

SALE

Small Investor Offering - Greyhound NNN Lease Investment

138 S RIDGEWOOD AVE

Daytona Beach, FL 32114



PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,290,000
LOT SIZE:	37,934 SF
BUILDING SIZE:	1,456 SF
NOI:	\$100,000.00
CAP RATE:	7.75%

PROPERTY DESCRIPTION

Greyhound NNN Lease - State of the Art 2022 Construction
Strategically Located in Downtown Daytona Beach, FL
Minimal Landlord Responsibilities - Lease Extension Through 10/20/2029
No Extension Options Available
3.5% Annual Base Rent Increases - 7.75% Cap Rate At Acquisition
1,456 SF Bus Terminal on 0.86 Acres
Greyhound Has Been a Tenant at This Location for Over 20 Years
Just South of New Wawa and International Speedway Blvd

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ADDITIONAL PHOTOS



CARL W. LENTZ IV, MBA, CCIM

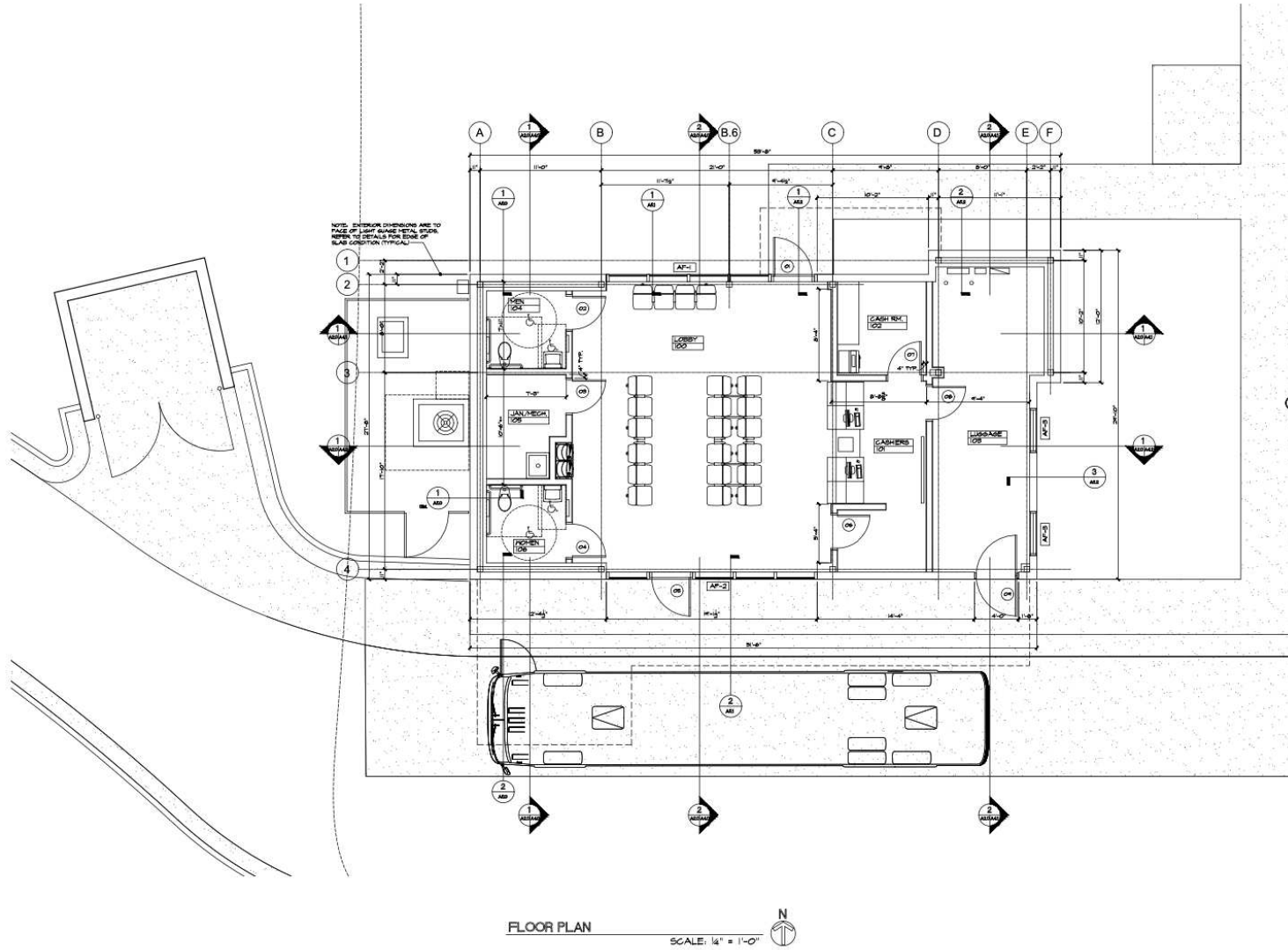
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FLOOR PLAN



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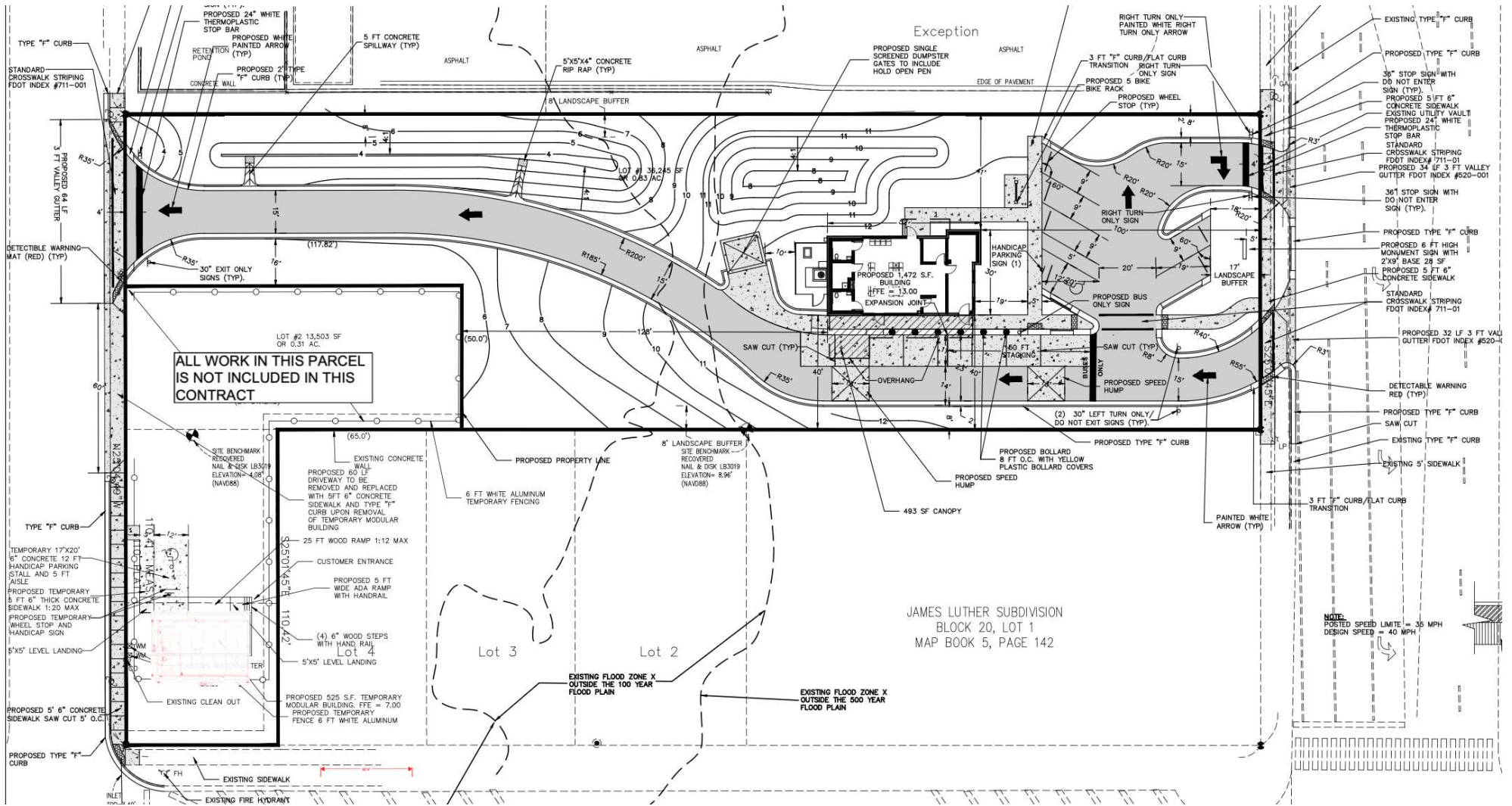
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SITE PLAN



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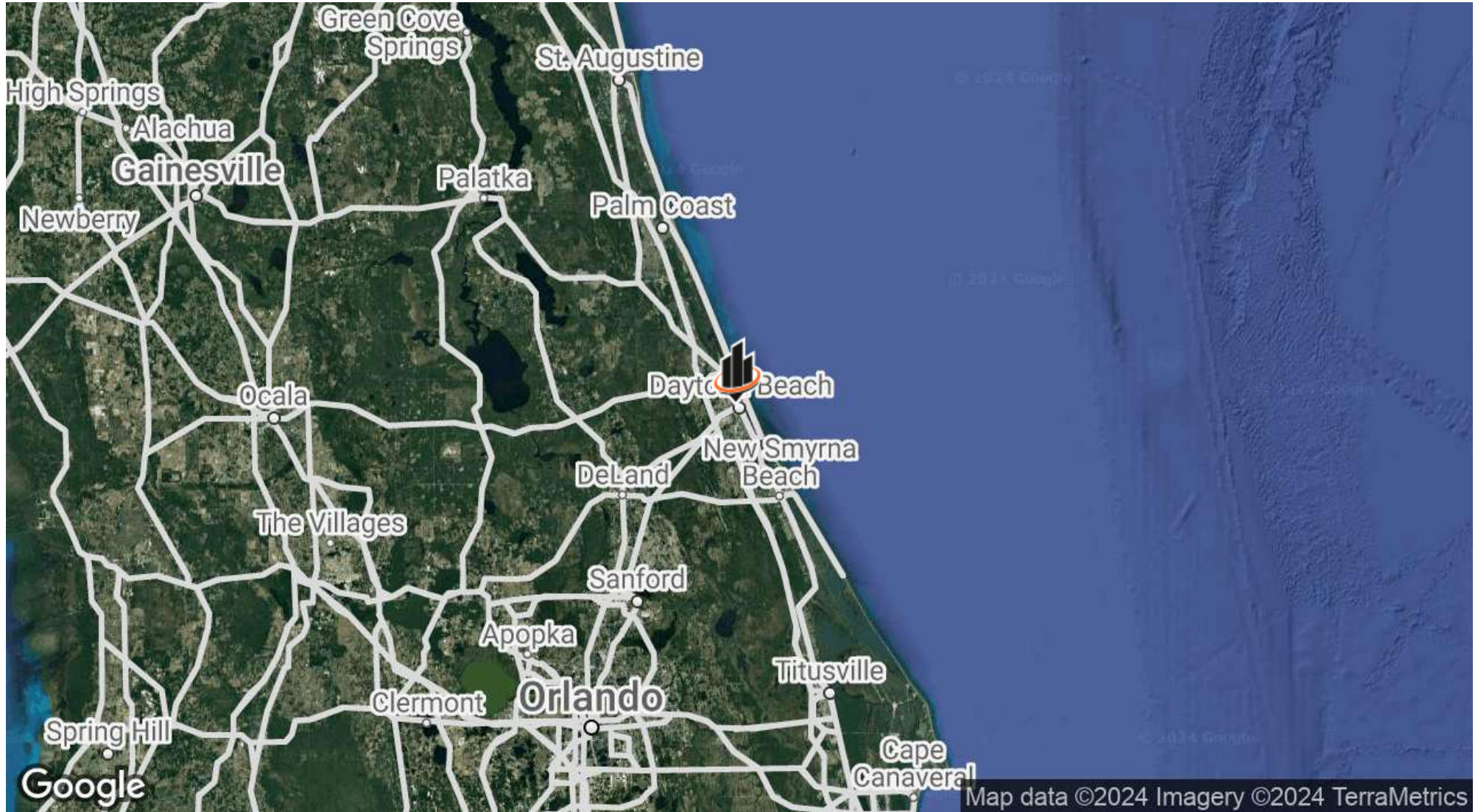
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

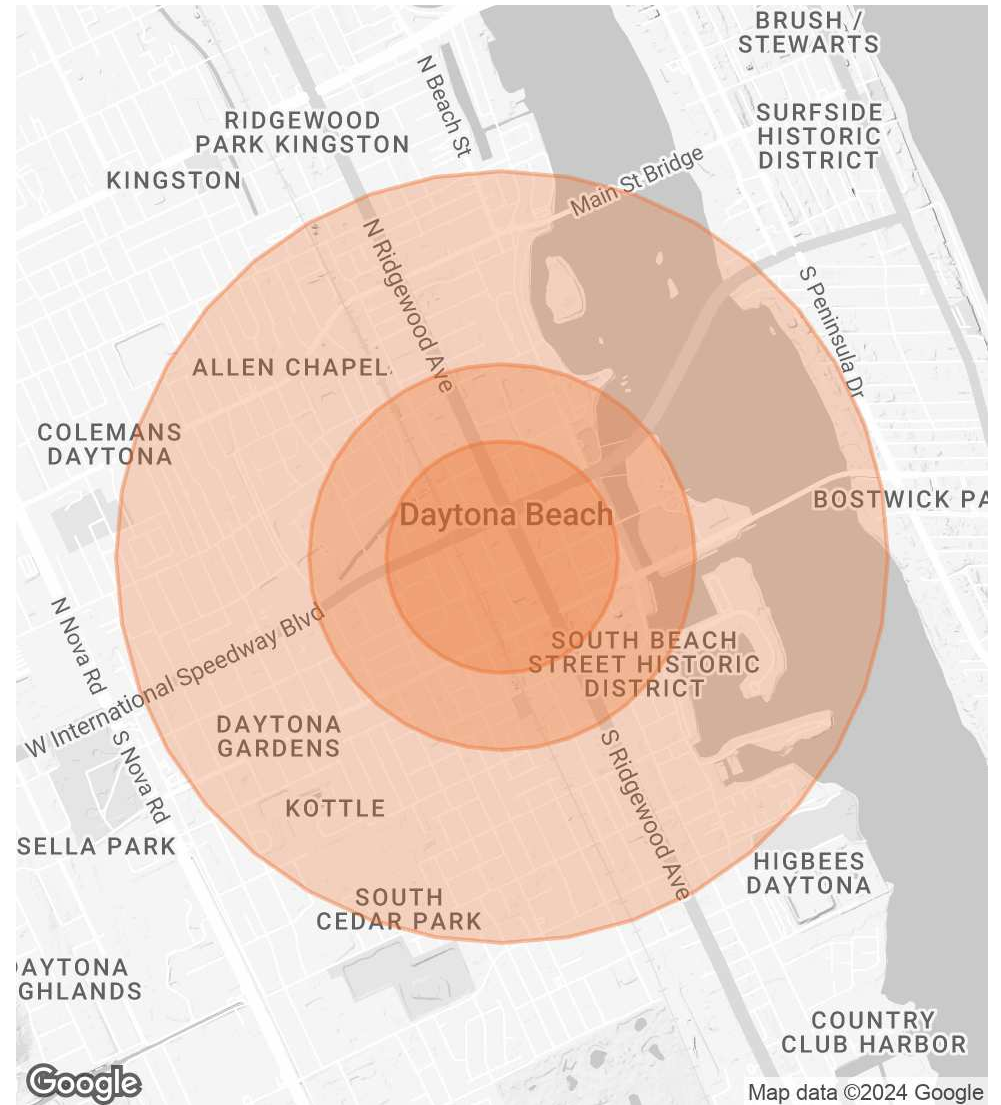
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	618	1,731	10,412
AVERAGE AGE	48	42	39
AVERAGE AGE (MALE)	48	42	39
AVERAGE AGE (FEMALE)	49	42	39

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	256	650	3,963
# OF PERSONS PER HH	2.4	2.7	2.6
AVERAGE HH INCOME	\$38,202	\$32,205	\$41,836
AVERAGE HOUSE VALUE	\$266,553	\$200,413	\$186,725

Demographics data derived from AlphaMap



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ADVISOR BIO 1



CARL W. LENTZ IV, MBA, CCIM

Managing Director

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PROFESSIONAL BACKGROUND

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with 20+ years of experience in the commercial real estate industry. He manages operations at the areas largest commercial real estate brokerage firm covering Volusia and Flagler Counties as well as the Greater Jacksonville market. He has a long history of success in assisting clients in the sale, lease or acquisition of commercial real estate across Central and North Florida. For the past 20+ years, he has represented local, regional and national clients for their retail, office, industrial and investment needs.

Carl is actively involved in the local community and is a former Daytona Beach City Commissioner, former member of the Daytona Beach Economic Development Advisory Board, Past President of the SMA Healthcare Foundation, Crime Stoppers of Northeast Florida, Tiger Bay of Volusia County and and is an active member of the Civic League of Volusia County.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

SVN | Alliance Commercial Real Estate Advisors

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