

FREESTANDING BUILDING ON LIT CORNER



PROPERTY DESCRIPTION

19,890 SF Freestanding building on 2.34+/- acre signalized corner at Mason Avenue and Center Street. 294+/- feet of frontage on Mason Avenue. Open span, retro feel interior with steel truss system. Former bowling alley. 480 three phase electric and additional 200 Amp single phase, per owner. Great for Retail, Self Storage, Medical, Manufacturing, Warehouse, and many other uses under BA Zoning. Estimated CAM, Real Estate Taxes, and Insurance \$0.75 per SF.

LOCATION DESCRIPTION

Located at the northeast corner of Mason Avenue and Center Street between Nova Road and US Highway 1. Approximately 4.4 miles to Interstate 95, 1.8 miles to International Speedway Boulevard, 1.85 miles to the Beach, and 3.3 miles to Williamson Boulevard.

LOCATION ADDRESS

660 Mason Avenue
Daytona Beach, FL 32117

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

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OFFERING SUMMARY

SALE PRICE:	\$1,587,000
LEASE RATE:	\$6.00 NNN
BUILDING SIZE:	19,890 SF
LOT SIZE:	2.34+/- Acres
PARCEL NO:	4244-01-34-0038
YEAR BUILT:	1960
TRAFFIC COUNT:	21,500 AADT
ZONING:	BA & SFR-5

ADDITIONAL PHOTOS

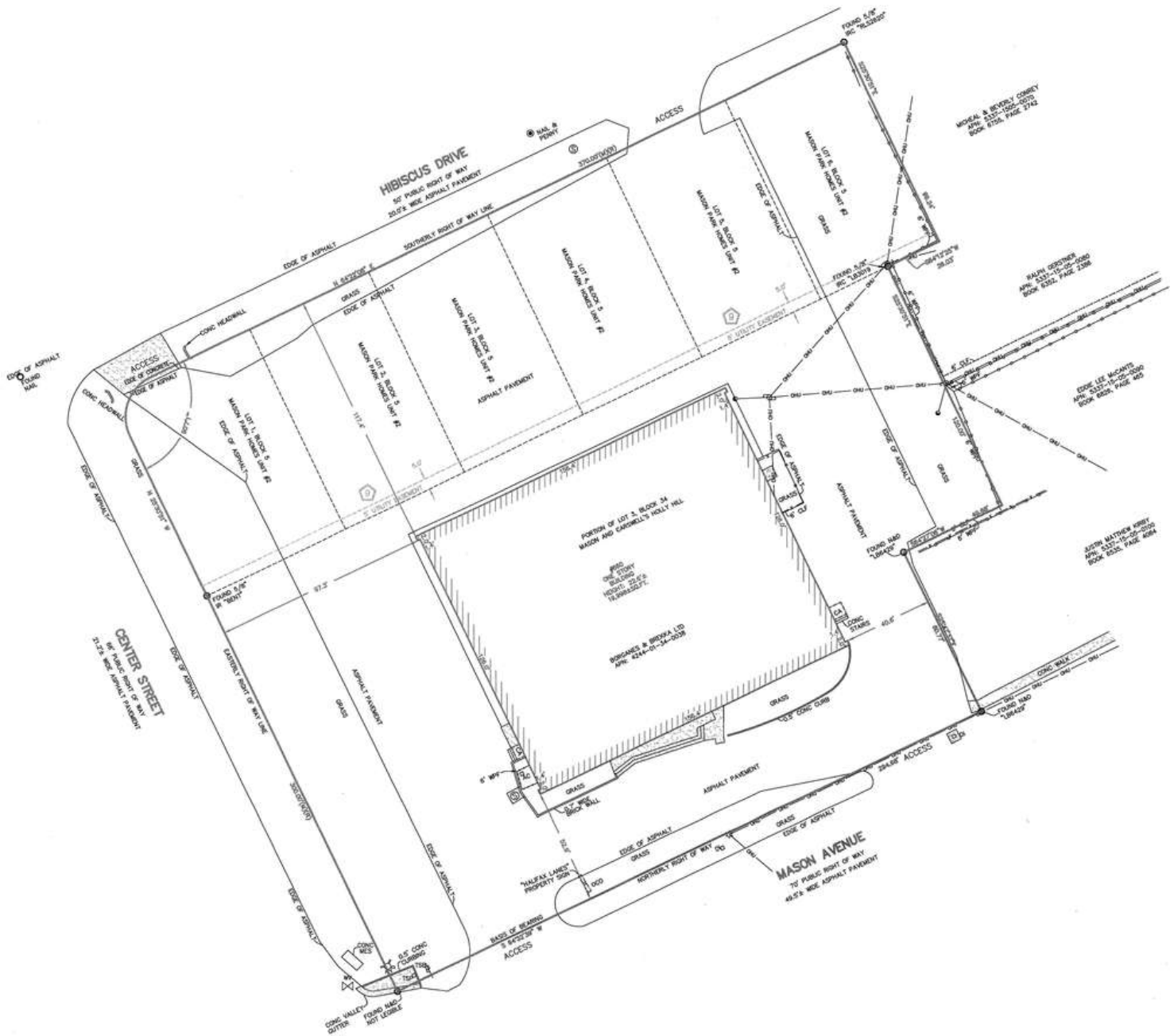


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SURVEY



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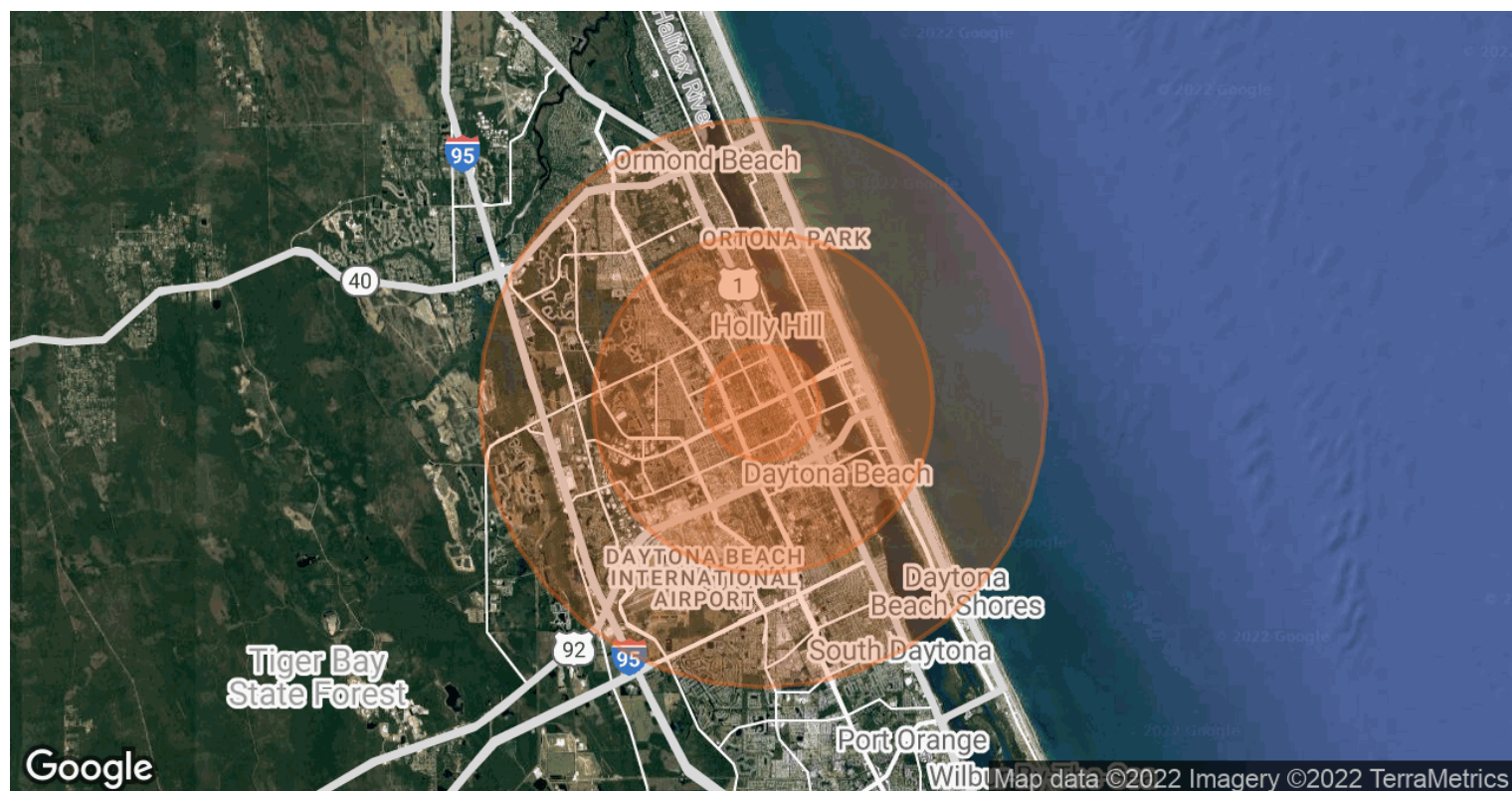


LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,134	69,472	123,773
AVERAGE AGE	34.7	37.9	40.5
AVERAGE AGE (MALE)	33.5	36.4	38.6
AVERAGE AGE (FEMALE)	34.9	39.7	42.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,069	29,479	56,174
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$41,054	\$47,793	\$55,751
AVERAGE HOUSE VALUE	\$155,034	\$165,425	\$171,952

* Demographic data derived from 2010 US Census

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