

SALE

Daytona Beachside Office

614 N PENINSULA

Daytona Beach, FL 32118

PRESENTED BY:

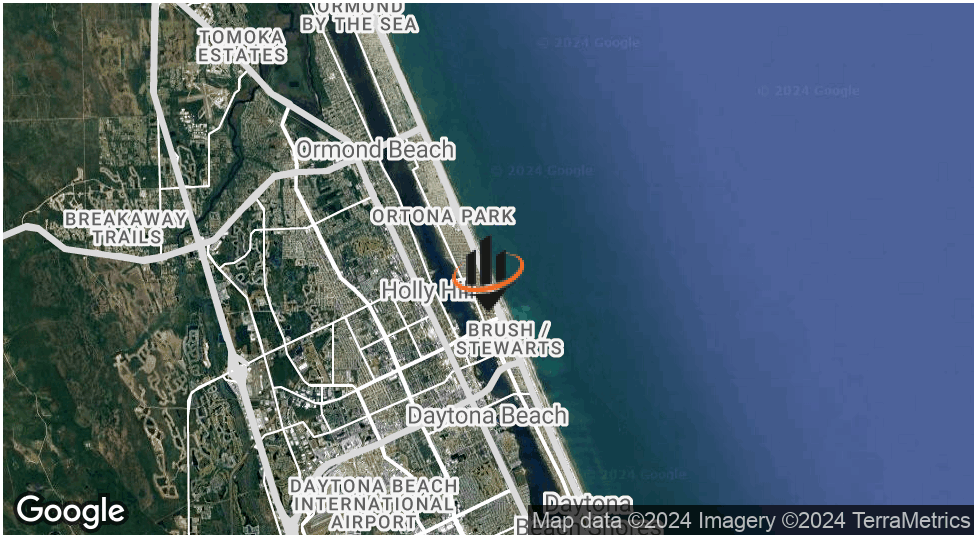
CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,050,000
BUILDING SIZE:	5,831 SF
LOT SIZE:	0.54 Acres
YEAR BUILT:	1950
RENOVATED:	2010
ZONING:	BR-1 Daytona Beach
APN:	5305-01-24-0110

PROPERTY OVERVIEW

Former Medical Office in the Heart of Daytona Beachside
First Floor- 5 Exam Rooms, Therapy Room, Manager's Office
Waiting/Reception Area, Records Room, Staff Lounge, X-Ray Area
Second Floor- Accessible by Elevator, 3 Private Offices, Conference Room,
Lounge, Full Bathroom
Exterior- Covered Drop Off Area - Ample Parking 25 Spaces, Separate Stair Well
Updated Interior with Large Operable Fish Tank in Waiting Area
Located Just North of Seabreeze Boulevard on the East Side of Peninsula
Turn Key Medical Office or Convert to Any Other Office or Retail Use
BR-1, Business Retail Zoning in the City of Daytona Beach

CARL W. LENTZ IV, MBA, CCIM
O: 386.566.3726
carl.lentz@svn.com
FL #BK3068067

DAYTONA BEACHSIDE OFFICE | 614 N Peninsula Daytona Beach, FL 32118

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



PROPERTY DETAILS

SALE PRICE	\$1,050,000
------------	-------------

LOCATION INFORMATION

BUILDING NAME	Daytona Beachside Office
STREET ADDRESS	614 N Peninsula
CITY, STATE, ZIP	Daytona Beach, FL 32118
COUNTY	Volusia
MARKET	Daytona Beach
CROSS-STREETS	North Peninsula Drive & Seabreeze Blvd
SIDE OF THE STREET	East
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	I-95 & I-4
NEAREST AIRPORT	Daytona Beach International

BUILDING INFORMATION

BUILDING SIZE	5,031 SF
---------------	----------

CARL W. LENTZ IV, MBA, CCIM
O: 386.566.3726
carl.lentz@svn.com
FL #BK3068067

DAYTONA BEACHSIDE OFFICE | 614 N Peninsula Daytona Beach, FL 32118

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	BR-1 Daytona Beach
LOT SIZE	0.54 Acres
APN #	5305-01-24-0110
LOT FRONTAGE	160 ft
LOT DEPTH	160 ft
CORNER PROPERTY	No
WATERFRONT	No

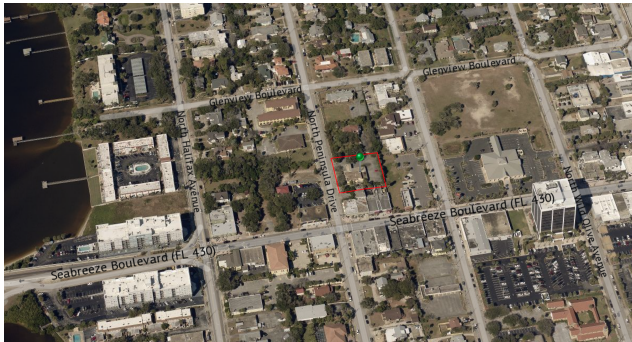
PARKING & TRANSPORTATION

STREET PARKING	Yes
PARKING TYPE	Surface
PARKING RATIO	4.0
NUMBER OF PARKING SPACES	25

UTILITIES & AMENITIES



ADDITIONAL PHOTOS



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

DAYTONA BEACHSIDE OFFICE | 614 N Peninsula Daytona Beach, FL 32118

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

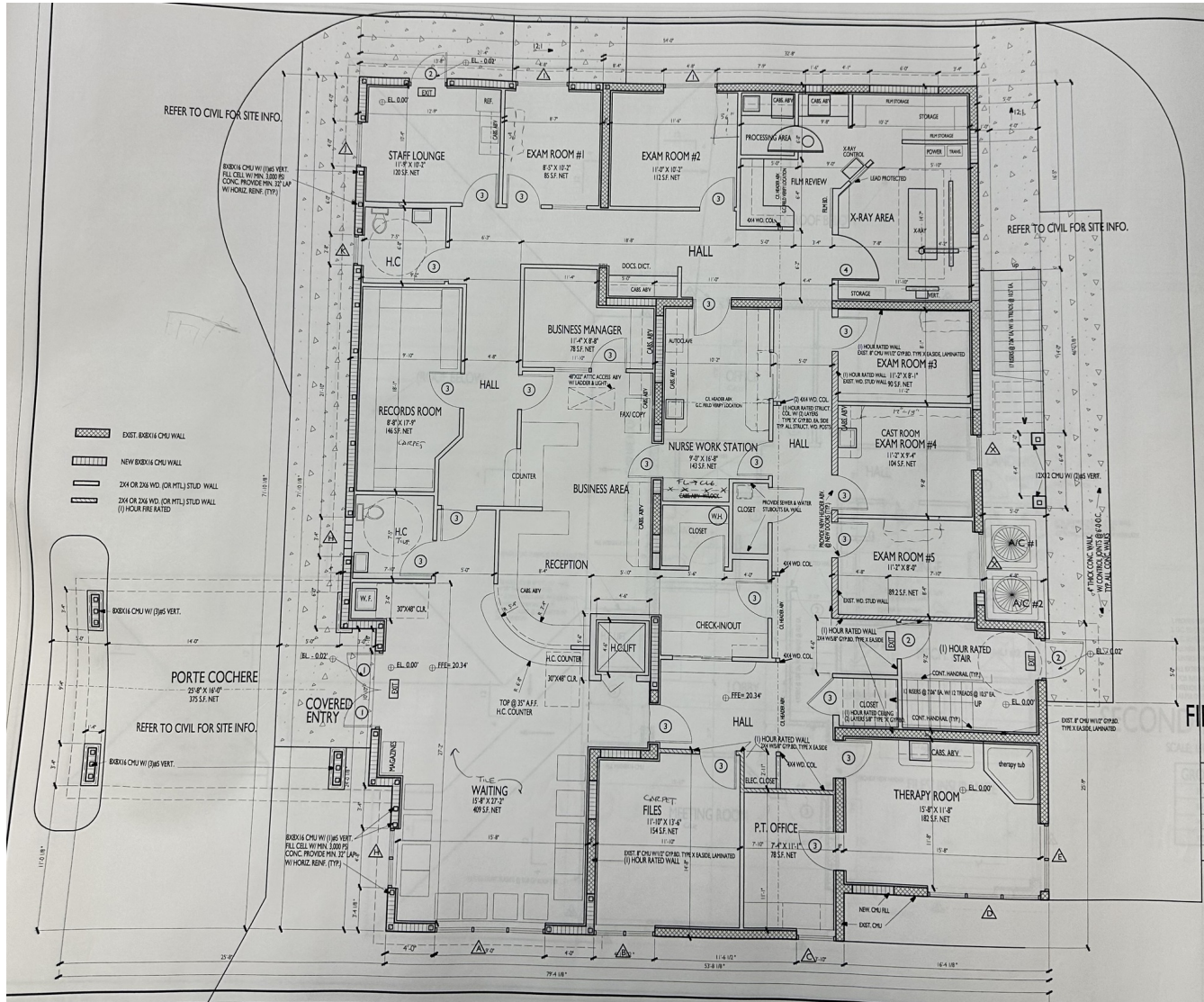
FL #BK3068067

DAYTONA BEACHSIDE OFFICE | 614 N Peninsula Daytona Beach, FL 32118

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



FIRST FLOOR PLAN



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

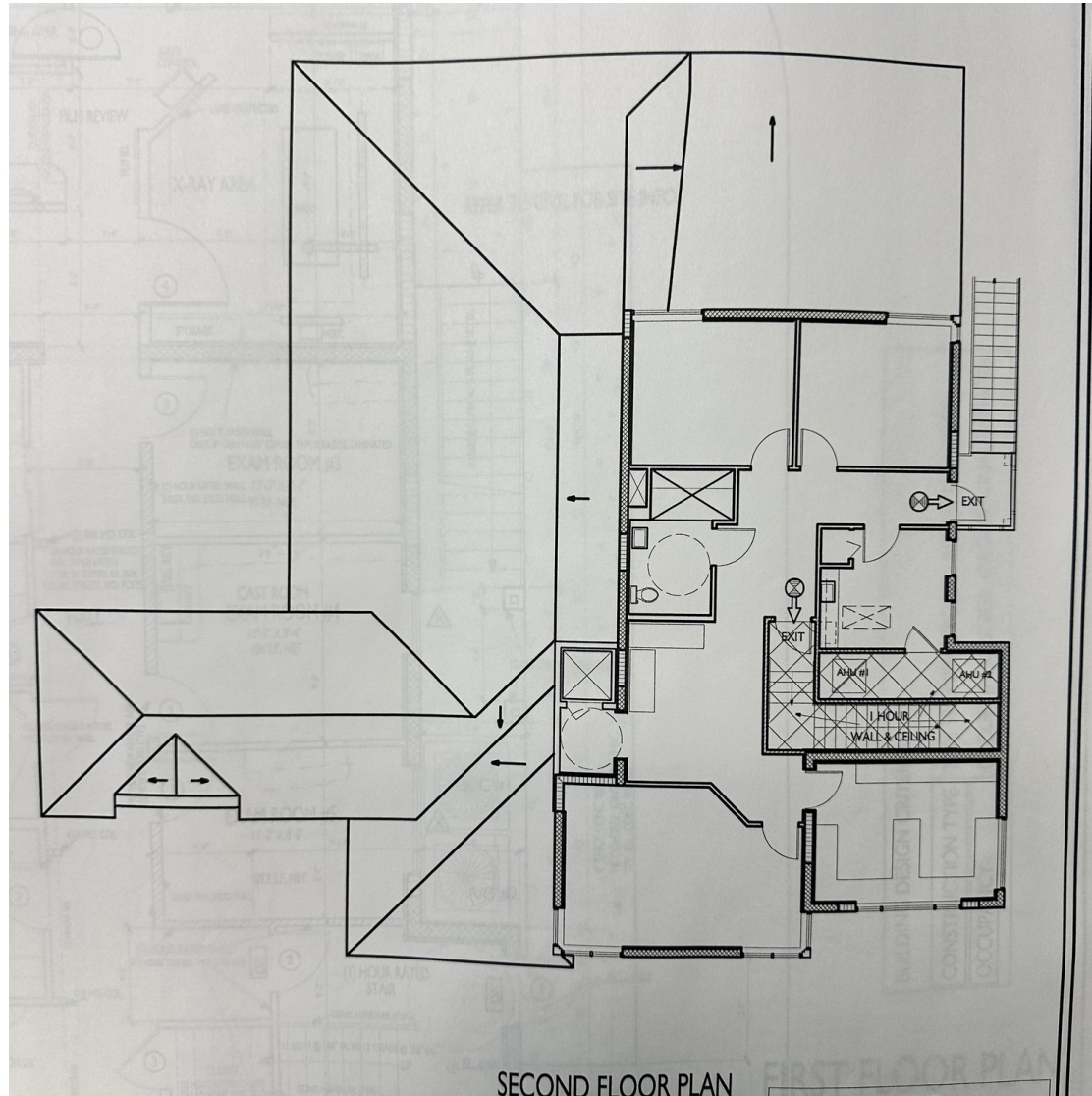
FL #BK3068067

DAYTONA BEACHSIDE OFFICE | 614 N Peninsula Daytona Beach, FL 32118

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



SECOND FLOOR PLAN



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

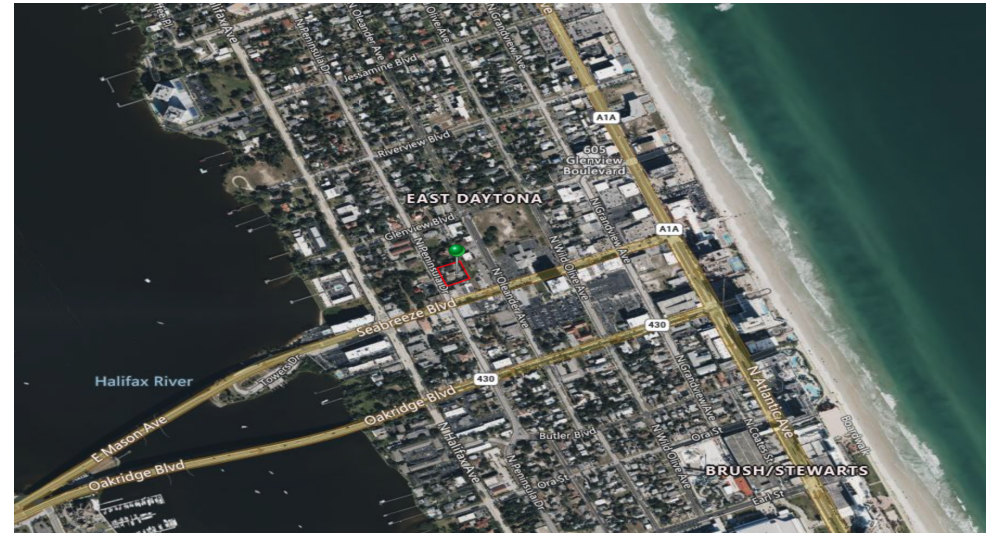
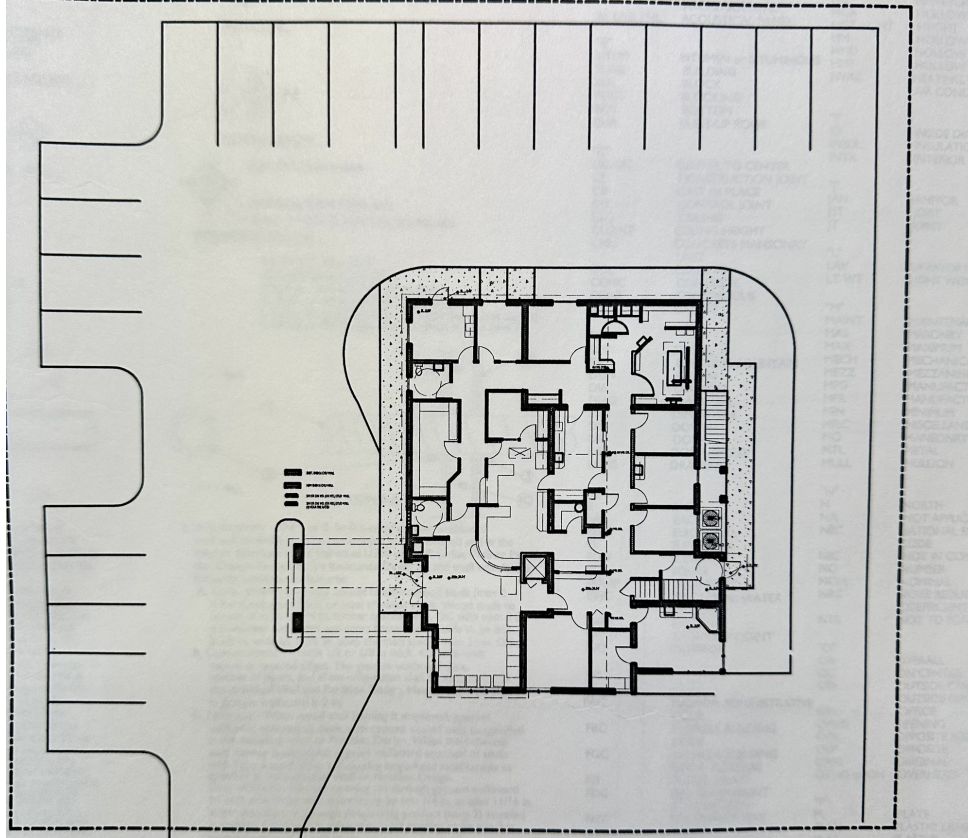
carl.lentz@svn.com

FL #BK3068067

DAYTONA BEACHSIDE OFFICE | 614 N Peninsula Daytona Beach, FL 32118

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

SITE PLAN



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

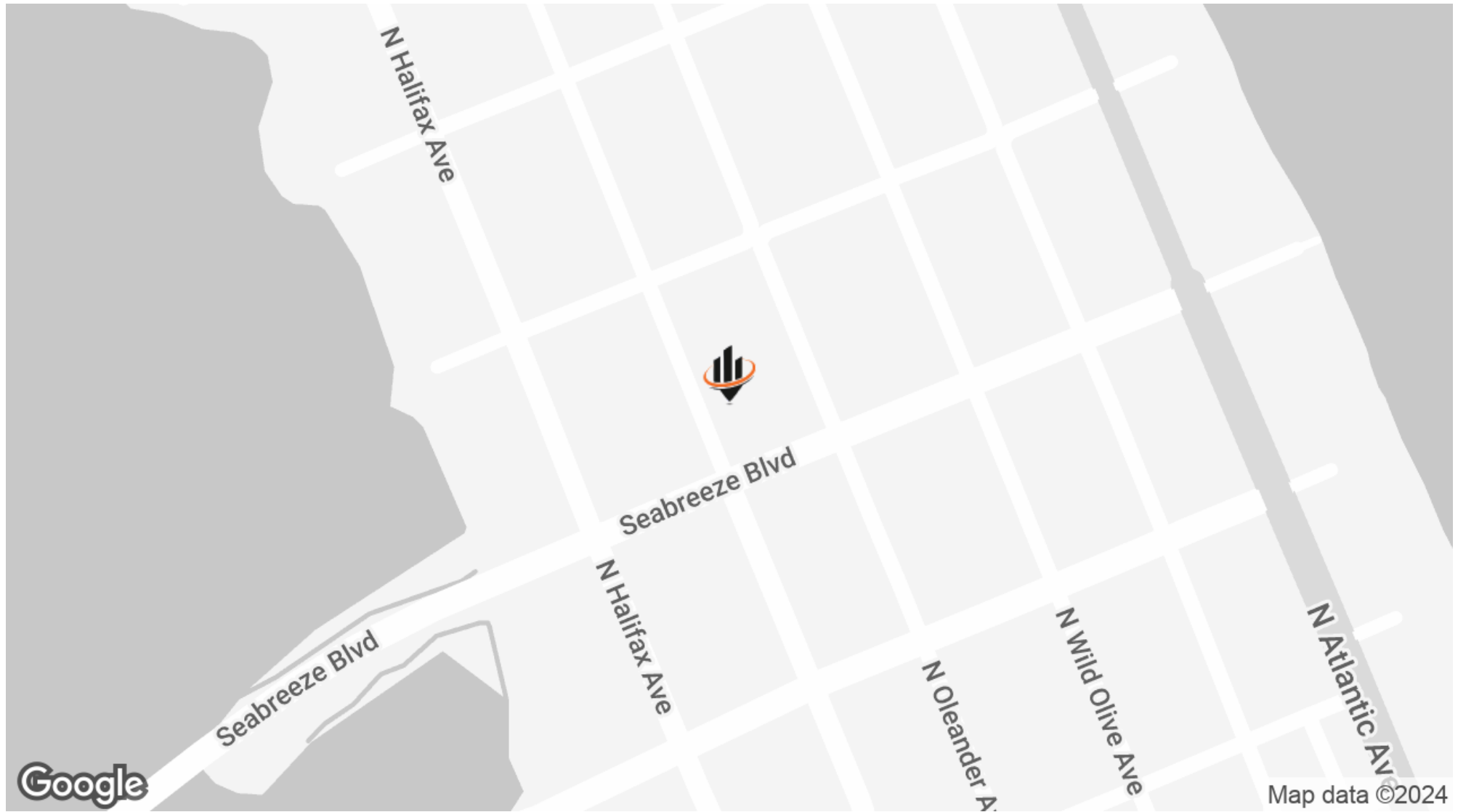
FL #BK3068067

DAYTONA BEACHSIDE OFFICE | 614 N Peninsula Daytona Beach, FL 32118

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



LOCATION MAP



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

DAYTONA BEACHSIDE OFFICE | 614 N Peninsula Daytona Beach, FL 32118

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

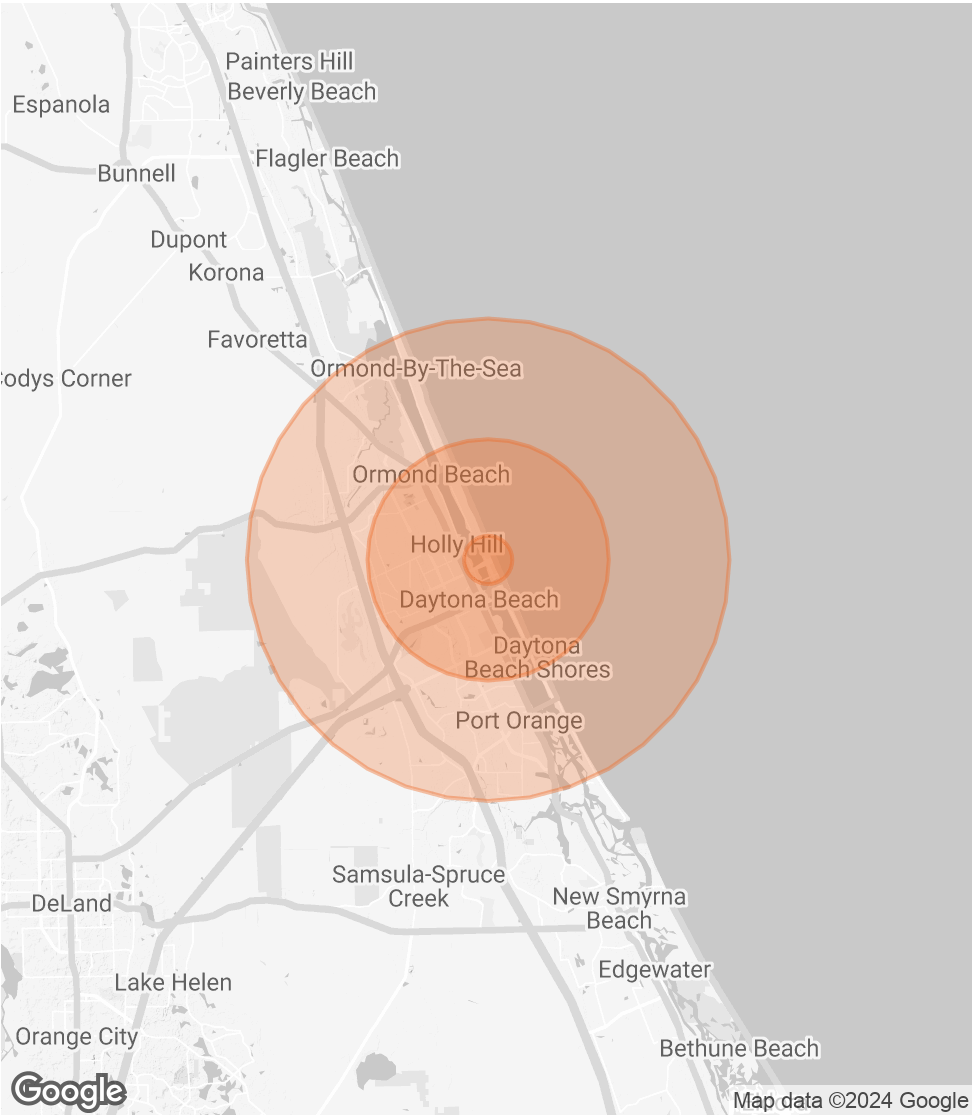


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,610	107,592	225,854
AVERAGE AGE	48.4	44.3	46.6
AVERAGE AGE (MALE)	46.3	43.6	45.5
AVERAGE AGE (FEMALE)	51.1	45.6	47.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,797	59,617	119,208
# OF PERSONS PER HH	1.2	1.8	1.9
AVERAGE HH INCOME	\$39,068	\$41,791	\$52,876
AVERAGE HOUSE VALUE	\$181,804	\$147,009	\$184,812

* Demographic data derived from 2020 ACS - US Census



CARL W. LENTZ IV, MBA, CCIM
O: 386.566.3726
carl.lentz@svn.com
FL #BK3068067

DAYTONA BEACHSIDE OFFICE | 614 N Peninsula Daytona Beach, FL 32118

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

