



# 325 N Williamson Boulevard

Daytona Beach, FL 32114

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# Property Information

Section 1

**Kayla Williams**

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### Property Highlights

- Move-In Ready | 2,142 SF professionally built-out office suite with a functional layout designed for immediate occupancy.
- Flexible Floor Plan | Features reception area, four private offices, executive office with private restroom, conference room, open workspace, and break room with kitchenette.
- Professional Image | Monument signage and an inviting reception area create a strong first impression for clients and visitors.
- Prime Daytona Beach Location | Convenient access to I-95, International Speedway Boulevard, and major business corridors.
- Ideal for Professional Users | Well-suited for attorneys, CPAs, insurance agencies, financial advisors, consultants, contractors, medical administrative offices, and other business service providers.
- Efficient Workspace | Flexible open area easily accommodates collaborative workstations, support staff, or bullpen configurations.

### Offering Summary

Lease Rate:	\$21 SF/yr Mod-Gross
Number of Units:	1
Available SF:	2,142 SF
Lot Size:	2.08 Acres
Building Size:	2,142 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	86	365	1,349
Total Population	192	821	3,163
Average HH Income	\$52,939	\$53,098	\$60,651



### Property Description

Turnkey professional office suite offering 2,142 SF in a highly accessible Daytona Beach location with convenient access to I-95, International Speedway Boulevard, and major thoroughfares. The functional layout features a welcoming reception area, four private offices—including a spacious executive office with a private restroom—a dedicated conference room, open collaborative workspace, and a break room with kitchenette. Flexible floor plan accommodates a variety of professional users including attorneys, accountants, insurance agencies, financial advisors, consultants, contractors, medical administrative offices, and other business service providers. Monument signage provides excellent visibility and branding opportunities. Move-in ready with a professional build-out designed to support immediate occupancy and business growth. Excellent opportunity to establish or expand your business in a central location with strong accessibility for clients and employees alike.

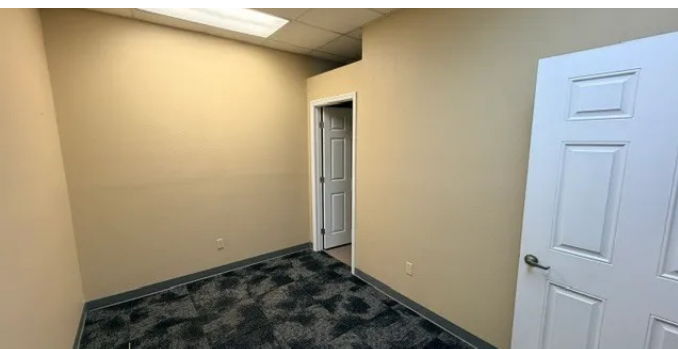
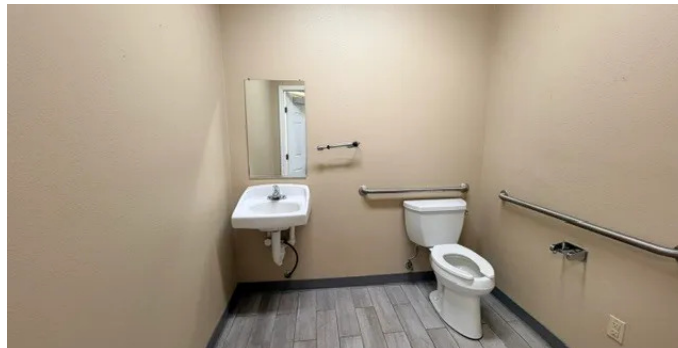
### Location Description

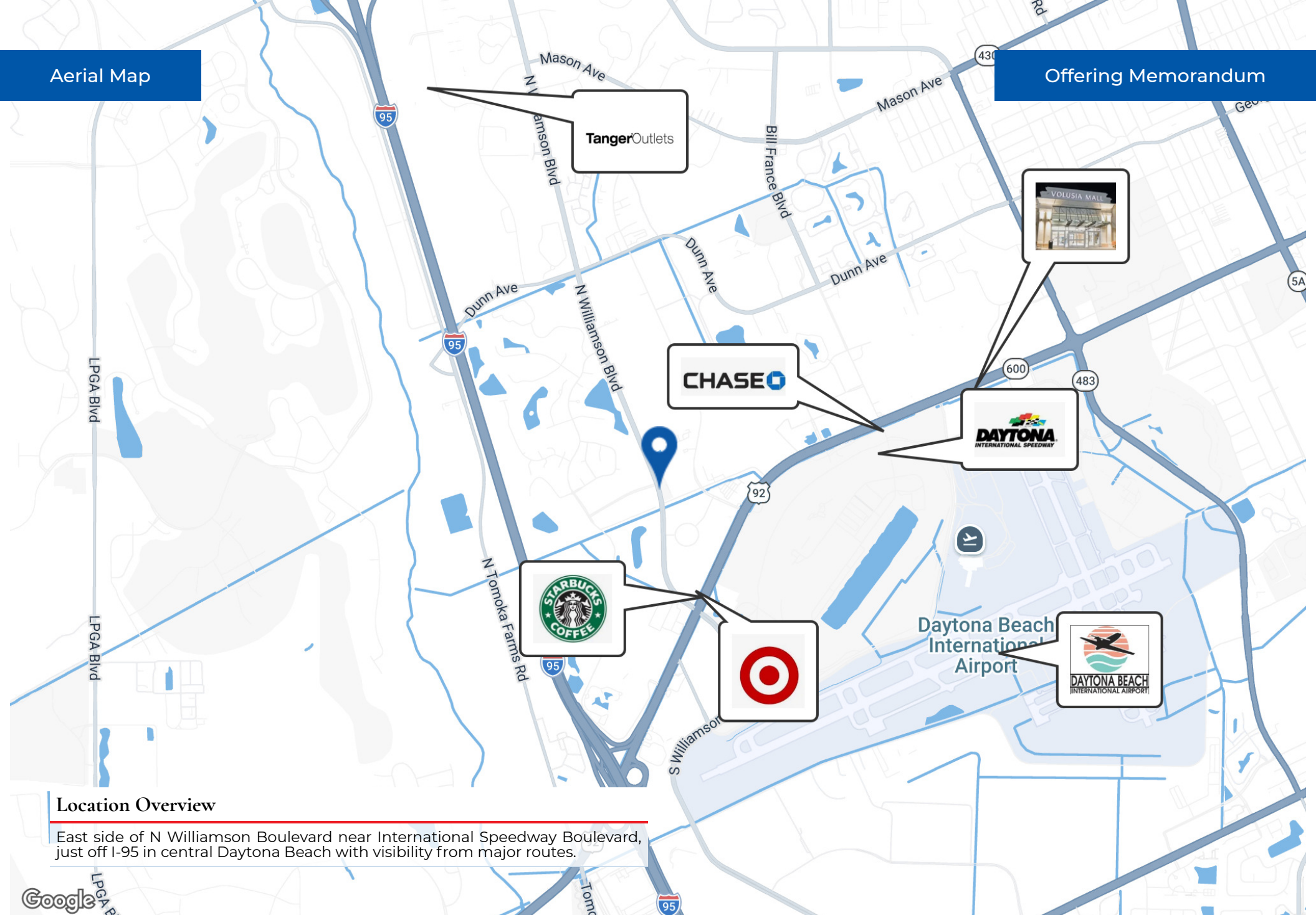
East side of N Williamson Boulevard near International Speedway Boulevard, just off I-95 in central Daytona Beach with visibility from major routes.

Additional Photos



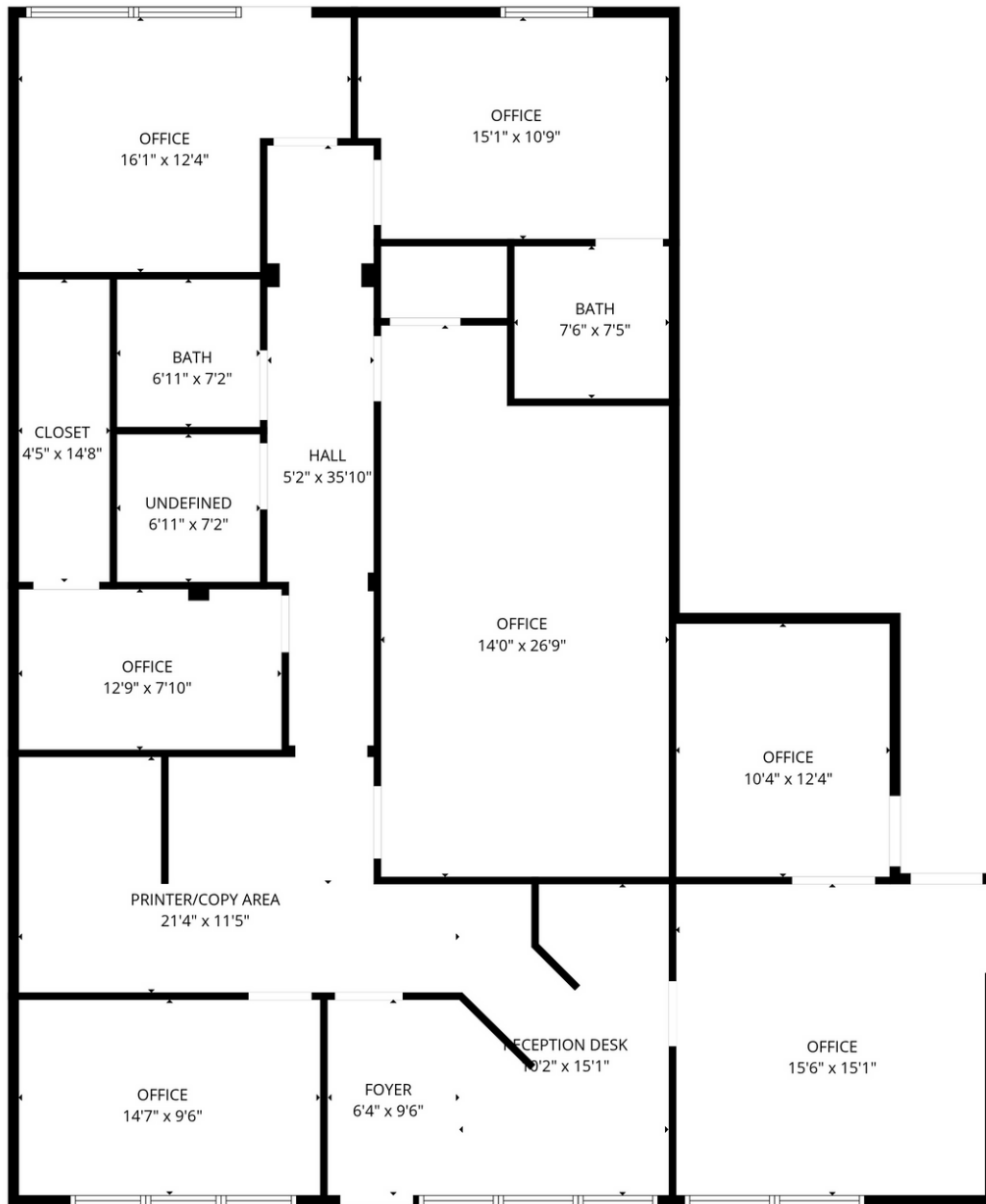
Offering Memorandum





Location Overview

East side of N Williamson Boulevard near International Speedway Boulevard, just off I-95 in central Daytona Beach with visibility from major routes.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

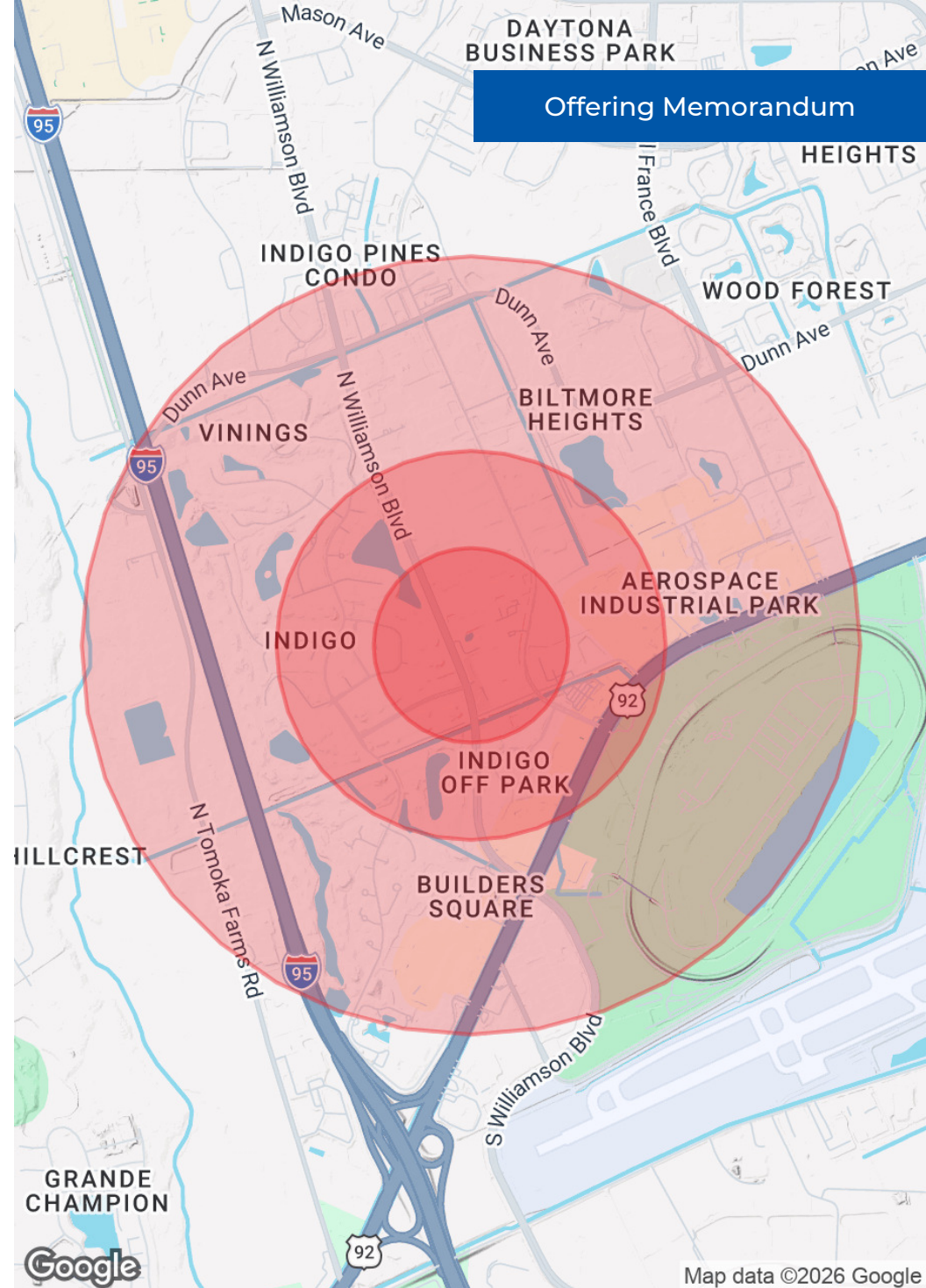
## Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	192	821	3,163
Average Age	32.4	31.2	30.2
Average Age (Male)	29.9	29.2	28.4
Average Age (Female)	34.1	32.3	31.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	86	365	1,349
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$52,939	\$53,098	\$60,651
Average House Value	\$298,061	\$275,209	\$296,515

2023 American Community Survey (ACS)

## Offering Memorandum





### Kayla Williams

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## Professional Background

Kayla Williams is an award-winning commercial real estate broker with over \$50 million in career sales, specializing in commercial leasing, investment sales, acquisitions, and land development throughout Florida. A LoopNet Power Broker, Top Gun Award recipient, and Executive Pro Club member, Kayla is known for delivering results and maximizing value for landlords, tenants, business owners, and investors.

While based in Volusia County, she has successfully closed transactions across Orlando, Jacksonville, Miami, Sarasota, and throughout Central Florida.

Partnering with Ron Frederick, who brings more than 25 years of commercial development expertise, clients benefit from a complete real estate solution—from leasing and sales to zoning, site planning, and development strategy.

Whether you're leasing, buying, selling, or developing, Kayla and Ron provide the experience, market knowledge, and negotiating power to get the deal done.

Specialties: Commercial Leasing • Investment Sales • Landlord & Tenant Representation • Acquisitions • Land Sales & Development

Core Asset Classes: Retail, Office, Industrial Flex Space, and Commercial Land

Territory: Volusia County, Central Florida, and Statewide (Orlando, Jacksonville, Miami, Sarasota)

Credentials: LoopNet Power Broker Award Winner | Top Gun Award Winner | Executive Pro Club | \$50M+ Closed

## Memberships

Ormond Beach Chamber of Commerce, NAR, Women's Council of Realtors, Daytona Beach Board Of Realtors

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