

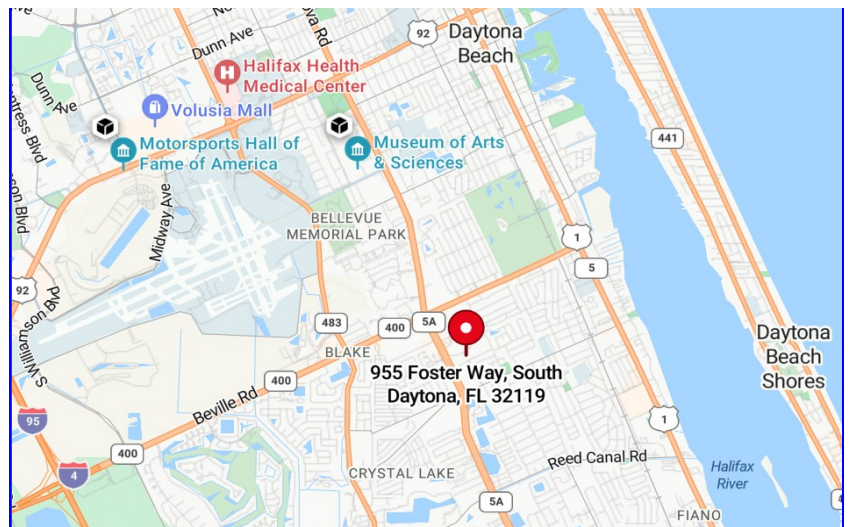
Prime Fully Leased Mixed-Use Investment High-Performing 7% Cap Asset

955 Foster Way, South Daytona, FL 32119 Building 3



PROPERTY SPECIFICATIONS

Sale Price:	\$3,450,000.00
Price PSF:	\$137.48
Cap Rate:	6.5%
Parcel ID:	534112000030
Property Taxes:	\$27,575.83
Building Size:	25,094 SF
Condo Fees:	\$ 8,750 Quarterly
Total Rent:	\$392,377.68
Net Income:	\$241,899.61
Zoning:	PCD
Tenants:	6



REMARKS

Located at 955 Foster Way, Building 3 within Landmark Business Park, this free-standing 25,000+ SF mixed-use facility is fully leased to six diverse tenants, including local, national, and global businesses. While it is part of a four-building condominium, only this building is included in the sale. The current ownership has made significant improvements, enhancing the property's appeal and ensuring strong tenant retention. Positioned just minutes from the new I-4 and I-95 intersection, the area is experiencing rapid growth with thousands of new multifamily units, single-family homes, and expanding retail/commercial developments. With rental rates poised for market adjustments, this 100% occupied investment property presents a prime opportunity with strong income potential.



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PHOTOS



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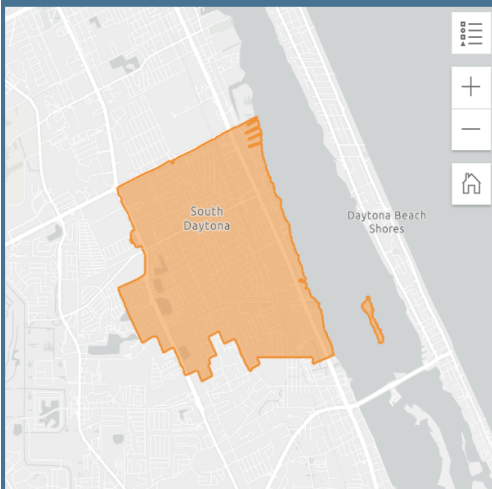
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DEMOGRAPHICS

DEMOGRAPHIC PROFILE

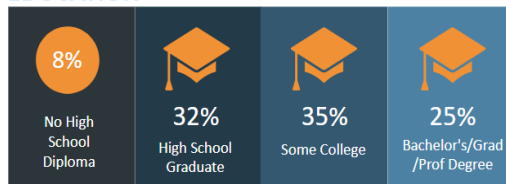
South Daytona City, FL

Geography: Place

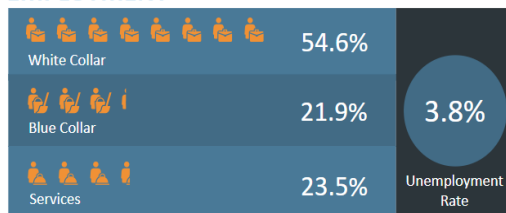


This infographic contains data provided by Esri.
The vintage of the data is 2024, 2029
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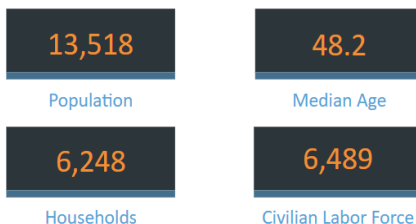
EDUCATION



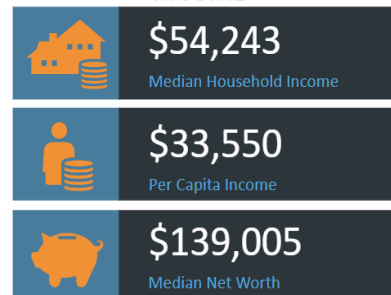
EMPLOYMENT



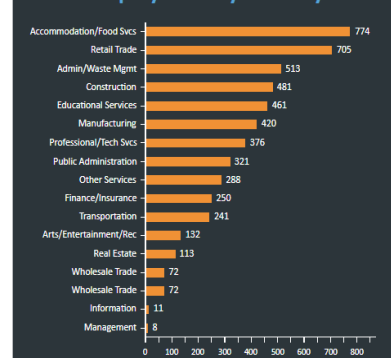
KEY FACTS



INCOME



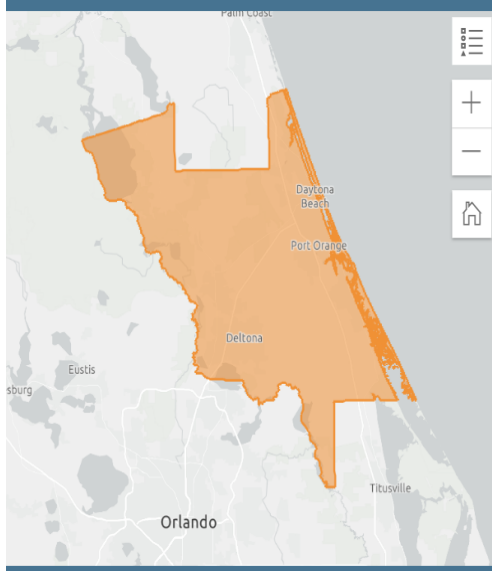
Employment by Industry



DEMOGRAPHIC PROFILE

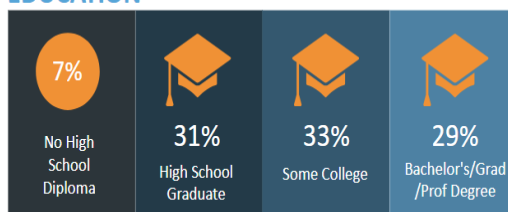
Volusia County, FL

Geography: County

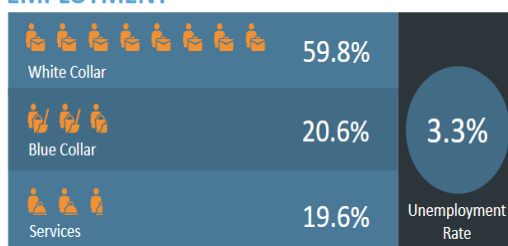


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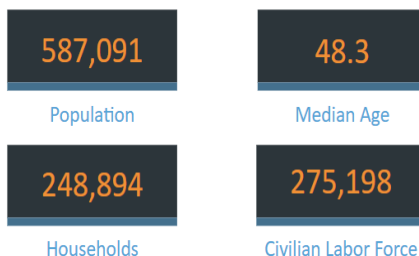
EDUCATION



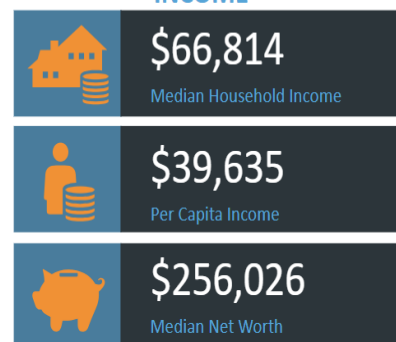
EMPLOYMENT



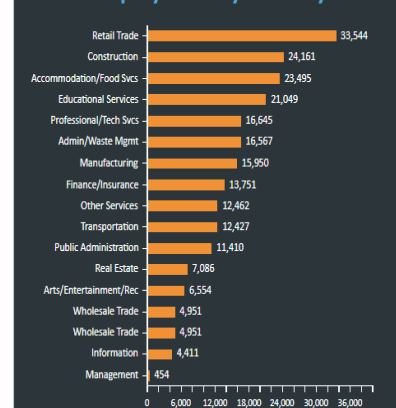
KEY FACTS



INCOME



Employment by Industry



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Non-Disclosure Agreement (Buyer)
Please Print Legibly

This Agreement is entered into in connection with discussions between: Realty Pros Commercial, regarding a possible purchase by _____ "Buyer" or any "Agent Representing the Buyer": _____ of, or an interest in, certain real property commonly known as: 1801 South Nova Rd., South Daytona Fl. And 955 Foster Way South Daytona Fl. Seller and Realty Pros Commercial propose to disclose to Buyer/Agent certain confidential information in connection with such discussions. In order to induce Realty Pros Commercial and Seller to release certain Confidential Information, Buyer /Agent hereby agrees as follows: AGREEMENT: Buyer /Agent shall not divulge any Confidential Information given to them which may include, but is not limited to, information concerning Sellers financial affairs, business activities, operations, operating data and/or business plans, and conveyed in writing and clearly and conspicuously marked "Confidential Information" at the time of such disclosure. Unauthorized disclosure is strictly prohibited. EACH PARTY SHALL: Use the Confidential Information only in connection with the discussions referred to above, and for no other purpose whatsoever; restrict disclosure of the Confidential Information solely to those with a genuine need to know, and permit such employees or agents to use the Confidential Information only in connection with the discussions referred to above; use and require its employees and agents to use at least the same degree of care to protect the Confidential Information as is used with its comparable confidential information; and advise its employees and agents who receive the Confidential Information that they may only use, and are required to protect, such Confidential Information as set forth above. WARRANTY Buyer agrees that neither it nor any of its agents, officers or employees will, without prior written consent of Realty Pros Commercial, directly or indirectly purchase, lease or acquire any interest in the Property or land on which it is situated; acquire an interest in any entity which owns, purchases, leases or otherwise acquires an interest in the property; acquire an interest in any loan, mortgage or financial obligation of Seller of which is secured by mortgage in the property, or assist any other person or entity to do any of the foregoing, whether by providing consultation, assistance, financing or otherwise. In the event of breach of the foregoing provisions of paragraph 2, as compensation for the assistance, Realty Pros Commercial will have rendered to Buyer in connection with such transaction by providing it with the information contemplated in this Agreement, Buyer will pay Realty Pros Commercial a brokerage fee of an amount equal to 10% of the fair market value of the Property on the date of closing from the closing proceeds. The obligations of Buyer hereunder shall survive the termination of the discussions referred to in the first paragraph of this Agreement. At the request of Seller, all Confidential Information, including all copies, in the possession or control of Buyer, or in the control of Buyer's agents or representatives, will be returned immediately to Realty Pros Commercial should business negotiations cease between the parties. Nothing in this Agreement shall be construed as conferring, by license or otherwise, from Seller to Buyer any rights in any Confidential Information disclosed pursuant hereto. This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns and shall be construed in accordance with the laws of the State of Florida.

Buyer: _____ Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ e-Mail address: _____

Signatures Buyer: _____ Date: _____



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