



LEASE

933 Beville Road

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South Daytona, FL 32119



PRESENTED BY:

**CARL W. LENTZ IV, MBA,
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FL #BK3068067



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.00 - 15.00 SF/yr (NNN)
BUILDING SIZE:	39,600 SF
AVAILABLE SF:	5 - 1,050 SF
LOT SIZE:	3.8 Acres
YEAR BUILT:	1998
RENOVATED:	2002
ZONING:	Planned Development - South Daytona
APN:	534416001360

PROPERTY OVERVIEW

Office/Flex Space For Lease

East of the Beville Rd and Nova Rd Intersection in South Daytona

Available Units:

103-C - 1,050 SF Unit with 918 SF of Office Space and 132 SF of Warehouse. Office Portion has A/C.

103-B - 525 SF Office Space. No Warehouse. Fully A/C.

102-H - 1,050 SF Flex Space. Wide Open Space with drop ceilings, a Bathroom, Roll Up door and A/C Throughout.

102-J - 1,050 SF Flex Space with a Small Office and a Bathroom.

103-J - 1,050 SF Flex Space with additional Plumbing, Bathroom and Fresh Paint.

102-K - 1,050 SF Wide Open Space with High Ceilings, a Bathroom, Roll Up Door and A/C Throughout.

Landlord is willing to Convert Spaces to Add Warehouse Space.

*Pricing is Based on a 3 Year Term

\$6.07/SF Pass Through Expenses

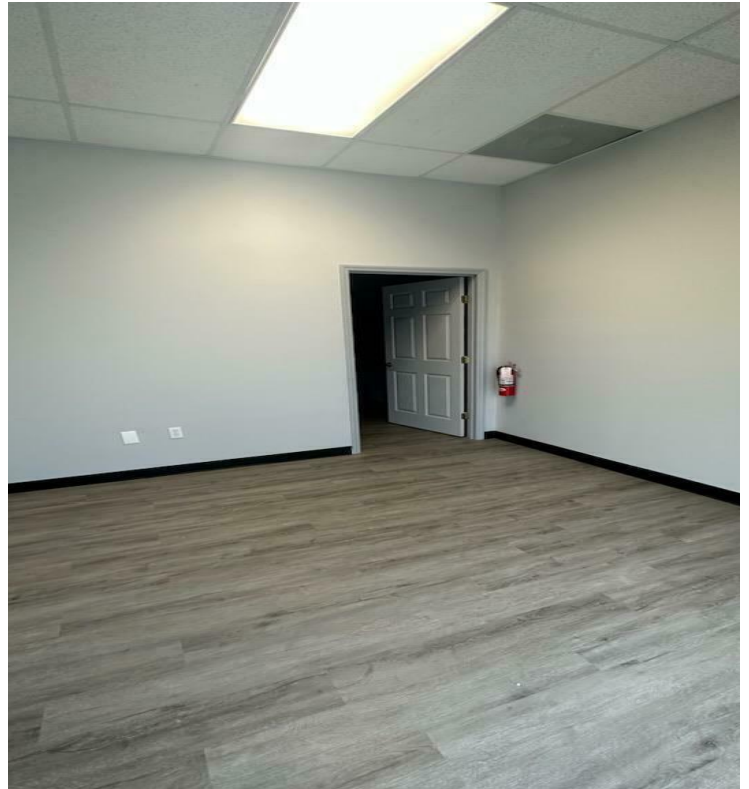
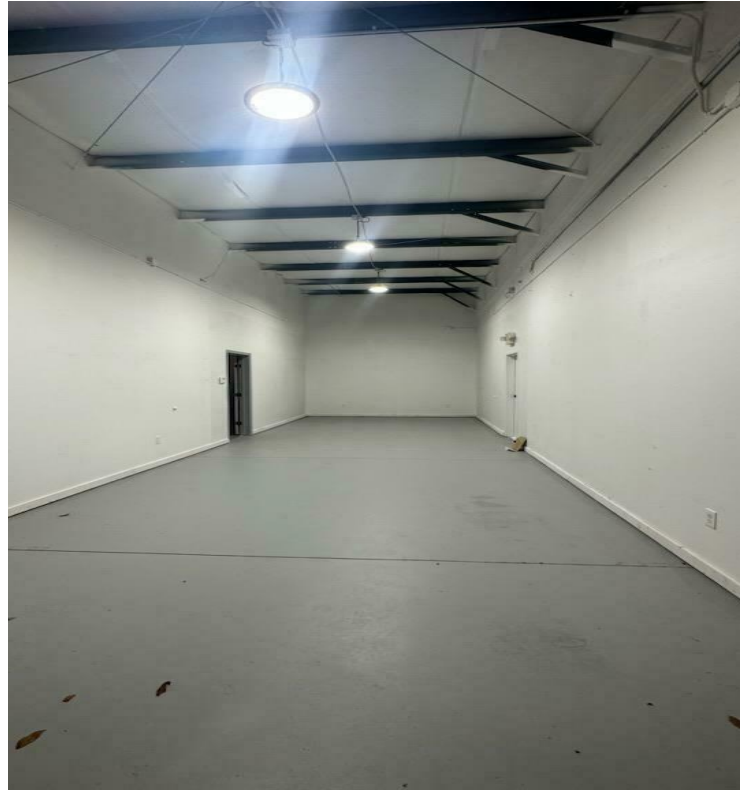
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INTERIOR PHOTOS - FLEX SPACE



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SUITE 103-J



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7.3 ELECTRICAL AND INTERIOR LIGHTING

DESCRIPTION

The incoming services at each building is rated as an 800-Amp, three-phase, four-wire, 120/240-Volt main, feeding meter banks located on the exterior wall. Each tenant space has a separate 120/240-Volt entrance, rated at 150-Amps, fed off the main service. The observed services are protected by circuit breakers.

The electrical equipment is made by *General Electric*. The equipment was installed approximately 20 years ago as part of each building's original construction.

The Subject Property reportedly has copper branch wiring and aluminum feeder cables. Standard electrical devices, switches, and fixtures consistent with the Subject Property use type were also observed through the buildings. Aluminum branch wiring was not reported to or observed by *EBI* during the site assessment. GFCI fixtures were consistently observed during the survey in the restrooms and kitchen areas.

Substation transformers fall into two basic categories - dry and liquid-filled - with the most widely used type being liquid-filled units containing mineral oil. Prior to 1979, many liquid-filled transformers contained oils with Polychlorinated Biphenyls or PCBs. The property was constructed in 2002 and the possibility of the transformer containing PCBs is not likely. The liquid-filled transformers are typically located outside due to the potential of fire hazard from oil leaks.

Lighting in the office and retail areas is provided primarily by 2'x4' fixtures with LED lamps. Warehouse, storage, and garage lighting is provided by LED fixtures.

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LOCATION MAP



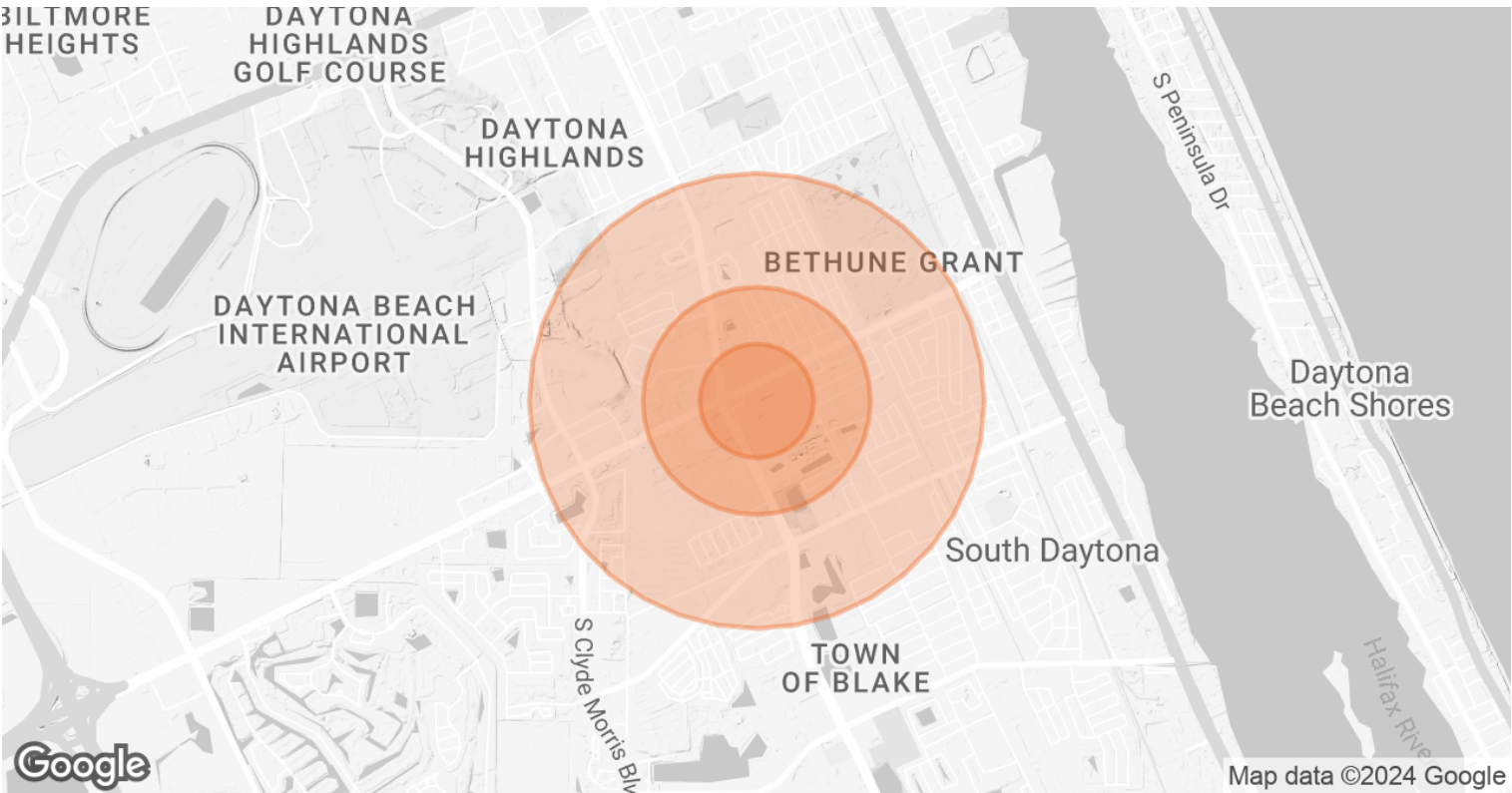
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	501	2,126	9,553
AVERAGE AGE	48.8	49.8	48.2
AVERAGE AGE (MALE)	45.9	46.9	46.1
AVERAGE AGE (FEMALE)	51.9	51.7	49.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	256	1,130	4,972
# OF PERSONS PER HH	2.0	1.9	1.9
AVERAGE HH INCOME	\$45,157	\$43,678	\$43,254
AVERAGE HOUSE VALUE	\$138,495	\$129,027	\$121,522

2020 American Community Survey (ACS)

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ADVISOR BIO 1



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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

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