

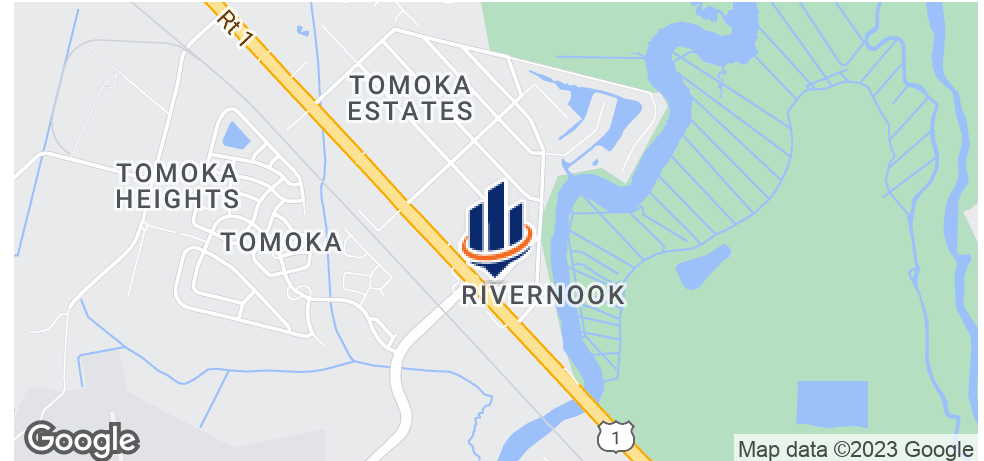
ORMOND BEACH BUSINESS WITH REAL ESTATE

1035 N US-1
ORMOND BEACH, FL 32174

Carl W. Lentz IV, MBA, CCIM
Managing Director
O: 386.566.3726
carl.lentz@svn.com



Property Summary



OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	0.976 Acres
Year Built:	1980
Building Size:	2,086 SF
Renovated:	2009
Zoning:	B-8 in the City of Ormond Beach
Market:	Daytona Beach
Submarket:	Ormond Beach
Traffic Count:	30,500
Price / SF:	\$216

PROPERTY OVERVIEW

Ray's Quality Meats has been in business for nearly 50 years. This turnkey business opportunity has over \$1,500,000 in annual gross sales and presents an incredible opportunity for an owner/operator to have a lucrative career in this industry. The seller will stay on to train the new owner for up to 6 months and all equipment is included in the sale. Employees want to stay on board, presenting the new owner the ability to be profitable from day 1 of ownership. The building sits on busy North US Highway 1 in Ormond Beach, Florida with high traffic volume at the lit intersection of Airport Road. It has 2,086 square feet of updated space and ample parking. The pylon signage is highly visible from US-1 and Airport Road with traffic volume of 30,500 vehicles per day. This listing price is for the land and building only. The business is being sold separately.

PROPERTY HIGHLIGHTS

- Turnkey Business Opportunity With Real Estate
- Stand Alone Building at Lit Intersection
- Over \$1,500,000 Annual Gross Sales Volume
- In Business For Nearly 50 Years
- 2,086 SF of Updated Retail Space

Interior Photos



Additional Interior Photos



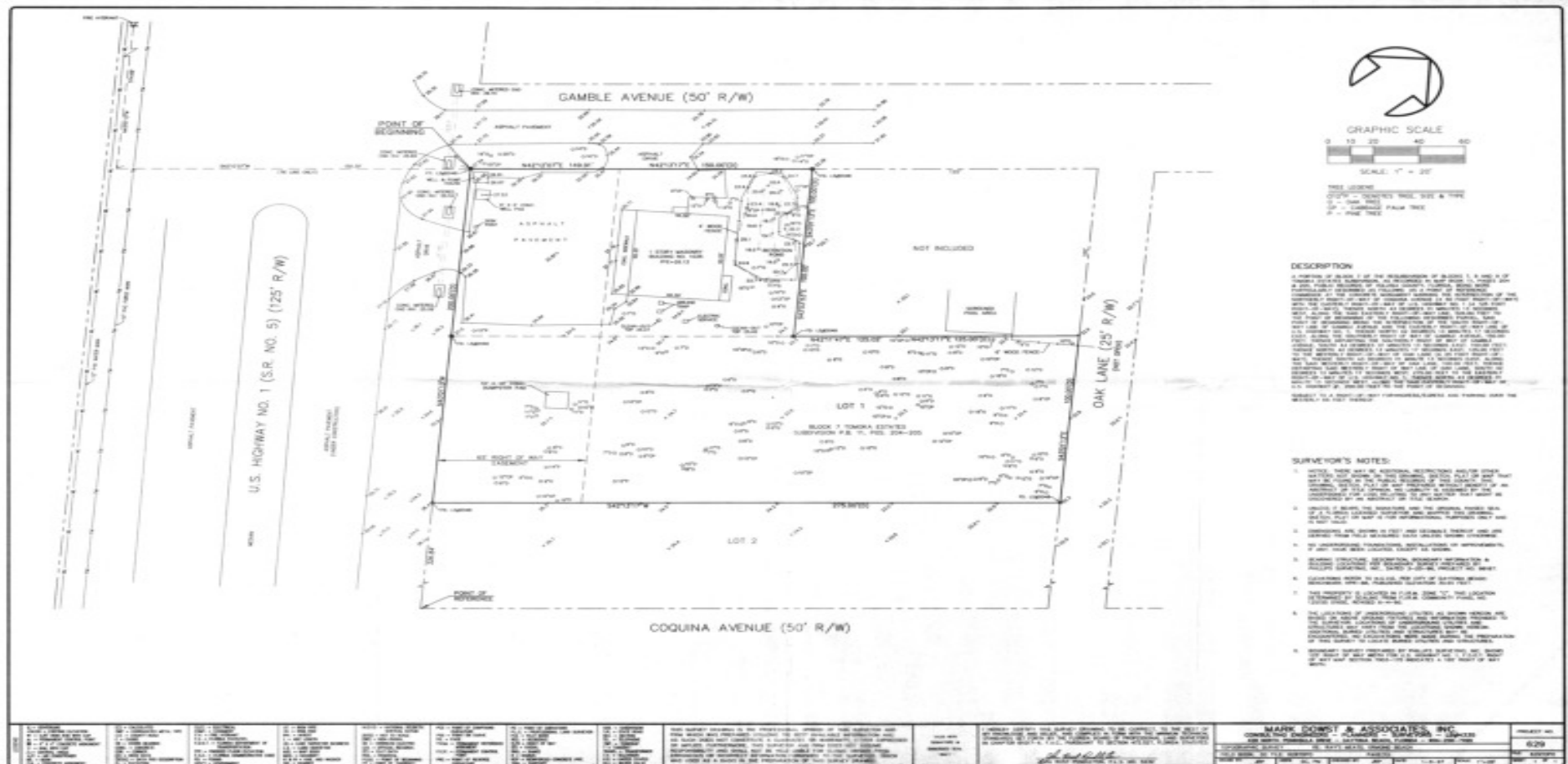
Exterior Photos



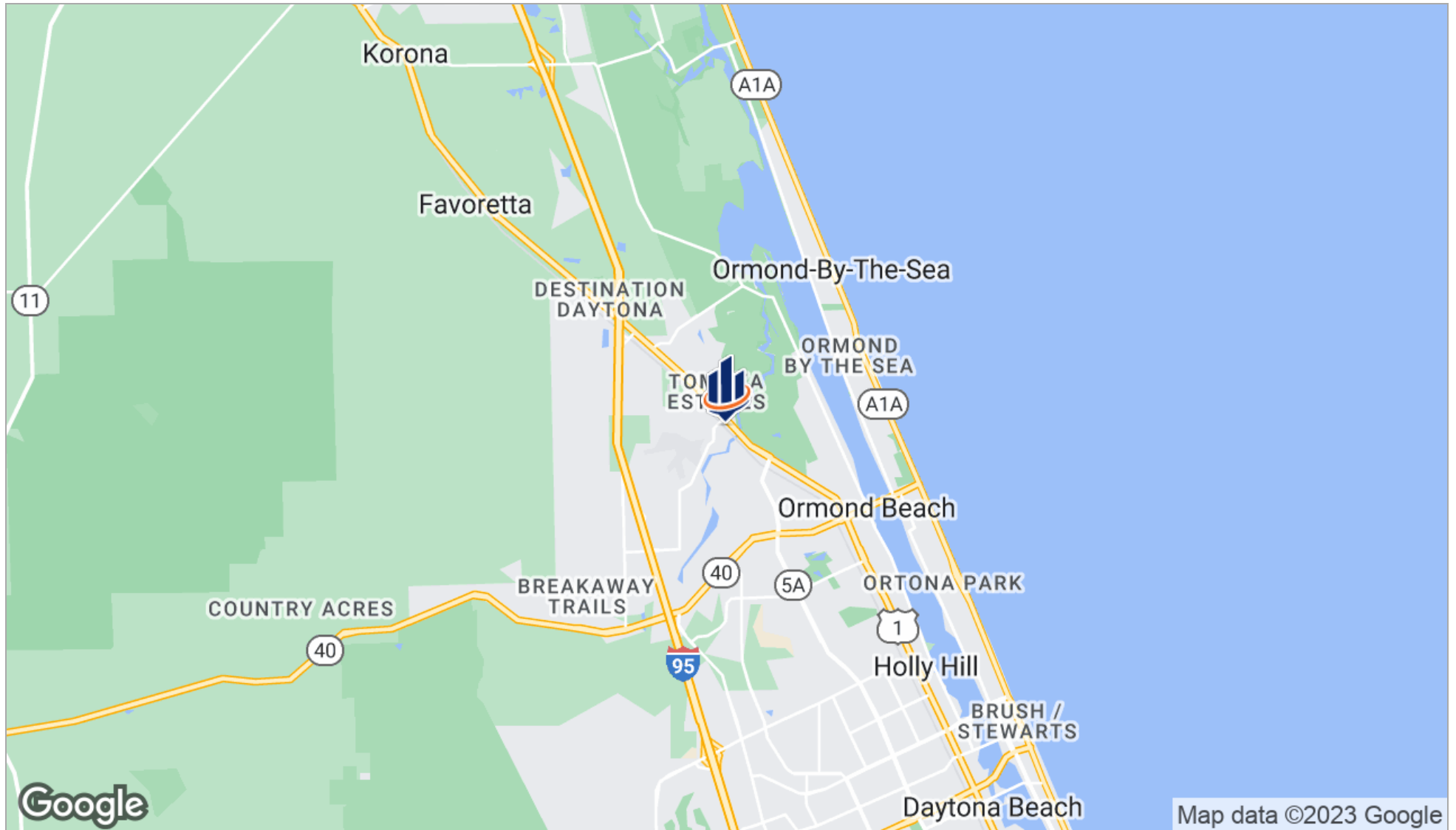
Aerials



Survey




Location Maps



DEMOGRAPHICS


Drive Times **5 Minutes** - **10 Minutes** - 15 Minutes



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ALLIANCE
COMMERCIAL REAL ESTATE ADVISORS

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svnalliance.com

MAP



INFOGRAPHIC - 5 MINUTE DRIVE TIME

<p>5,618 Population</p> <p>2.0 Average Household Size</p>	<p>54.8 Median Age</p> <p>\$50,676 Median Household Income</p>
BUSINESS	
<p>379 Total Businesses</p>	<p>3,849 Total Employees</p>
INCOME	
<p>\$50,676 Median Household Income</p>	<p>\$37,199 Per Capita Income</p>
<p>\$156,707 Median Net Worth</p>	

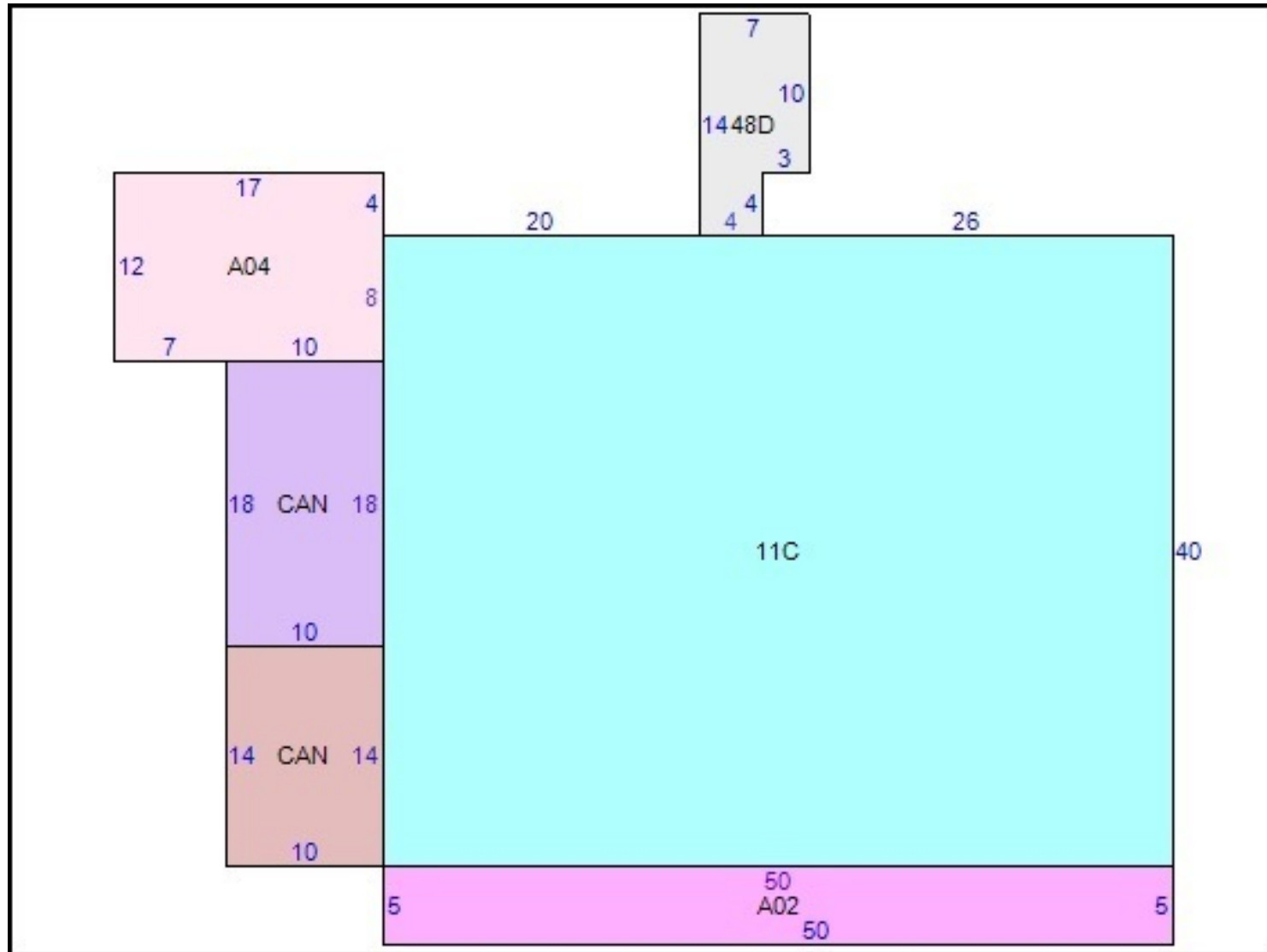
INFOGRAPHIC - 10 MINUTE DRIVE TIME

<p>41,325 Population</p> <p>2.2 Average Household Size</p>	<p>53.1 Median Age</p> <p>\$49,682 Median Household Income</p>
BUSINESS	
<p>2,303 Total Businesses</p>	<p>20,698 Total Employees</p>
INCOME	
<p>\$49,682 Median Household Income</p>	<p>\$34,045 Per Capita Income</p>
<p>\$136,648 Median Net Worth</p>	

EQUIPMENT LIST FOR RAY'S QUALITY MEATS, INC

HP COMPUTER
HP PRINTER
FAX MECHINE
STEREO WITH SPEAKERS
SIGN OUTSIDE BY THE ROAD, MARKET
3 COMPUTER SCALES THAT PRINT LABELS FOR PRODUCT
3 REGULAR SCALES
2 SLICERS IN DELI
RED SMOKER IN THE SCREENED IN AREA ON THE SIDE OF BUILDING THAT IS PERMANENT
2 WALK IN COOLERS
2 A/C UNITS
1 WALK IN FREEZER
1 WALK IN COOLER ON WHEELS
1 DOUBLE DUTY PIE CASE
1 MEAT SAW
1 CUBER
1 SASAGE MAKER
2 MEAT GRINDERS
1 GAS RANGE DOUBLE OVEN FLAT TOP 6 BURNERS
1 GAS RANGE SINGLE DOOR, 6 BURNERS
1 DOUBLE STACKED CONVENTION OVEN
1 HOBART STAND MIXER
1 REACH IN COOLER
1-4 WELL STEAM TABLE IN DELI FOR HOT LUNCHES
SHEETS, PANS, ROLL RACKS AND ASSORTED MEAT PANS
ICE MECHINE
1 SHRINK WRAP
1 TELEPHONE WITH 2 CHARGERS AND HOLDING LINES
SECURITY SYSTEM WITH CAMERAS
36 FT MEAT CASE, DOUBLE DUTY, WITH DOORS UNDERNEATH
1-8 FT DELI CASE, DOUBLE DUTY, WITH DOORS UNDERNEATH
1-6 FT DELI CASE, DOUBLE DUTY, WITH DOORS UNDERNEATH
1 REACH IN FREEZER WITH 2 DOORS
COKE MECHINE
1 COMMERCIAL MICROWAVE
1 DOUBLE SINK IN DELI AREA AND 1 HAND SINK
SUB STATION A 2 DOOR SANDWICH SALAD TABLE, FOOD PREP DOORS UNDERNEATH TO STORE ITEMS
1 COFFIN REACH IN COOLER FOR PRODUCE
PRODUCE BASKETS STAND WITH BASKETS FOR DRY PRODUCE, POTATOES, ONIONS, SWEET POTATOES, ETC.
1 BUFFALO CHOPPER
ALUMININ DUNNAGE RACKS IN WALK IN COOLERS
ROLL RACKS IN WALK IN COOLER
STAINLESS STEAL TABLES
3 CUTTING TOP TABLES IN MEAT ROOM
DEHYDRATOR FOR JERKY
2 CABBROS FOR KEEPING ITEMS WARM
IN THE KITCHEN, A 3 COMPARTMENT WASH SINK WITH SPRAYER

Building Sketch



Advisor Bio



CARL W. LENTZ IV, MBA, CCIM

Managing Director

carl.lentz@svn.com

Direct: 386.566.3726 | **Cell:** 386.566.3726

FL #BK3068067

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 is located in Ormond Beach, FL and provides sales, leasing, tenant representation and corporate real estate services in the Greater Daytona Beach Area. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

EDUCATION

MBA- University of Central Florida- 2008

BA- Emory University- 1997

Phillips Exeter Academy- 1993

MEMBERSHIPS

CCIM- Certified Commercial Investment Member