



# TURN KEY RESTAURANT-SOUTH DAYTONA

2452 SOUTH NOVA ROAD  
SOUTH DAYTONA, FL 32119

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Carl W. Lentz IV, MBA, CCIM  
Managing Director  
386.566.3726  
[carl.lentz@svn.com](mailto:carl.lentz@svn.com)



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$449,000
Lease Rate:	\$13/SF/Year NNN
Lot Size:	0.81 Acres
Building Size:	2,701 SF
Zoning:	BGC-Business General Commercial in South Daytona
Market:	Daytona Beach
Price / SF:	\$166.23

## PROPERTY HIGHLIGHTS

- Turn Key Restaurant-South Daytona
- 2,701 SF Inside with Outside Seating and Bar
- Fully Remodeled in 2017
- SW Corner of Sheri Blvd & South Nova Road
- Possible Drive Through Option
- Walk In Refrigerator/Freezer
- All Kitchen Equipment Conveys
- Excellent Signage on Nova Road

# Property Details & Highlights

Building Name	Turn Key Restaurant-South Daytona
Property Type	Retail
Property Subtype	Restaurant
APN	534416001402
Building Size	2,701 SF
Lot Size	0.81 Acres
Year Built	2006
Year Last Renovated	2017
Parking Spaces	53
Number of Lots	1
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1



This turn key restaurant was completely remodeled in 2017 at a cost of \$500,000. There are 2,701 square feet of inside and outside deck dining and bar area. The property is on the SouthWest corner of Sheri Blvd and South Nova, just North of Reed Canal with a large vacant lot for additional parking/activities. All equipment conveys with the property: Walk in Refrigerator/Freezer, Tables, Chairs, 2 Bars and a Full Kitchen. There is an opportunity to re-open the drive through window if desired by the tenant/buyer. Seating Capacity total 151 allowing for an SRX liquor license.

Parking is adequate with 53 spaces and the location provides excellent signage and exposure on Nova Road. See Bullets for additional information. The property is selling well below the 2018 appraised value of \$512,000. The seller is a licensed real estate broker.

- Turn Key Restaurant-South Daytona 2,701 Square Feet
- 70 Seats Inside(1,609 SF)-Climate Controlled 81 Seats Outside(1,092 SF)
- Total Capacity is 151 Patrons Allowing For SRX Liquor License
- Additional Utility Area(135 SF) For Ice Machine and Equipment
- Fully Remodeled in 2017 at a Cost of \$500,000
- SW Corner of Sheri Blvd & South Nova Road
- Possible Drive Through Option
- Walk In Refrigerator/Freezer
- Fully Equipped Kitchen
- Excellent Signage on Nova Road
- Two Restrooms-ADA Compliant
- 53 Parking Spaces-28 on Asphalt Lot and 25 on Grass Lot
- New Point of Sale and Security Camera System
- The seller is a licensed real estate broker
- Pass Through Expenses are \$3.52



# Exterior Photos





# Interior Photos

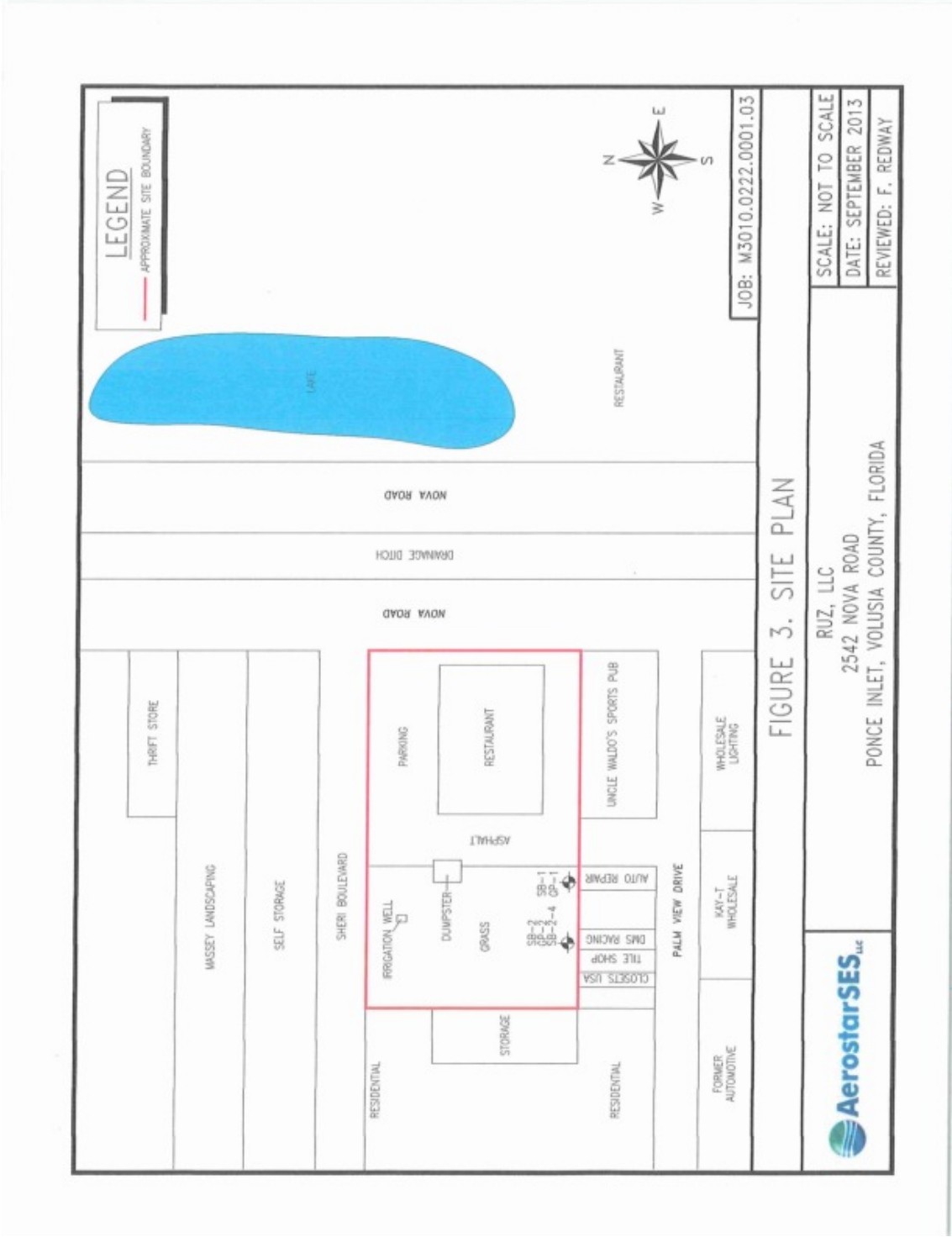


# Kitchen

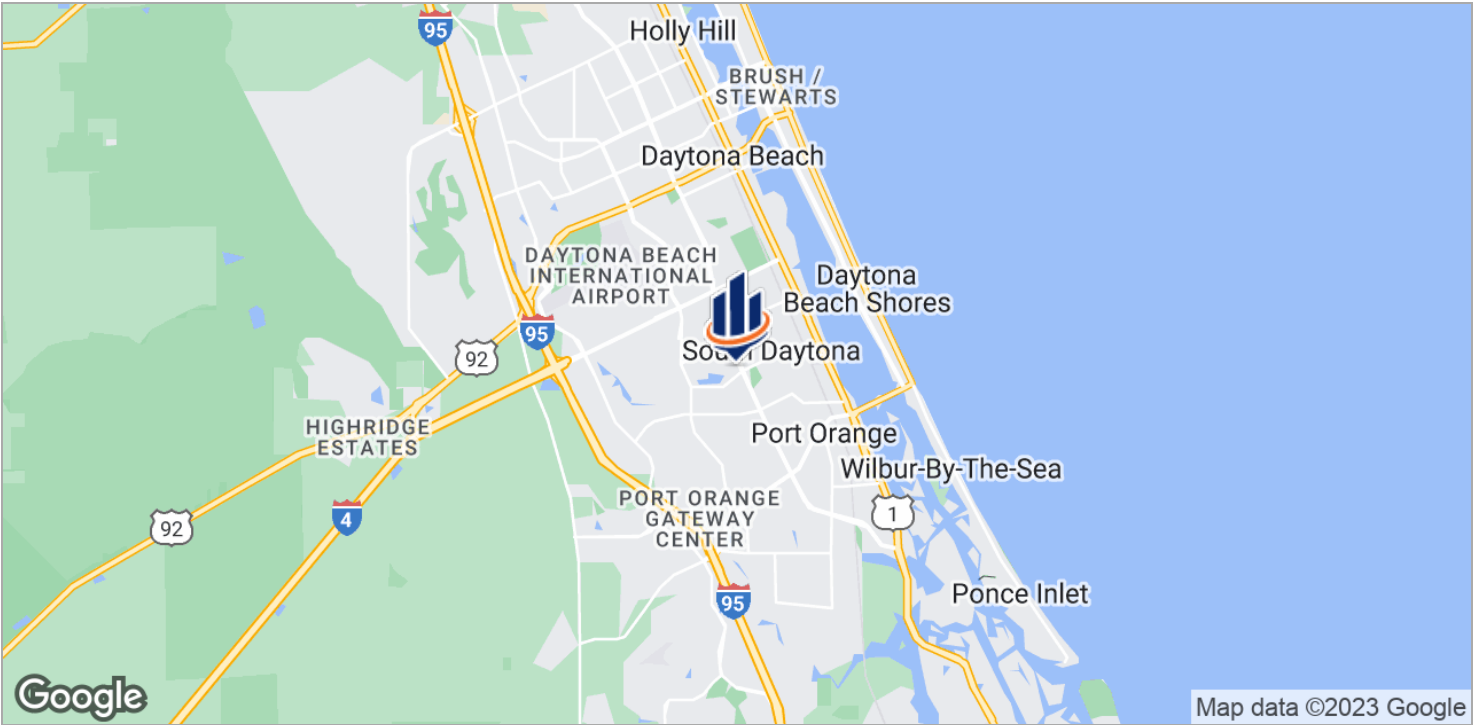
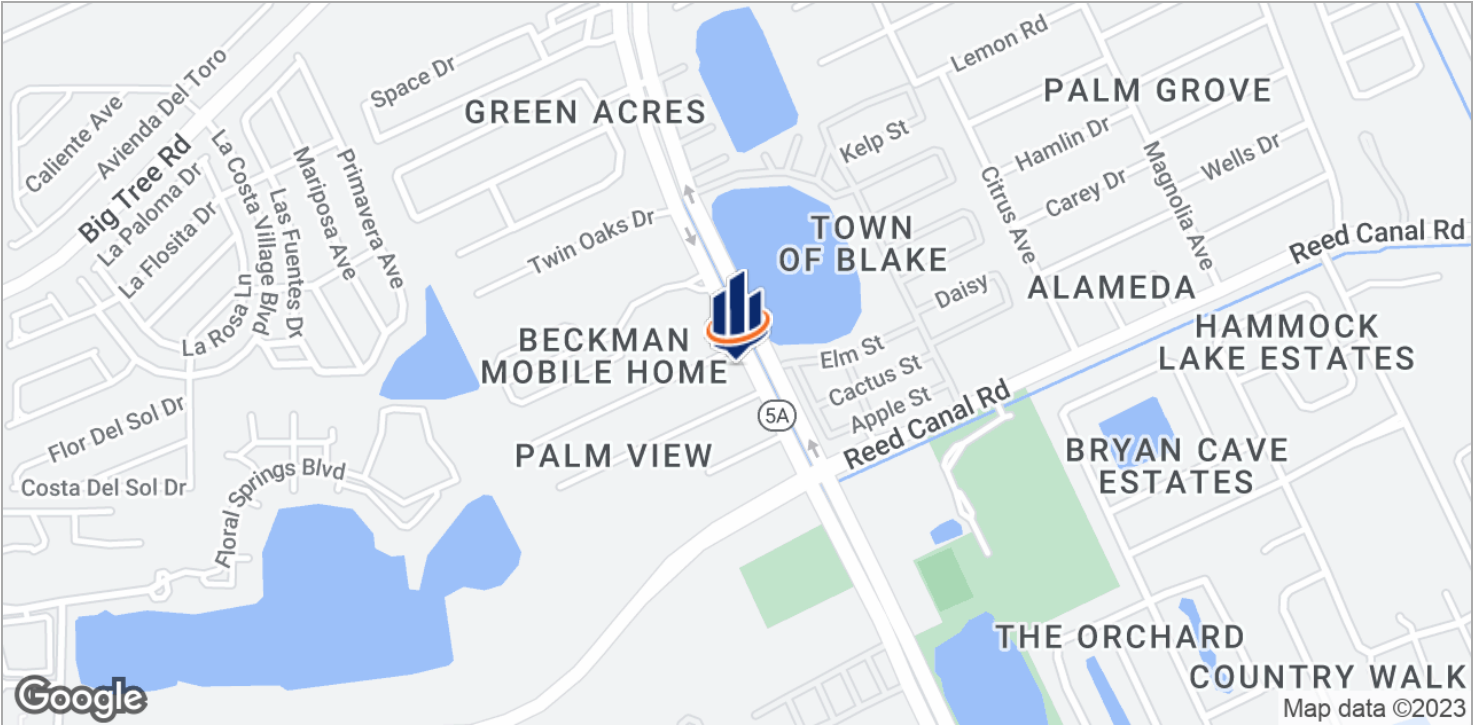




# Site Plan

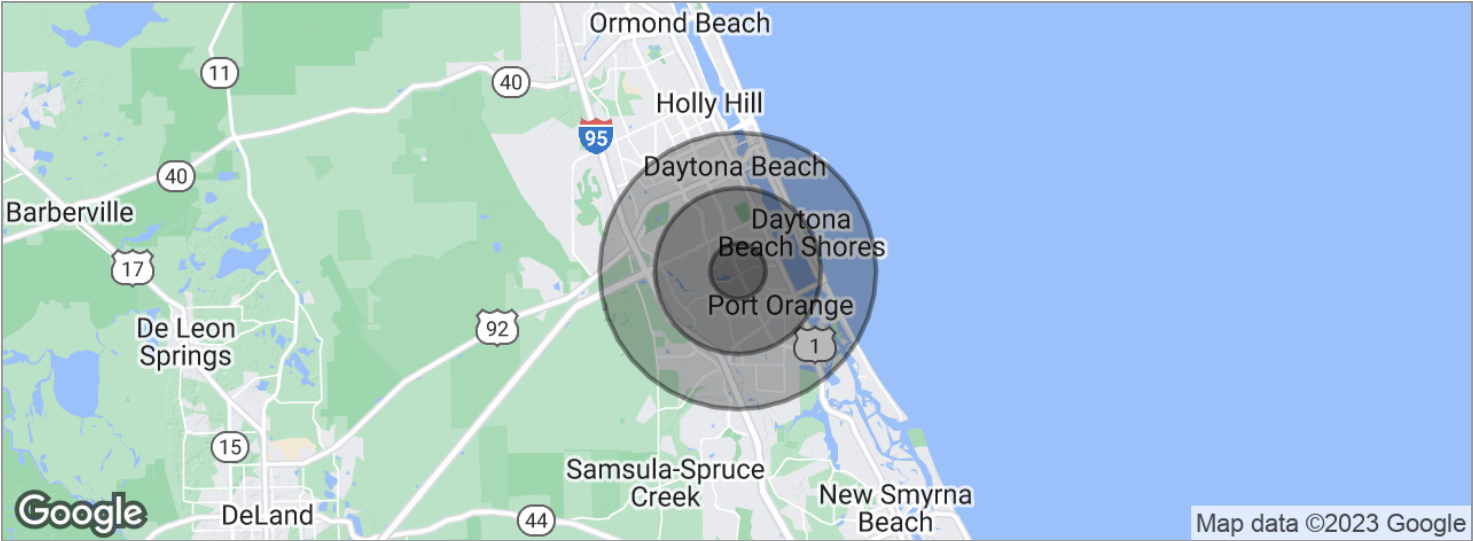


# Location Maps





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,561	66,760	123,656
Median age	51.4	44.8	42.4
Median age [Male]	45.9	42.1	40.3
Median age [Female]	55.7	47.3	44.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,485	29,148	51,645
# of persons per HH	2.1	2.3	2.4
Average HH income	\$43,112	\$47,192	\$48,571
Average house value	\$173,092	\$197,777	\$228,699

\* Demographic data derived from 2020 ACS - US Census

# Advisor Bio 1



## 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

ICSC- International Council of Shopping Centers