

# 225 N ATLANTIC AVE

Daytona Beach, Florida 32118

FORMER BURGER KING | 3,052 SF AVAILABLE FOR LEASE



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## OVERVIEW

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**SIZE** 3,052 SF  
**PARKING** 20 SPACES

### ACCESS

Right-in/Right-out from  
N Atlantic Ave

### FRONTAGE

180' FT

### ZONING

RDB-5

### TRAFFIC COUNT

15,800 AADT (N Atlantic Ave)

### SIGNAGE

Monument

### NEIGHBORS

Ocean Walk Shoppes, Ocean Walk Hotel, Daytona Lagoon Water Park, Hilton Daytona Beach Oceanfront Resorts, Hard Rock Hotel, Ocean Center Convention Center, Hyde Park Prime Steakhouse, Joe's Crab Shack, Dunkin', Pizza Hut, Baskin Robbins, Cold Stone Creamery, Jimmy John's, IHOP

### HIGHLIGHTS

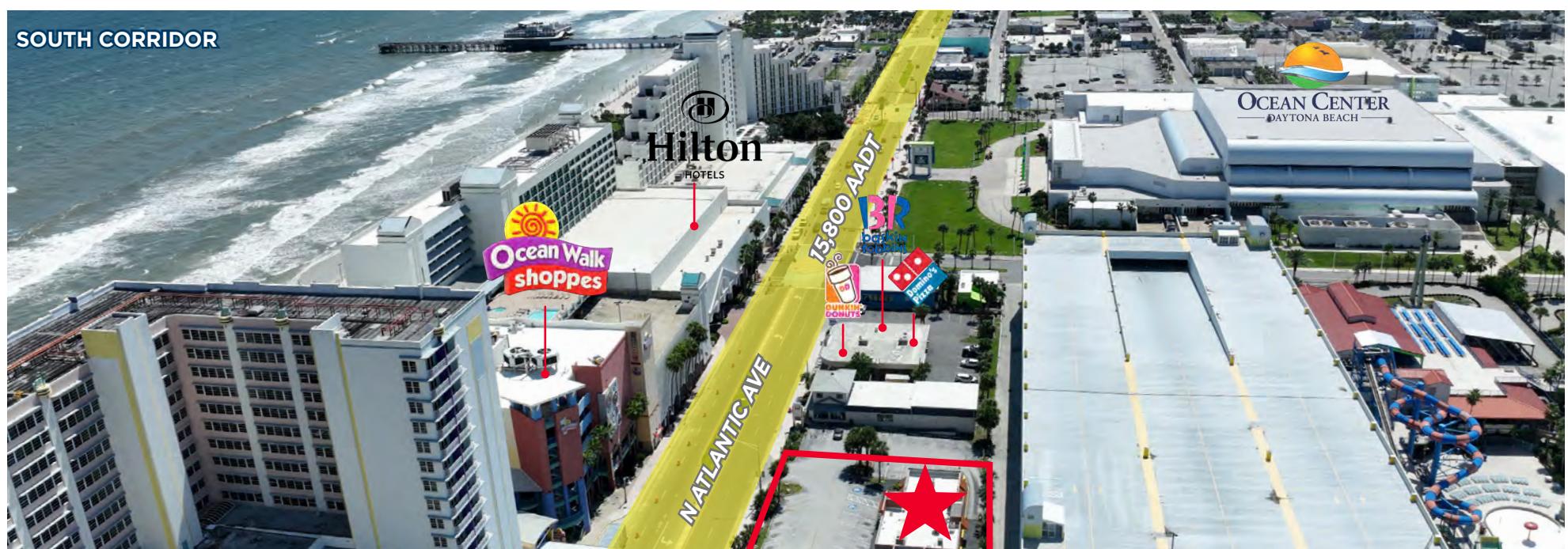
- Vacant Burger King is comprised of the only “grandfathered in” drive-thru with full wrap around access and parking on-site. Turnkey ready for a QSR tenant operation.
- 225 N Atlantic Avenue is strategically located in the heart of Daytona Beach. This site is located between the most prominent hotels in Daytona Beach with large exposure to tourists and beach goers alike.
- With consistent daily foot traffic and over 15,000 cars passing by daily, 225 N Atlantic Ave is positioned to attract customers from the Ocean Center Convention Center and nearby hotels.
- Atlantic Avenue is the main North - South thoroughfare for Daytona Beach. With great nearby co-tenants that include Jimmy John's, Dick's Last Resort, Bubba Gump, Cold Stone, Domino's and IHOP.
- Other nearby market drivers include Ocean Walk Hotel, Ocean Walk Shoppes, Hilton Daytona, Ocean Center Convention Center, Regency Daytona and the Daytona Boardwalk.



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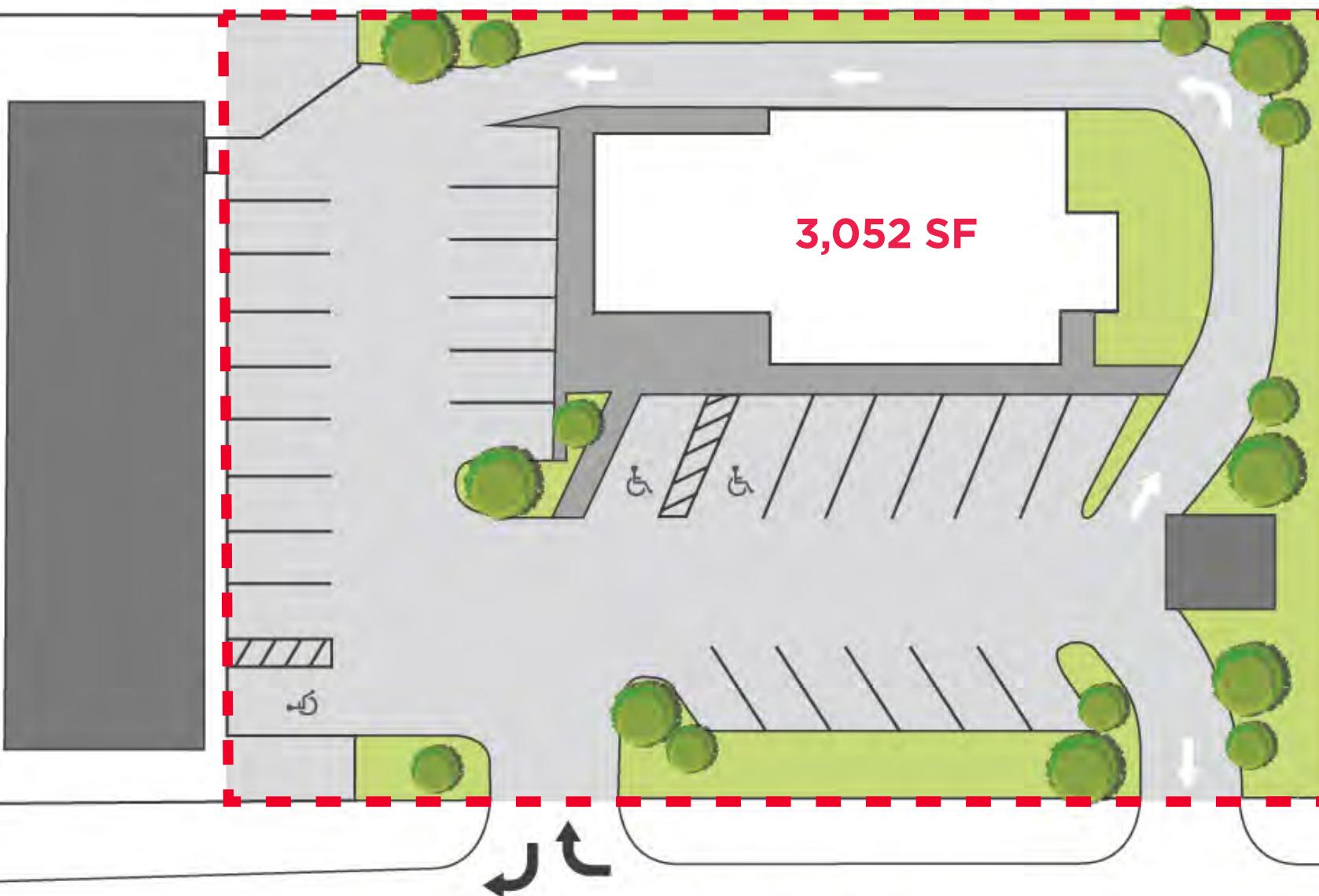


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## SITE PLAN

FORMER BURGER KING | 3,052 SF AVAILABLE FOR LEASE  
N Coates Street



N Atlantic Avenue

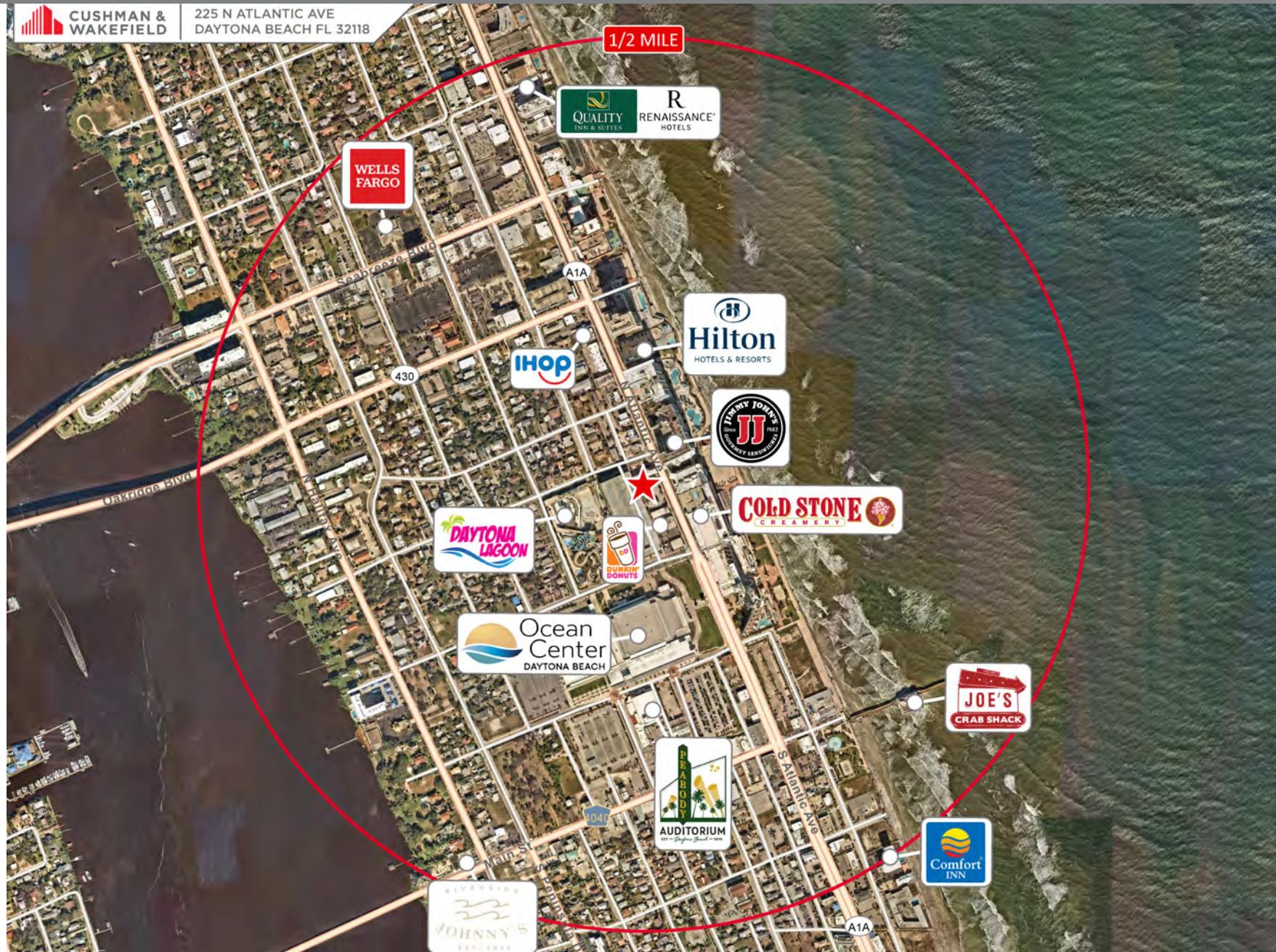
RENDERING NOT TO SCALE

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## NEIGHBORHOOD MAP

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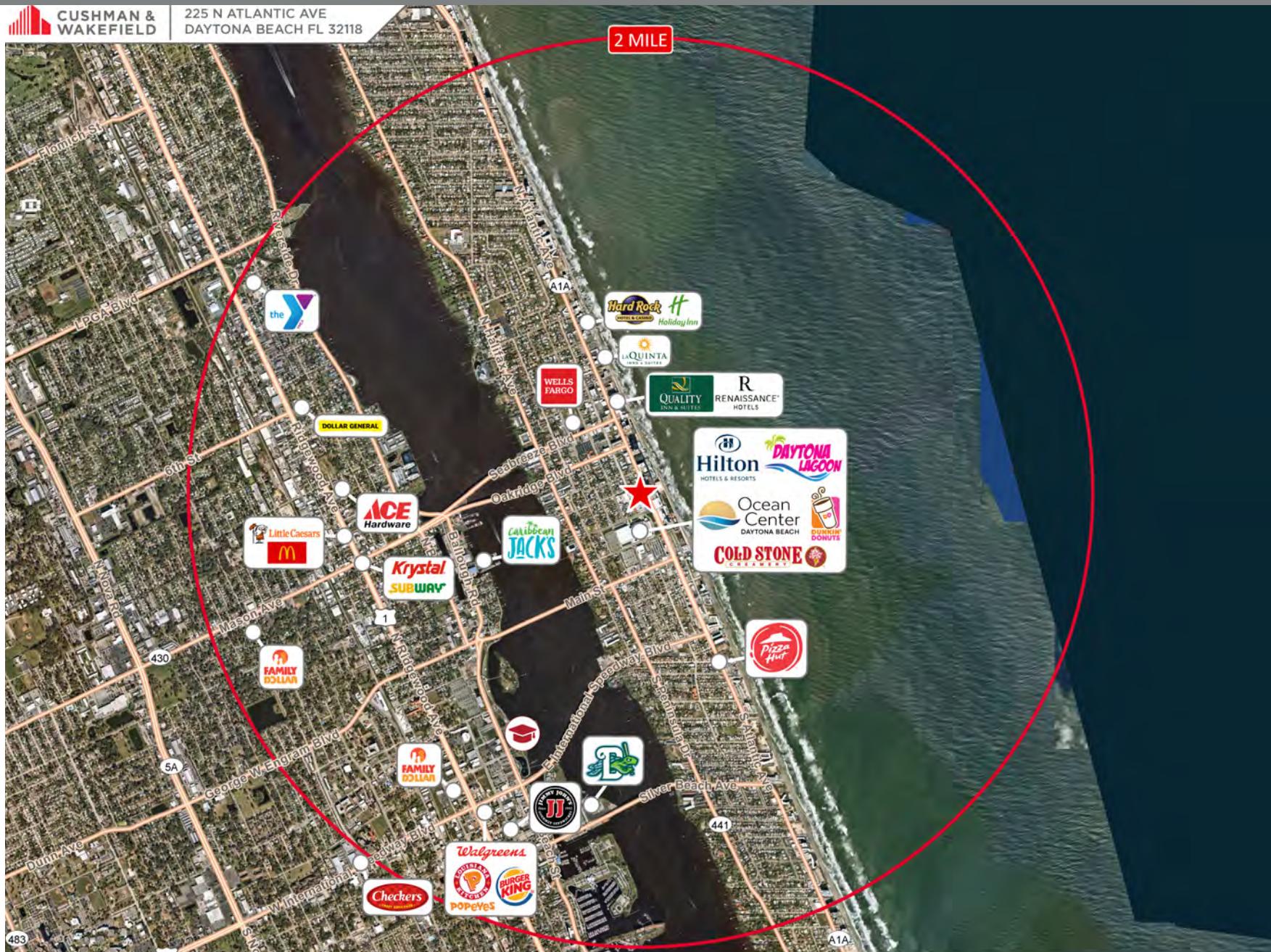


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## DEMOGRAPHICS

### POPULATION



1 MI	5,826
3 MI	50,813
5 MI	115,00

### HOUSEHOLDS



1 MI	3,173
3 MI	22,868
5 MI	50,989

### HOUSEHOLD INCOME



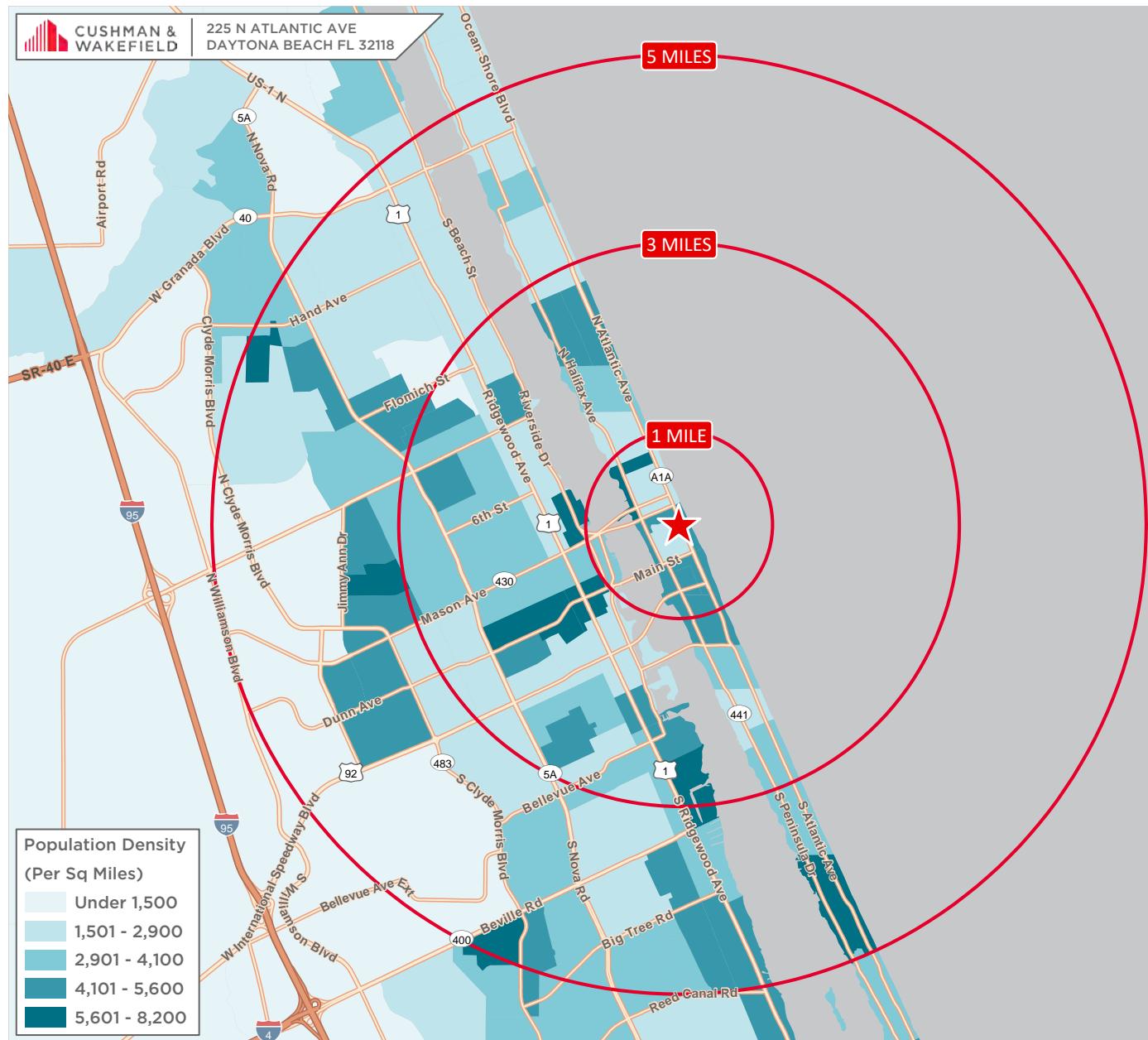
1 MI	\$46,731
3 MI	\$54,748
5 MI	\$56,791

### NO. OF BUSINESSES



1 MI	666
3 MI	3,572
5 MI	8,630

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