

# MASON BUSINESS AUTOMOTIVE-6 BAYS WITH OFFICE AND RETAIL

806 MASON AVENUE  
DAYTONA BEACH, FL 32117

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$535,000
Lease Rate:	\$8/SF NNN
Lot Size:	17,400 SF
Year Built:	1973
Building Size:	6,880 SF
Renovated:	1973
Zoning:	Business Automotive(BA) in the City of Daytona Beach
Market:	Daytona Beach
Traffic Count:	21,500
Price / SF:	\$77.76

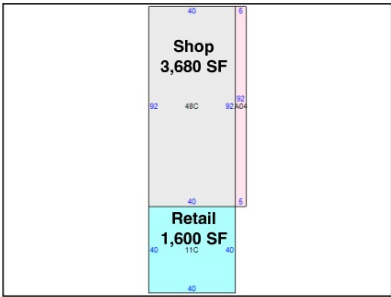
## PROPERTY OVERVIEW

6,880 square feet of building zoned Business Automotive in Daytona Beach. There are 1,600 square feet of retail space, 1,600 square feet of upstairs office and 3,680 square feet of automotive warehouse. The warehouse area has 6 bay doors with 16' ceilings. Excellent exposure on Mason Avenue. The front roof was replaced in 2006 and the front retail area was renovated in 2009. New bay doors were also installed in 2009. Pass through expenses for RE tax and insurance are estimated at \$2/SF. The property is also for lease at \$9/SF NNN.

## PROPERTY HIGHLIGHTS

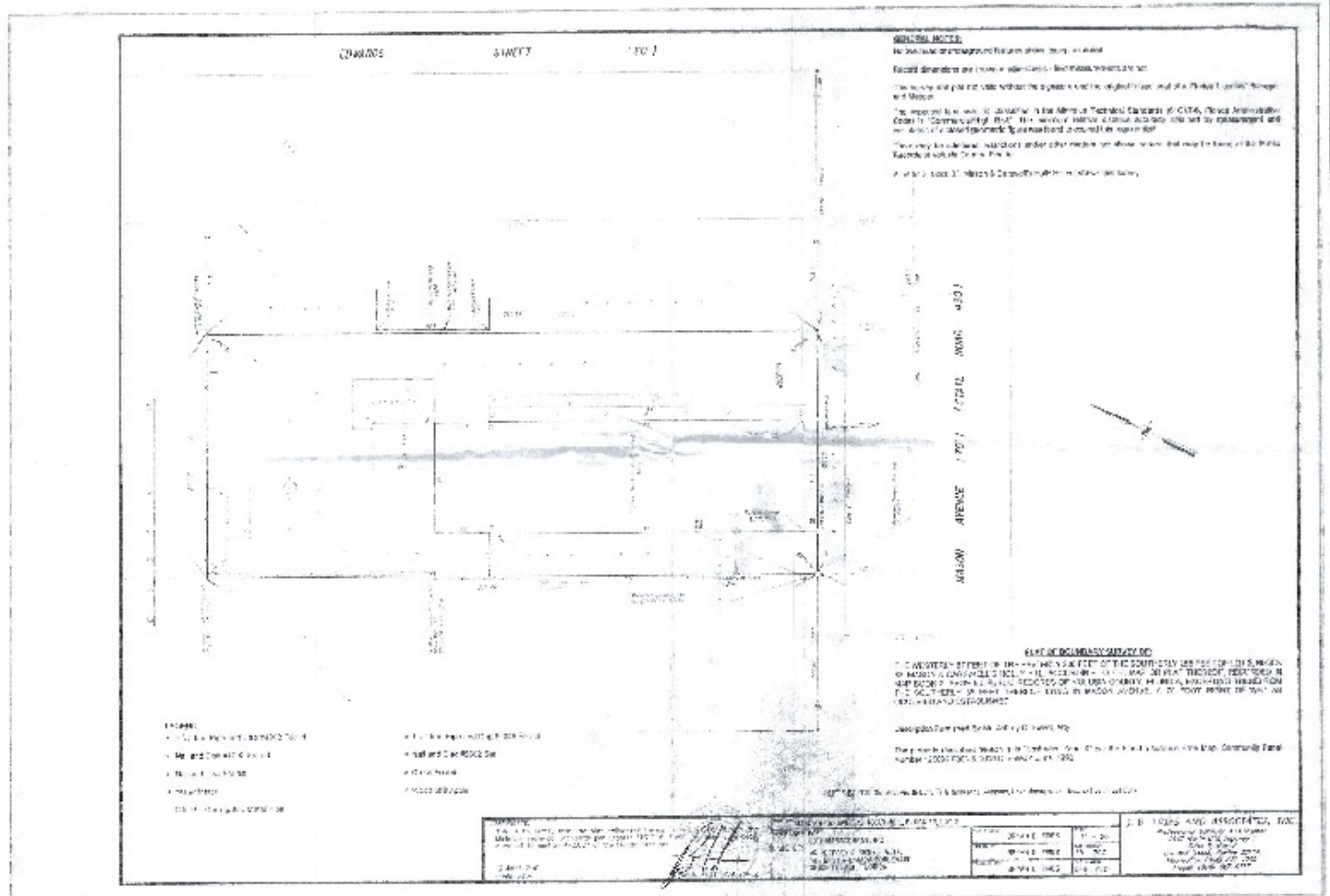
- Mason Business Automotive-6,880 Square Feet
- 1,600 SF Retail/1,600 SF Office(Upstairs)/3,680 SF Shop Space
- Updated in 2009-New Roof in 2006
- 6 Bay Doors
- Tax and Insurance Pass Throughs Estimated at \$2/SF

# Additional Photos





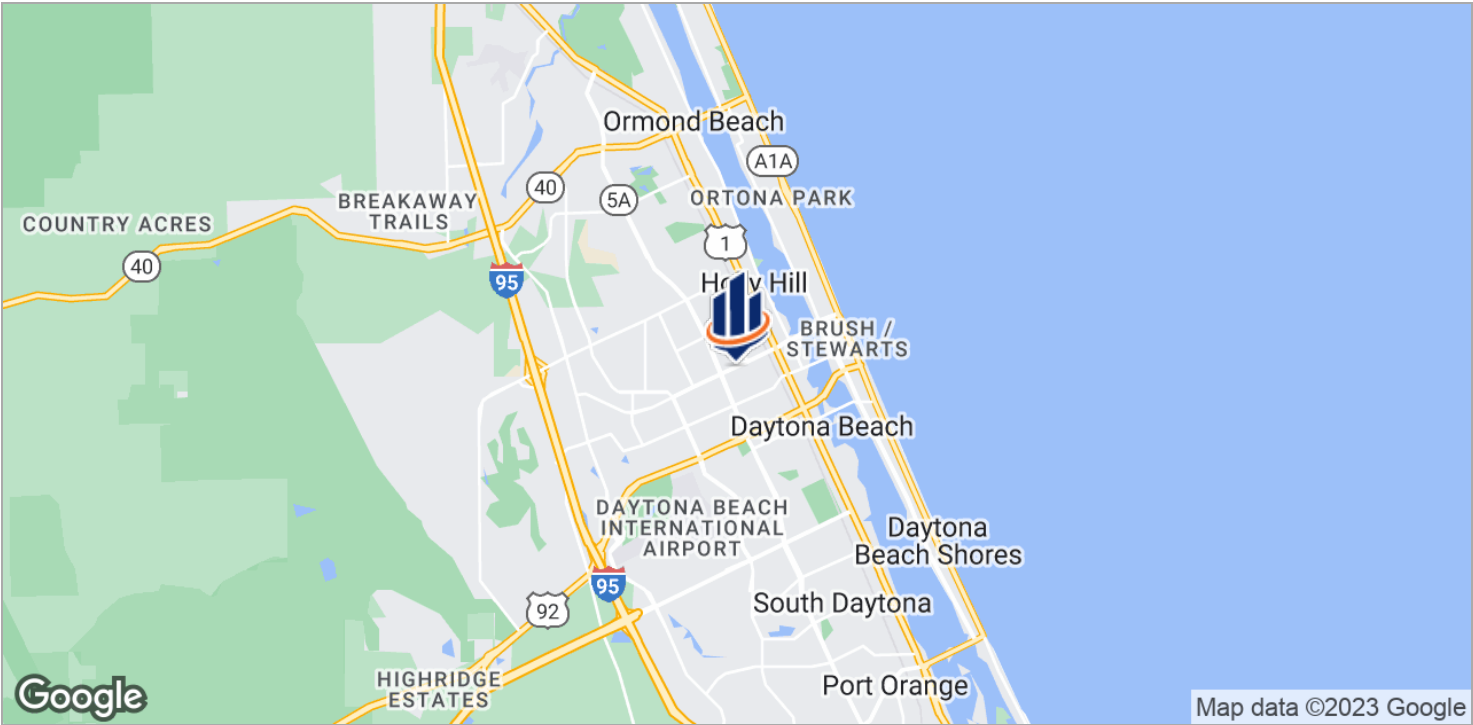
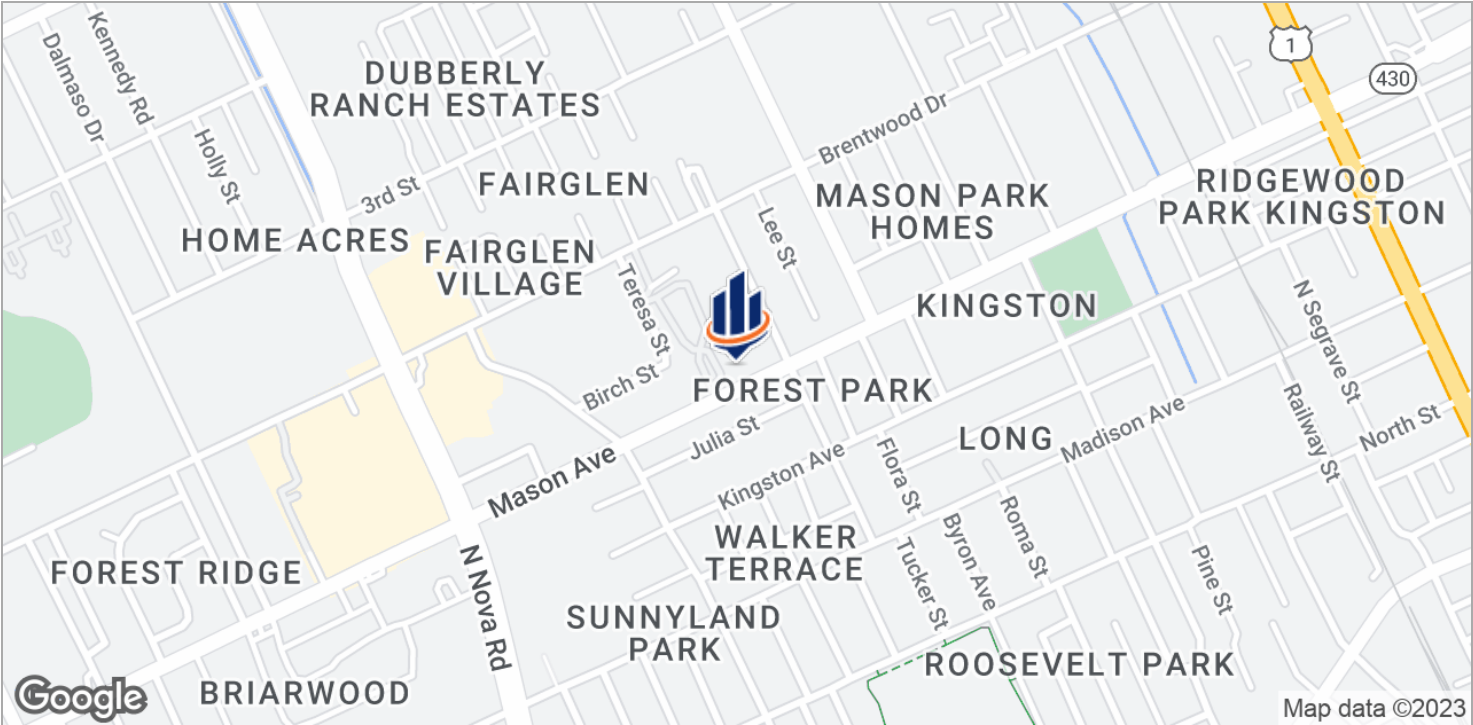
# Survey



# Additional Photos

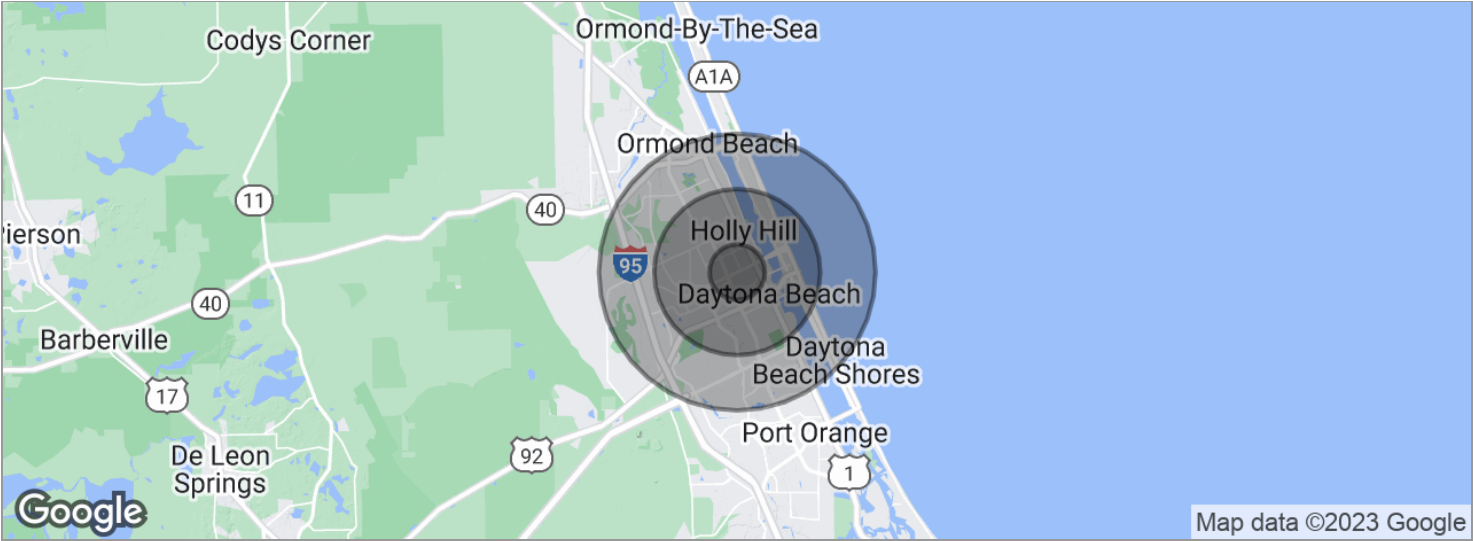


# Location Maps





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,948	64,994	121,775
Median age	34.2	37.5	40.5
Median age [Male]	32.9	36.1	38.6
Median age [Female]	34.4	39.4	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,099	26,106	50,606
# of persons per HH	2.7	2.5	2.4
Average HH income	\$37,107	\$38,366	\$43,576
Average house value	\$153,925	\$165,664	\$173,048

\* Demographic data derived from 2020 ACS - US Census