

LEASE
901 Main St

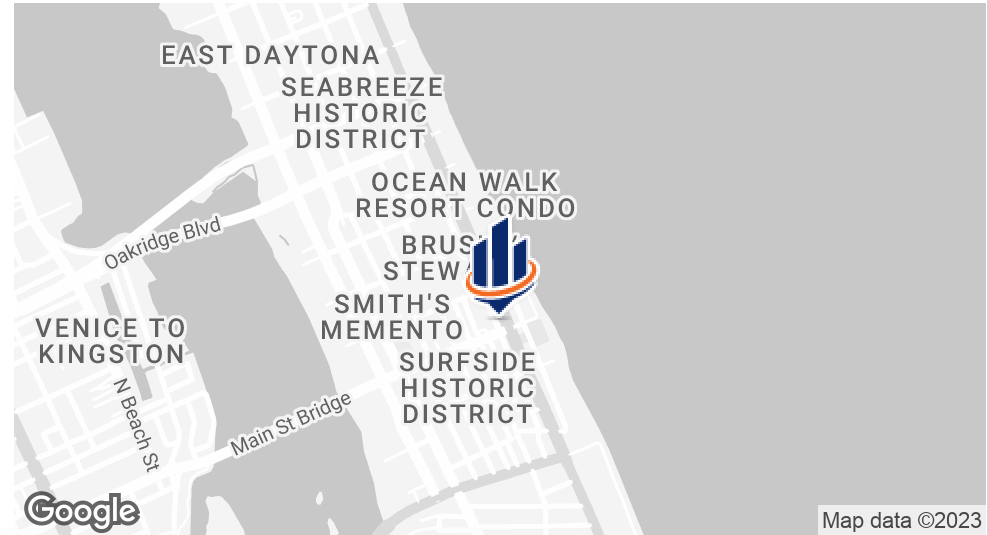
901 MAIN ST
Daytona Beach, FL 32118

PRESENTED BY:

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FL #BK3068067



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/yr (NNN)
BUILDING SIZE:	22,418 SF
AVAILABLE SF:	7,537 SF
LOT SIZE:	12,144 SF
YEAR BUILT:	2001
RENOVATED:	2006
ZONING:	RDB-2 Daytona Beach

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PROPERTY OVERVIEW

2nd Floor Shell Space at the Corner of Main St & A1A
7,537 SF Interior - 3,060 SF Balcony - 12' Ceiling Height
Full Windows on Two Sides With Ocean Views
RDB-2 Zoning in Daytona Beach
Restaurant / Retail / Office / Professional Services
TI Will Be Negotiated
Ceiling Height = 12 Feet
Fires Suppression Sprinklers in Place
Exterior Stairwell to Balcony with Separate Interior Entry
Elevator and Large Stairwell for Access Off South Atlantic

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ADDITIONAL PHOTOS



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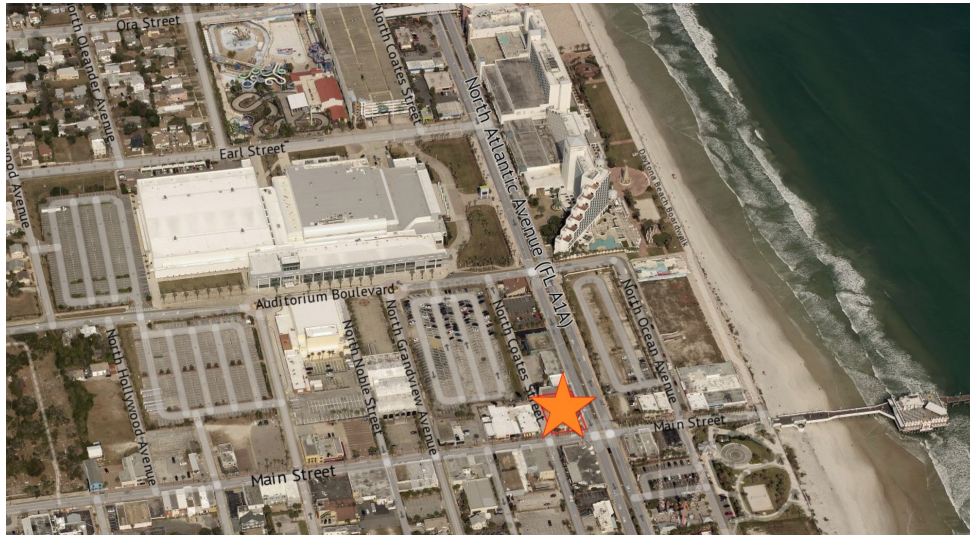
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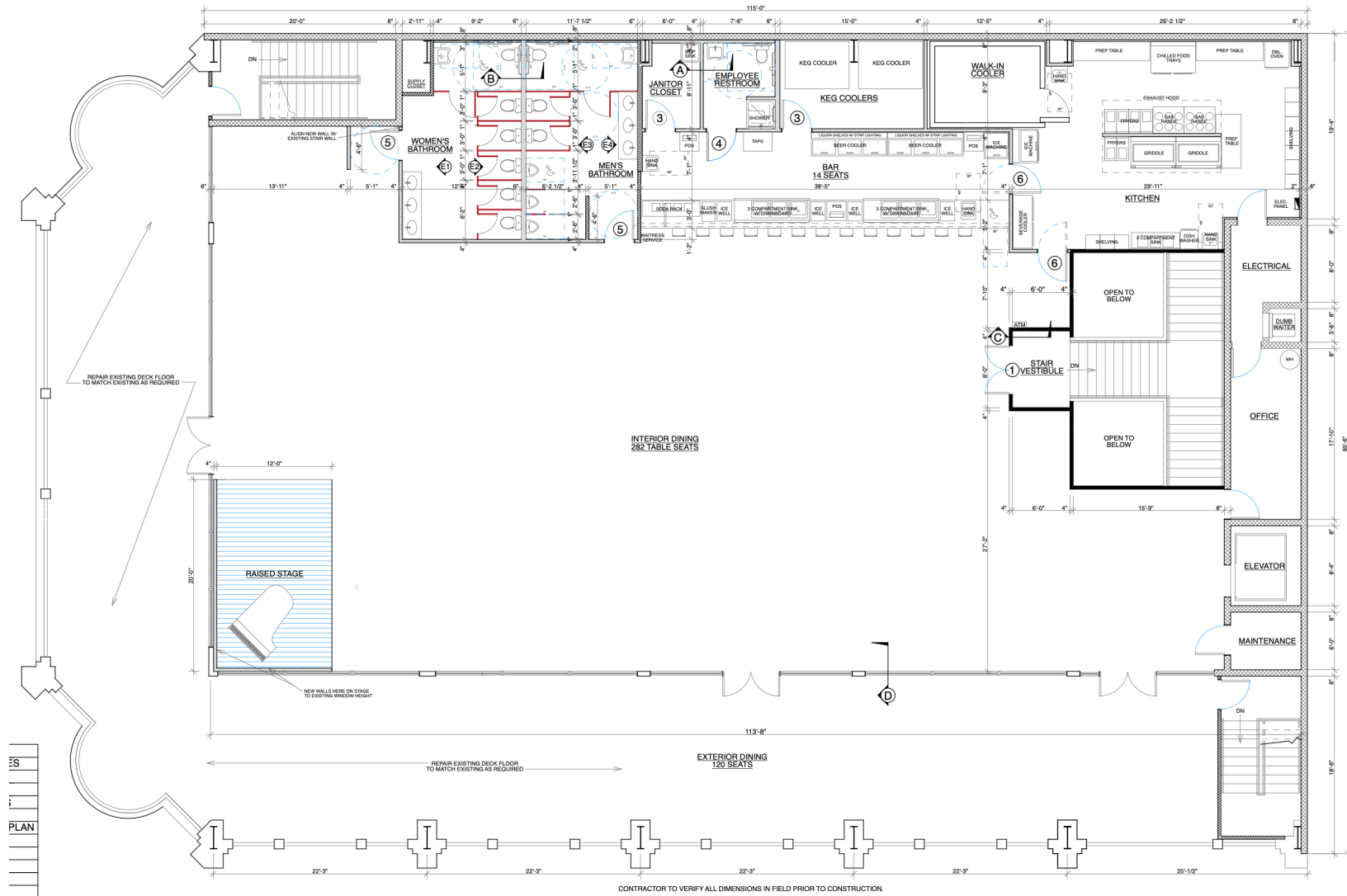
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PROPOSED PLANS



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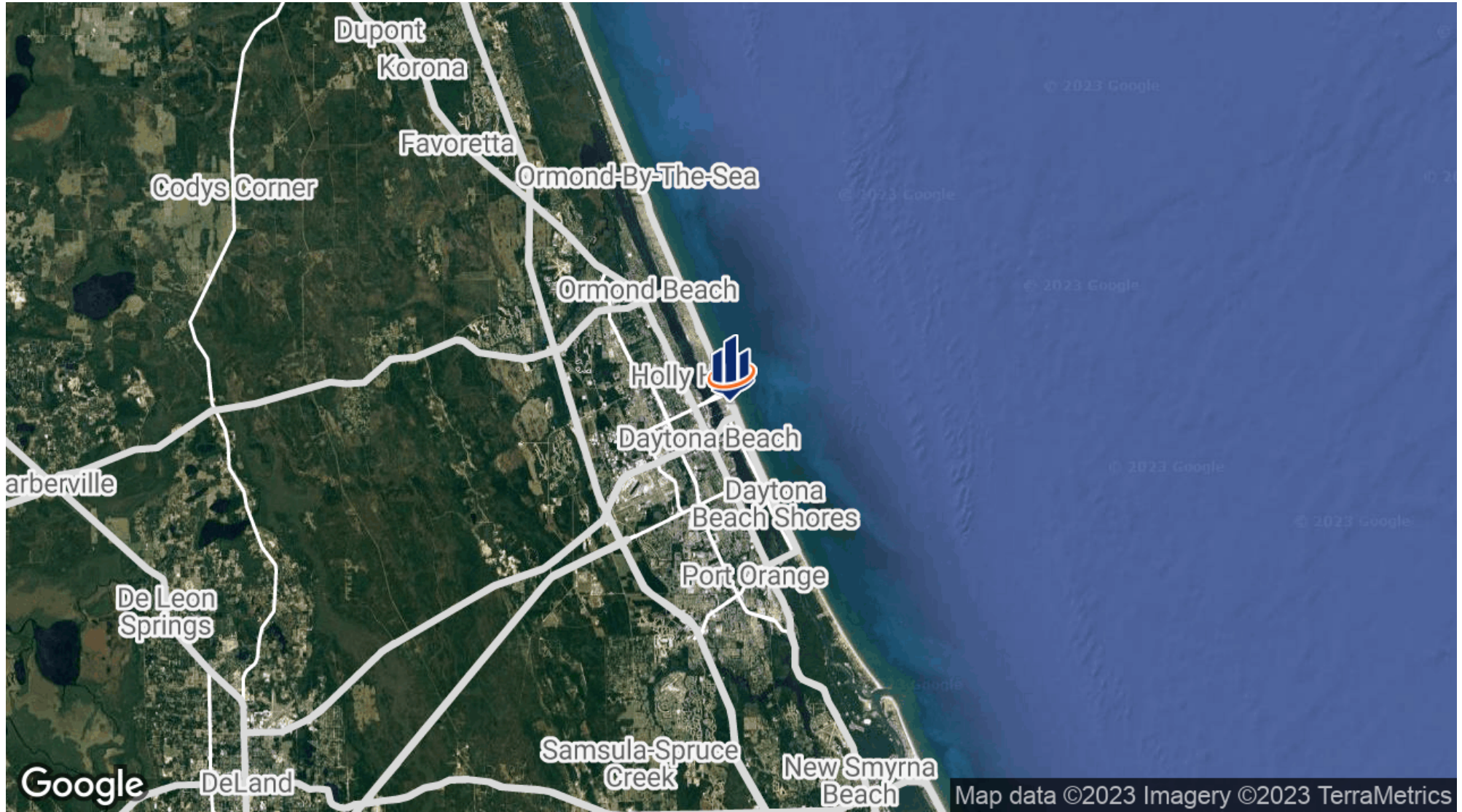
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

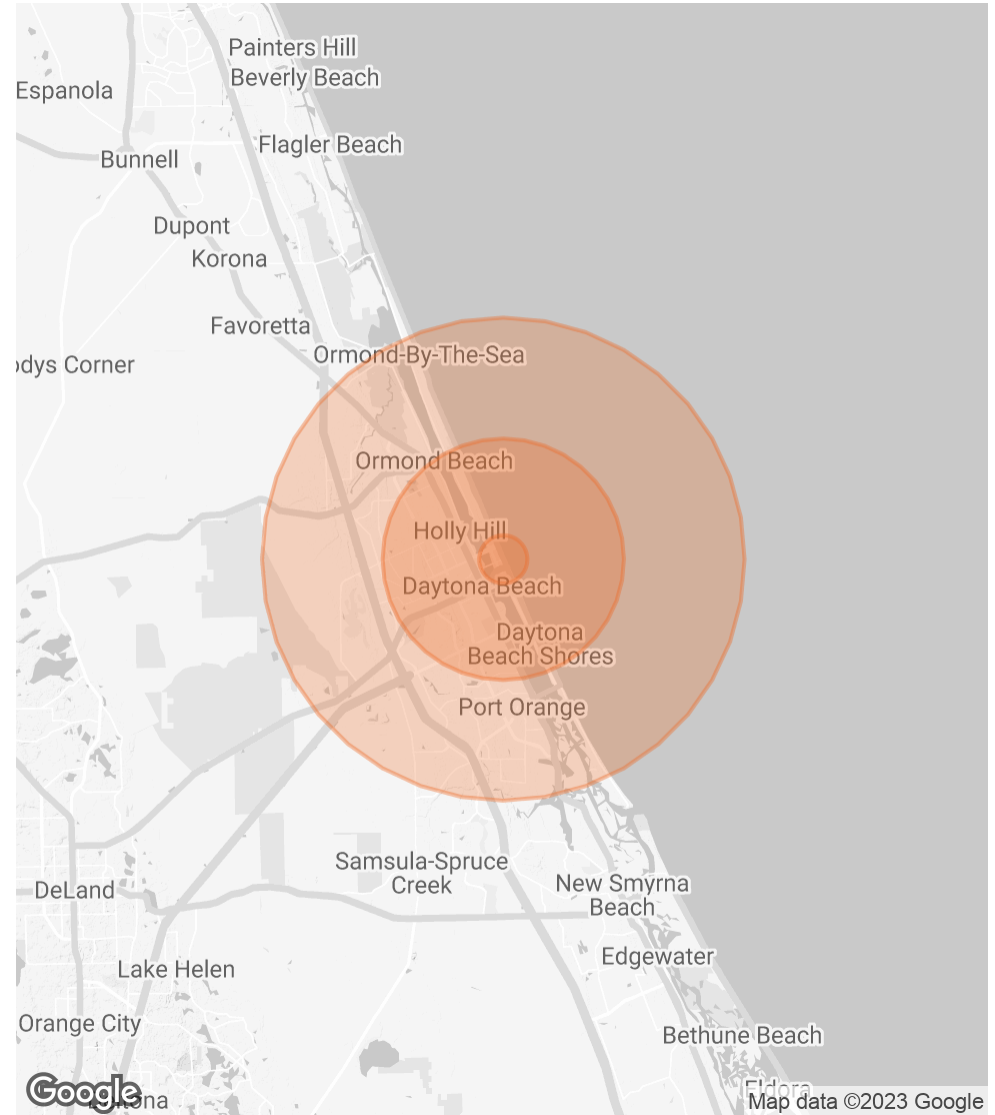
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,708	102,448	220,026
AVERAGE AGE	40.9	43.0	46.4
AVERAGE AGE (MALE)	44.6	42.4	45.4
AVERAGE AGE (FEMALE)	44.8	44.7	47.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,419	54,964	116,734
# OF PERSONS PER HH	1.4	1.9	1.9
AVERAGE HH INCOME	\$31,277	\$42,353	\$52,761
AVERAGE HOUSE VALUE	\$189,000	\$148,529	\$179,777

* Demographic data derived from 2020 ACS - US Census



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