

220 SOUTH BEACH STREET

220 PRINCESS BUILDING- OFFICE FOR LEASE

Daytona Beach, FL 32114

PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.00 SF/yr [NNN]
BUILDING SIZE:	12,000 SF
AVAILABLE SF:	3,300 SF
LOT SIZE:	0.17 Acres
ZONING:	RDD-1 Redevelopment Downtown - Beach Street Retail
MARKET:	Daytona Beach
TRAFFIC COUNT:	9,000
APN:	5339-01-05- 0041

PROPERTY OVERVIEW

Upstairs office available for lease - 3,300 SF
Awning and building signage available for tenants use.
Free city parking spaces are available at the rear.
Elevator and Common Restrooms Available
Tenant Pays Electric-Separately Metered

PROPERTY HIGHLIGHTS

- Rear city parking.
- Alleyway to parking between building and McK's Tavern.
- Located in the Historic Beach Street district with 60+ Riverfront Shops and Eateries in Downtown Daytona Beach.
- Across the street from the Halifax River, City Island, and Jackie Robinson Memorial Ballpark.
- NNN Expenses at +/- \$4.25/SF/Year

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220 INTERIOR PHOTOS



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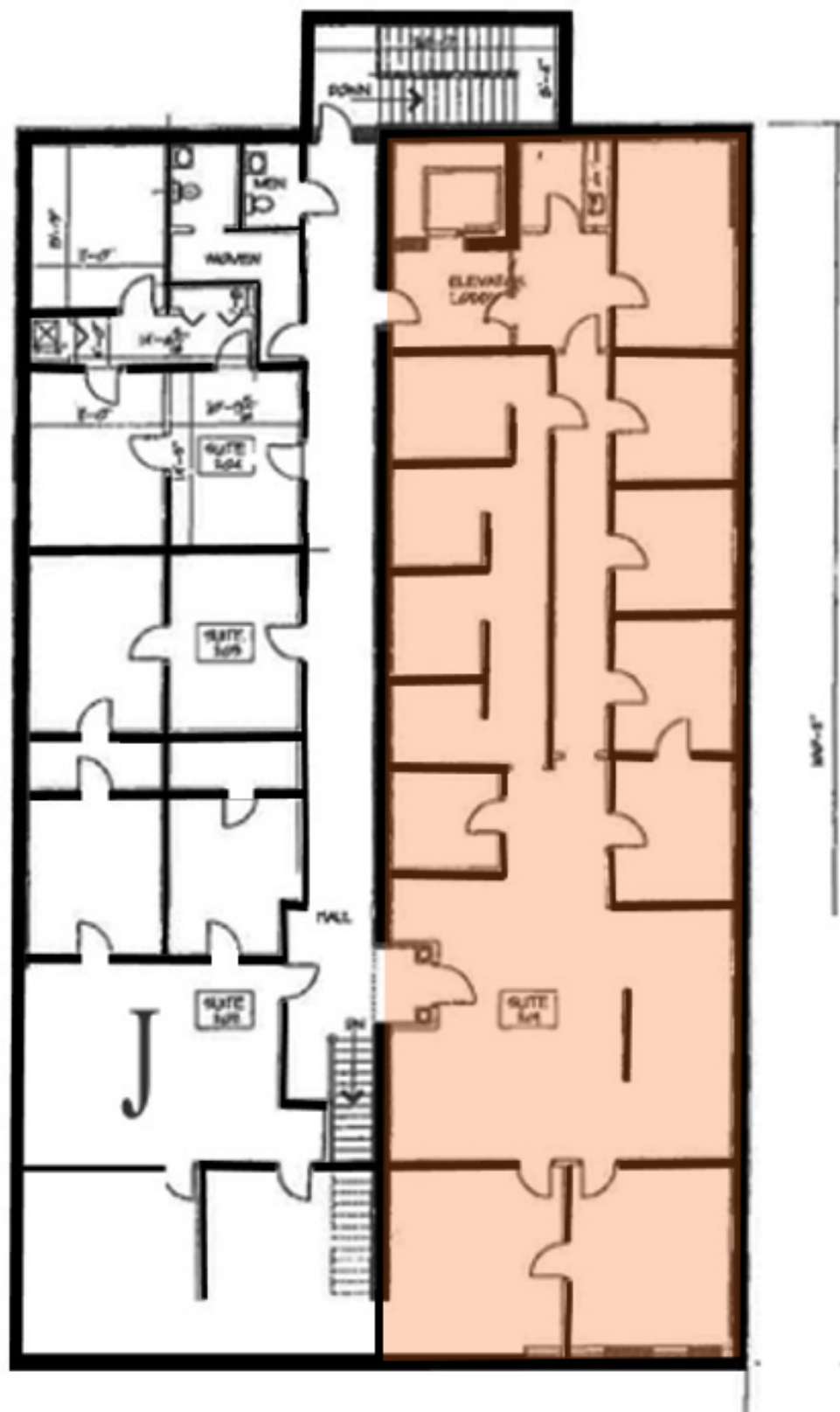
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222 FLOOR PLAN



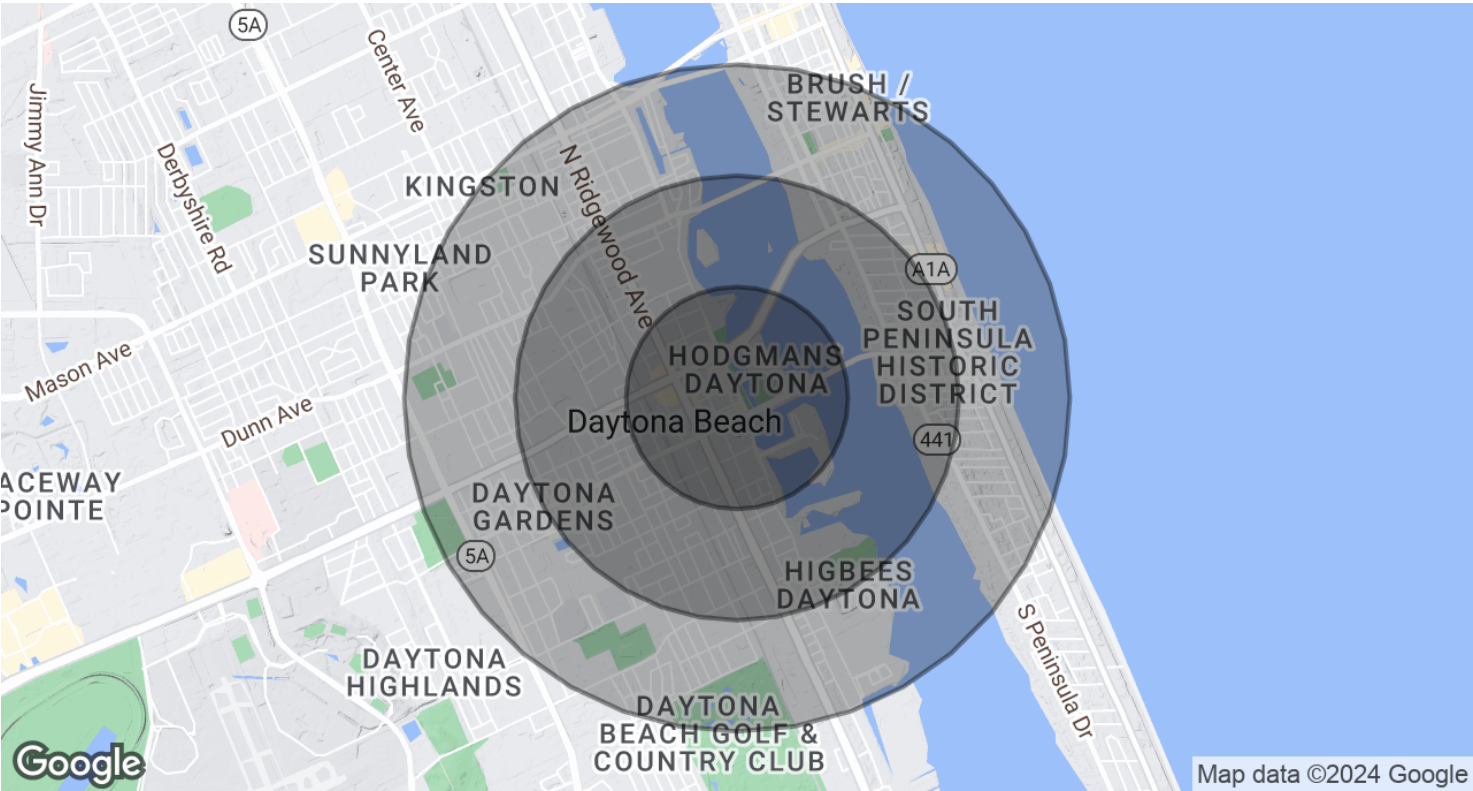
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,721	9,135	20,393
AVERAGE AGE	45.7	37.3	35.8
AVERAGE AGE (MALE)	44.0	36.9	34.6
AVERAGE AGE (FEMALE)	48.1	39.3	38.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	967	5,106	10,933
# OF PERSONS PER HH	1.8	1.8	1.9
AVERAGE HH INCOME	\$27,593	\$29,675	\$32,030
AVERAGE HOUSE VALUE	\$68,480	\$100,059	\$117,753

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO 1



CARL W. LENTZ IV, MBA, CCIM

Managing Director

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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
CFCAR- Central Florida Commercial Association of Realtors

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