

LEASE

Downtown Daytona Beach- Industrial For Lease - 40,000 + SF

530 N BEACH ST

Daytona Beach, FL 32114

PRESENTED BY:

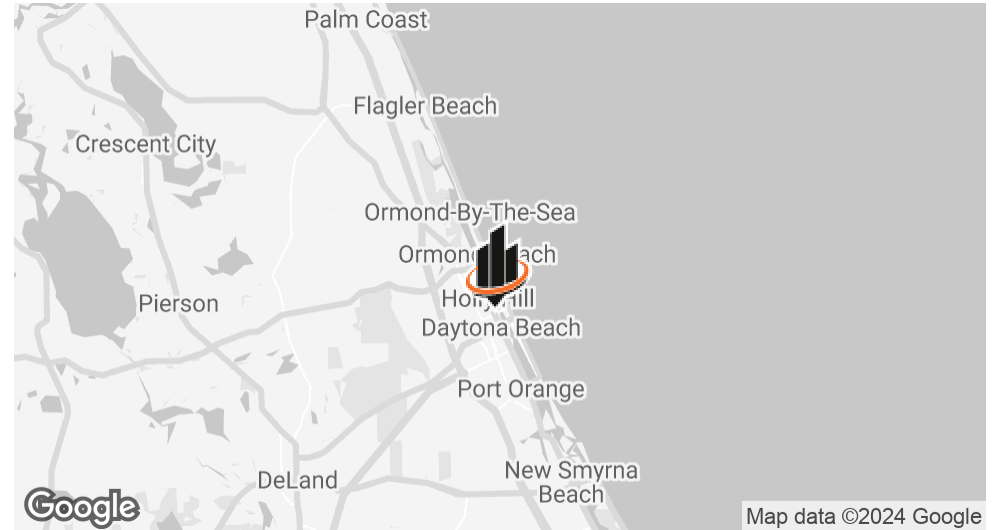
CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

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FL #BK3068067

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.95 SF/yr (NNN)
AVAILABLE SF:	15,000 - 40,359 SF
LOT SIZE:	57,347 SF
BUILDING SIZE:	40,359 SF

PROPERTY DESCRIPTION

Downtown Daytona Beach Industrial/Distribution/Manufacturing Space
Available SF: Approximately 20,000 - 41,000 RSF
M-1 Zoning in the City of Daytona Beach
New Roof - 10 Year Warranty
Interior Improvements Ongoing - New Offices, Bathrooms, Lights, Electric
Currently 4 Grade Level Doors - Room For More
May Be Split Into Minimum of +/- 20,000 SF
Heavy 3-Phase Power on Site
Ceiling Height Varies 12-20 Feet

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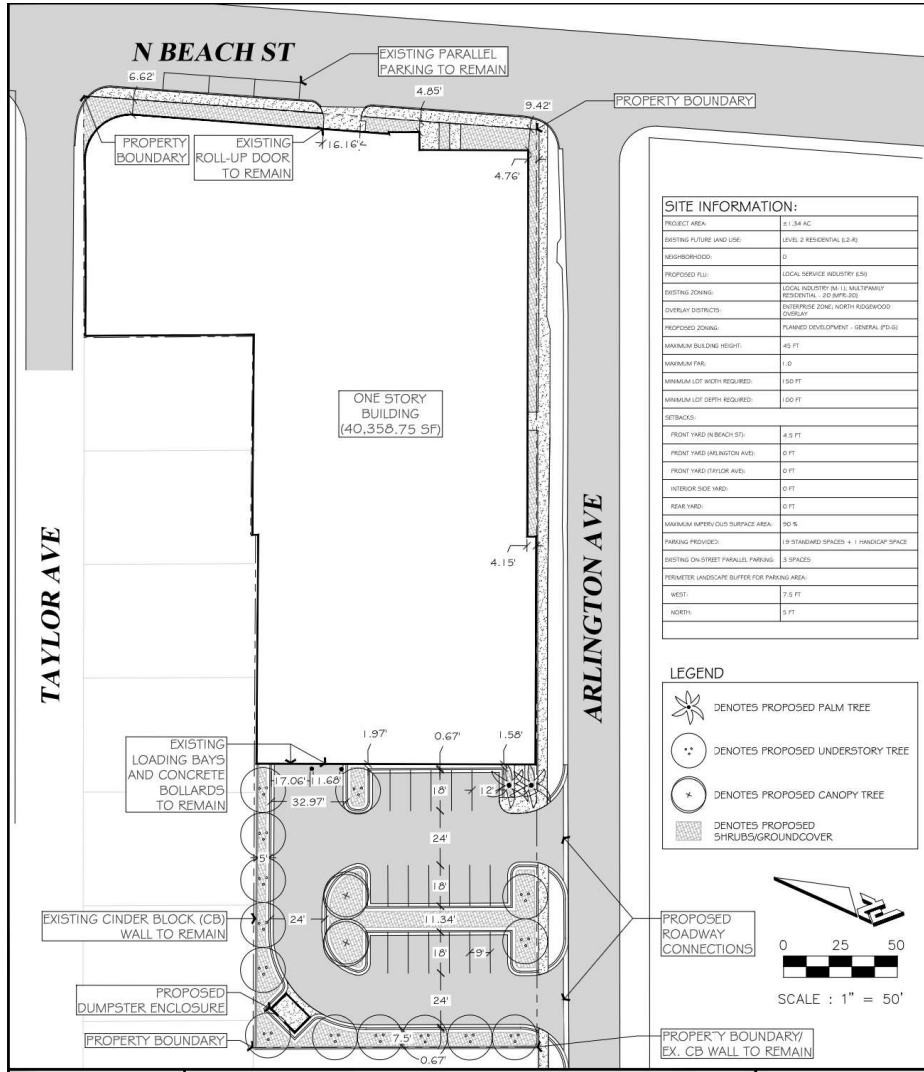
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ADDITIONAL PHOTOS



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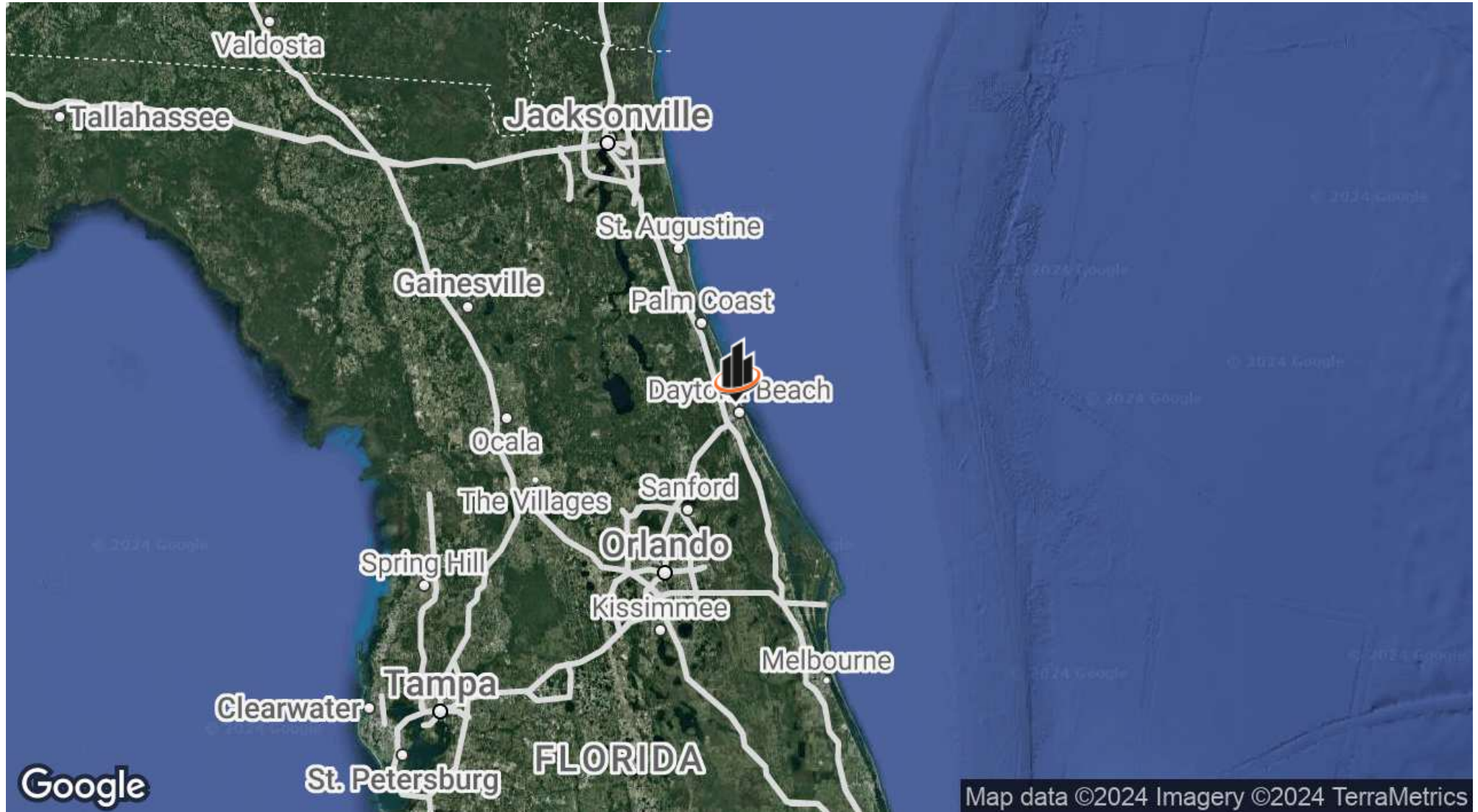
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

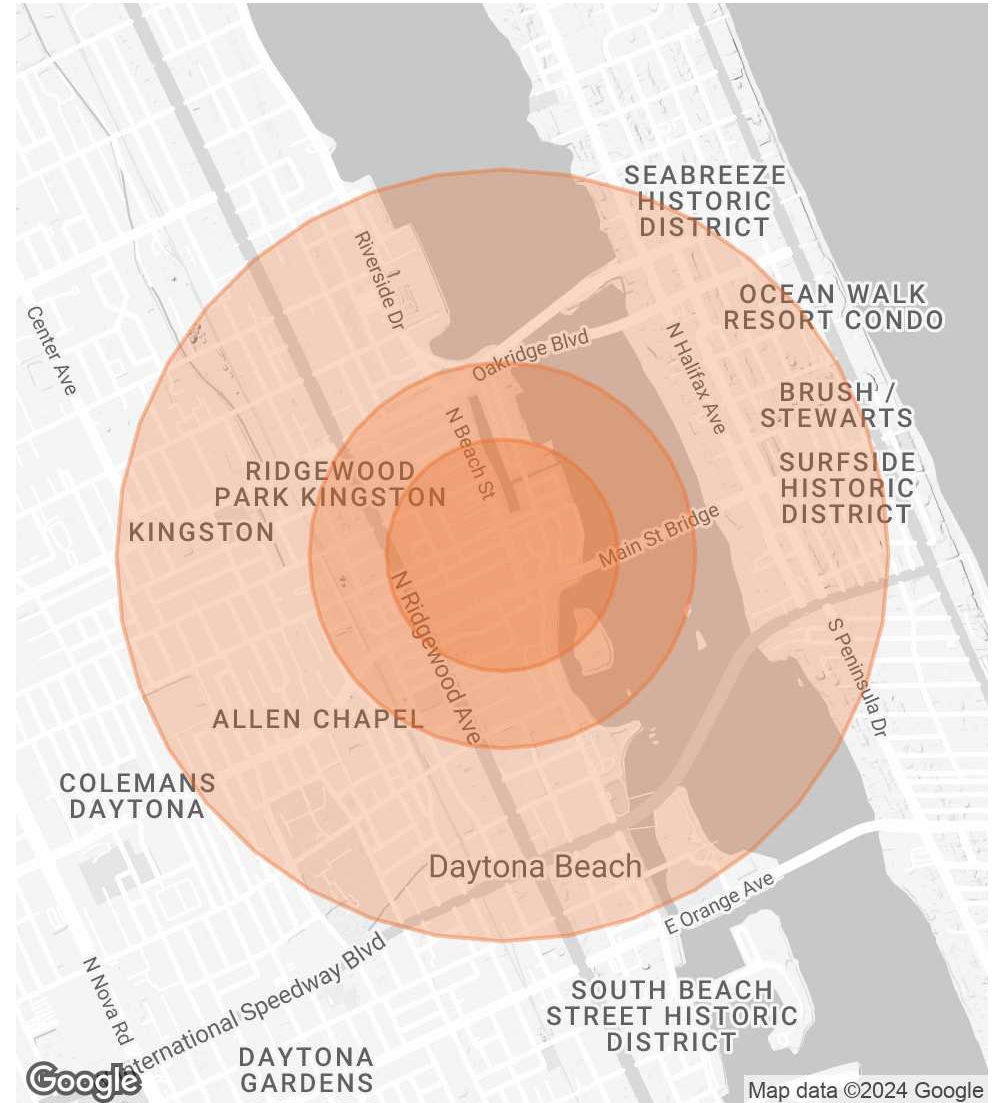
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,288	2,112	11,255
AVERAGE AGE	49	48	43
AVERAGE AGE (MALE)	49	48	43
AVERAGE AGE (FEMALE)	49	47	42

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	642	1,000	4,759
# OF PERSONS PER HH	2	2.1	2.4
AVERAGE HH INCOME	\$50,481	\$50,694	\$47,309
AVERAGE HOUSE VALUE	\$245,992	\$242,392	\$229,401

Demographics data derived from AlphaMap



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