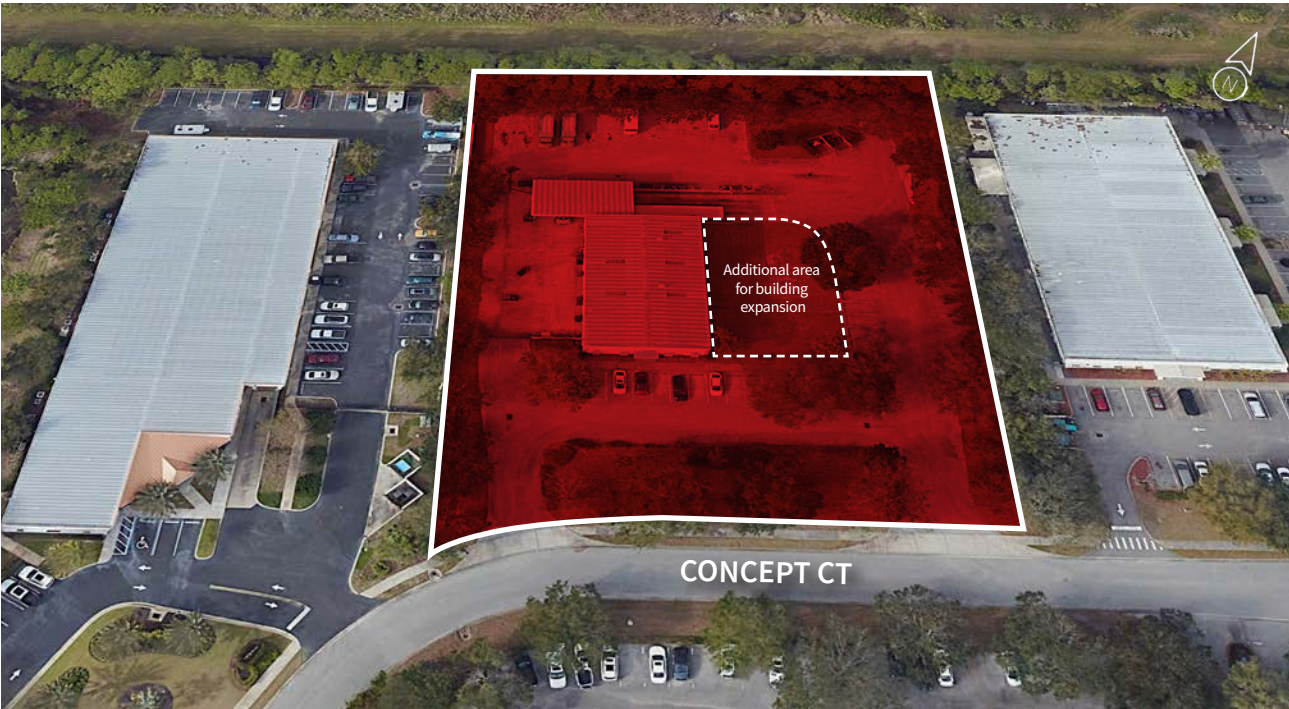
1804 Concept Court, Daytona Beach, FL 32114  
6,000 SF free-standing building on 2.03 acres



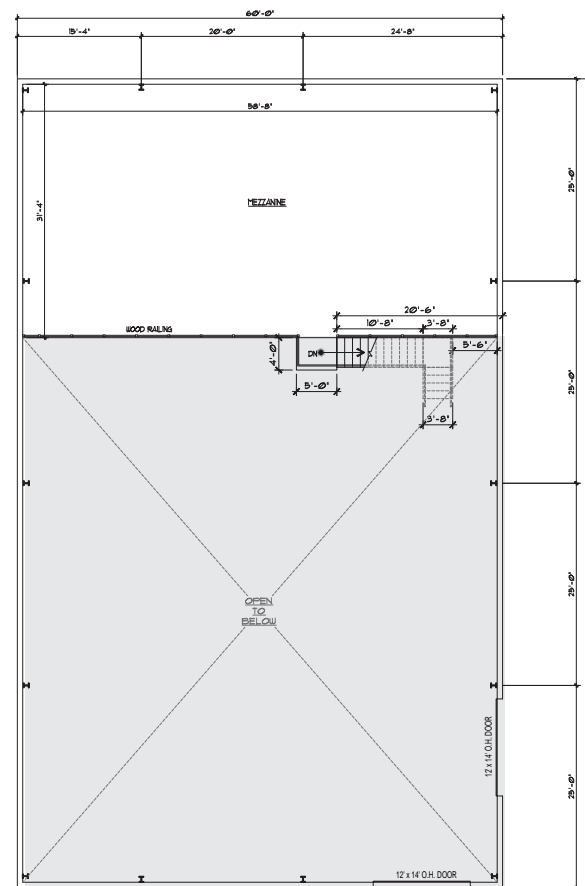
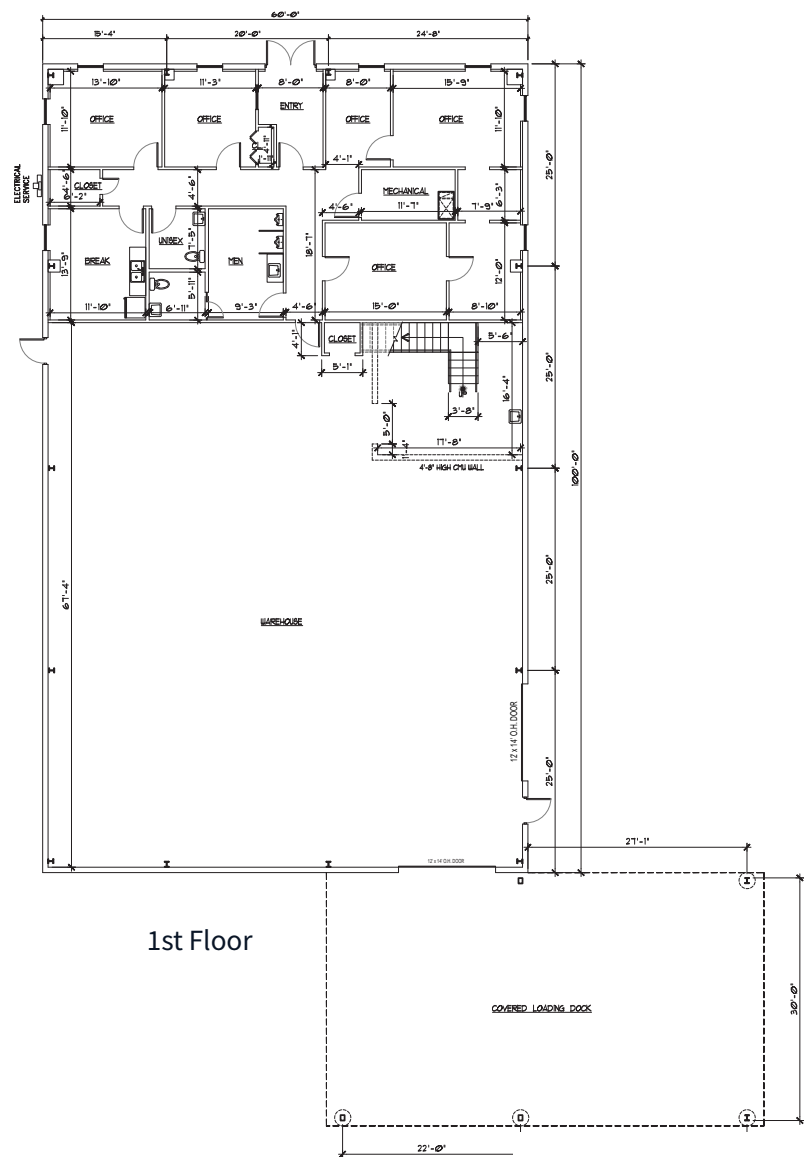
# Property details

## Property specifications

- 6,000± SF free-standing building
  - 1,800± SF of office
- 21’ - 24’ clear height
- Two 12’ x 14’ dock doors
- Two dock well positions with edge of docks in place
- 1,519± SF covered loading dock
- 1,838 SF mezzanine
- 5.44/1,000 SF parking ratio
- Built in 2000
- 2.03 acres
- Zoned M-4, City of Daytona Beach
- Outside storage allowed as an accessory use
- **Please call for pricing**

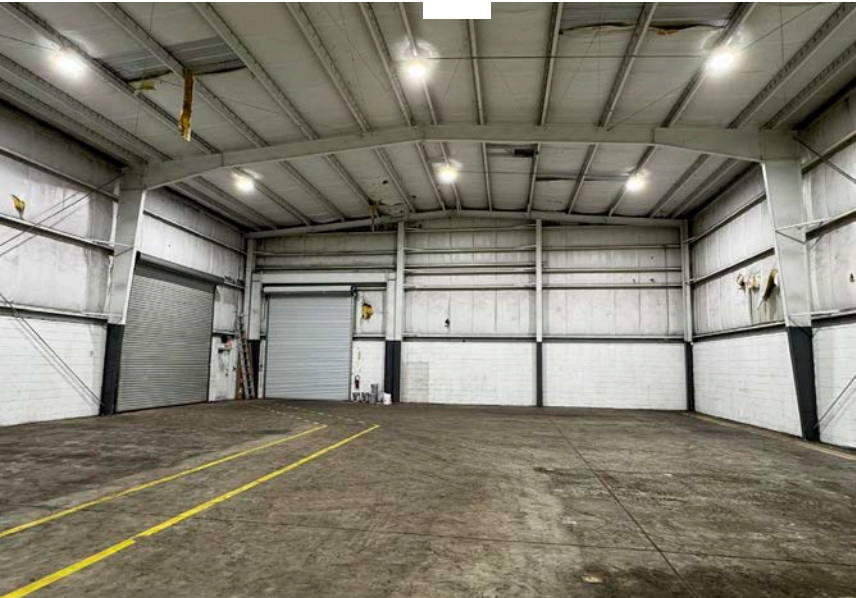


	30 minutes	60 minutes	120 minutes
Total population	371,637	1,792,725	7,351,912
Total households	165,798	739,147	2,889,232
Average HH income	\$91,798	\$105,460	\$101,575
Total businesses	17,216	85,608	280,349
Total employees	166,655	842,902	2,886,877



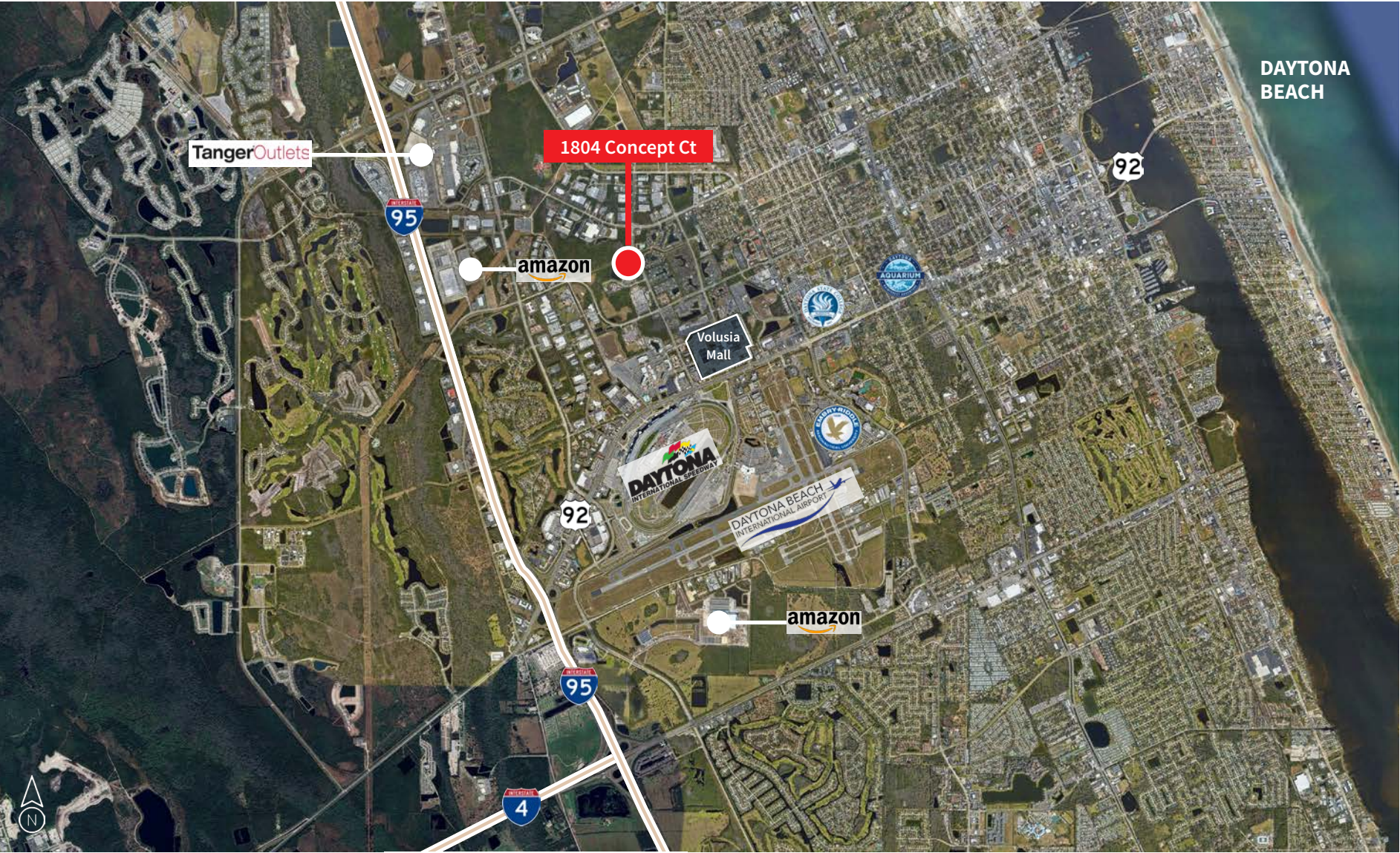


Property photos





Area amenities

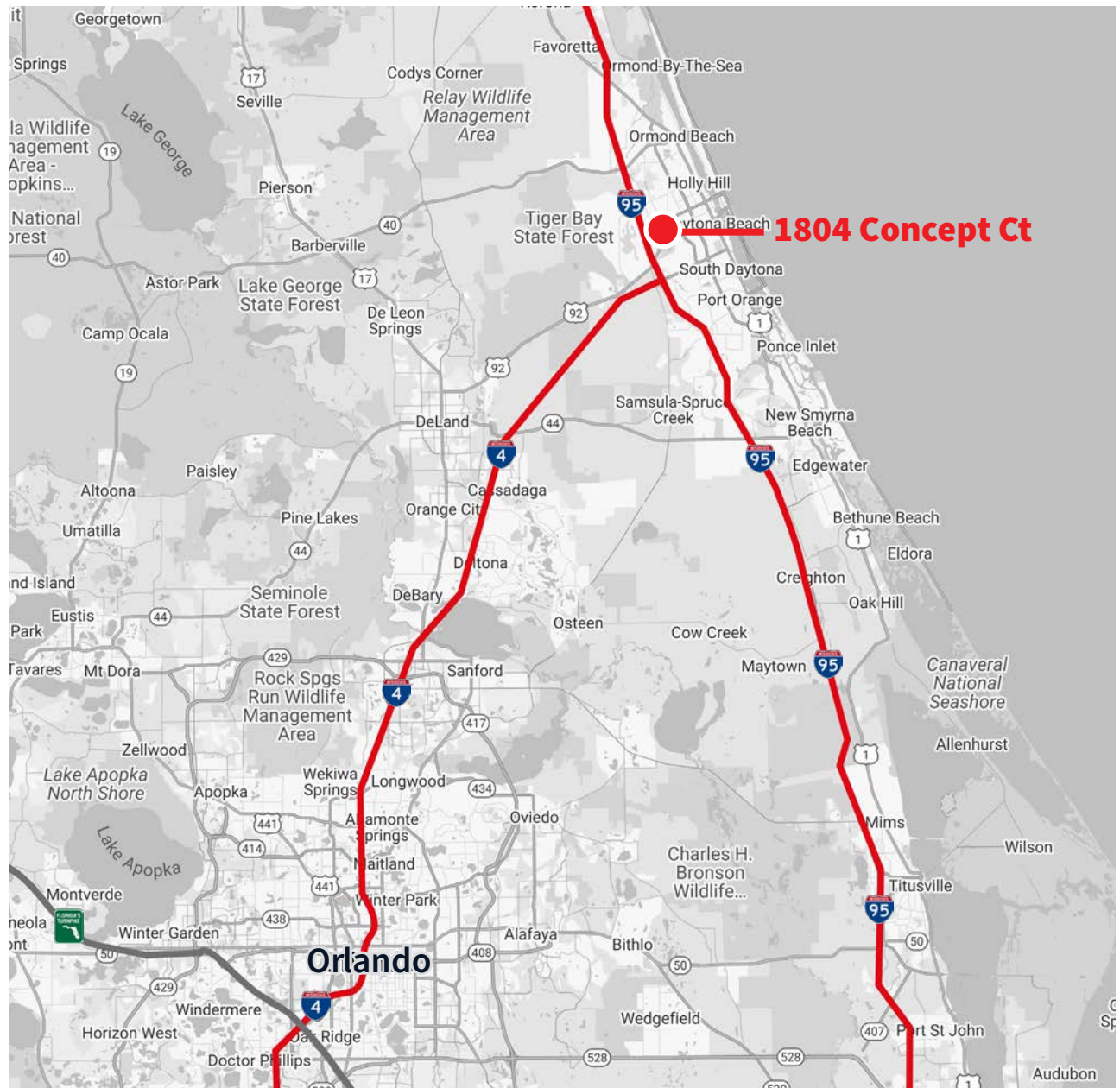


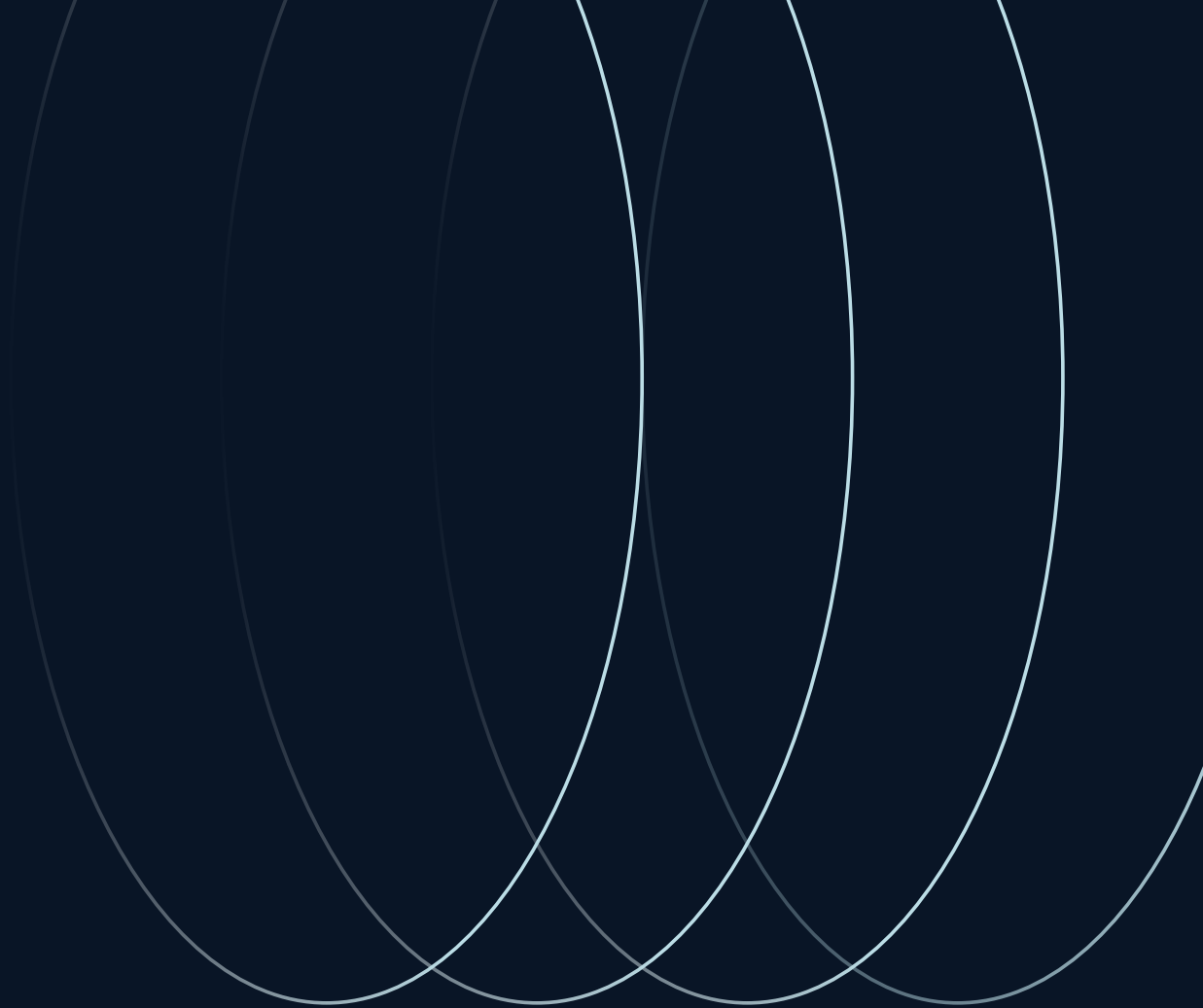


## Location

### Advantages

- Excellent access to Interstate 95, International Speedway Blvd (US 92), Williamson Blvd, Bill France Blvd, and Nova Rd
- Five minutes to Daytona International Speedway and Daytona Beach International Airport
- Less than 10 minutes to the I-95/I-4 interchange, Embry-Riddle Aeronautical University, Daytona State College, Tanger Outlets, Volusia Mall, and Daytona Aquarium & Rainforest Adventure
- In close proximity to numerous amenities including a variety of big box users, fast casual restaurants and tourist destinations
- Only 15 minutes to the “World’s Most Famous Beach” and over 200 hotels





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