



SALE

RV and Boat Storage Daytona Beach- Approved

1010 NORTH CLYDE MORRIS BOULEVARD

Daytona Beach, FL 32117

PRESENTED BY:

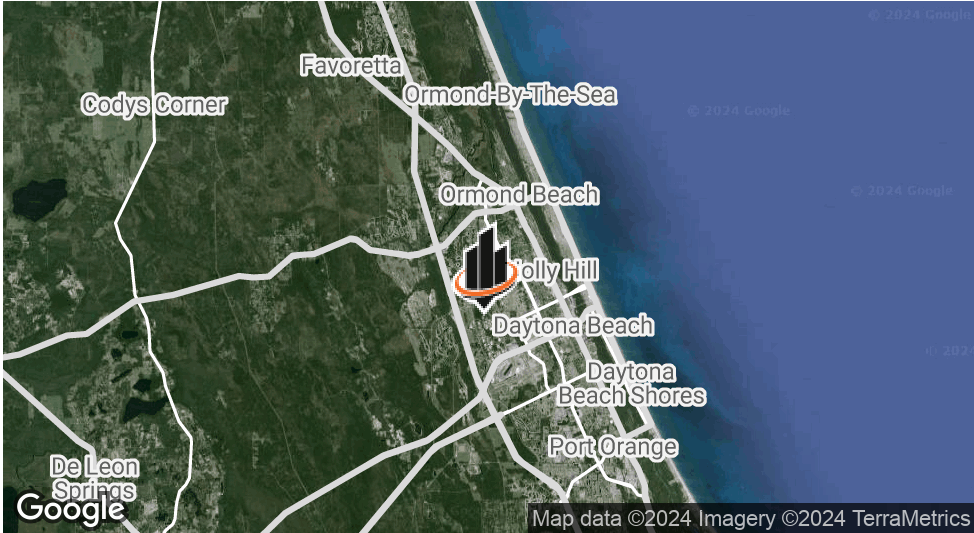
CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,950,000
LOT SIZE:	18.5 Acres
PRICE / ACRE:	\$105,405
ZONING:	PD
MARKET:	Daytona Beach
TRAFFIC COUNT:	16,400
APN:	521000000023

PROPERTY OVERVIEW

Fully Approved RV and Boat Storage Site

Building 1 - 13,541 SF - 60' Deep X 225' - 16 Bays

Building 2 - 20,760 SF - 60' Deep X 345' - 26 Bays

Outside Boat and RV Parking - 72 Spaces

Covered Parking - 42 Spaces / Customer Parking 9 Spaces

Approved by Daytona Beach City Commission and SJRWMD

0.17 Mitigation Credits Required For Project as Designed-\$20,400

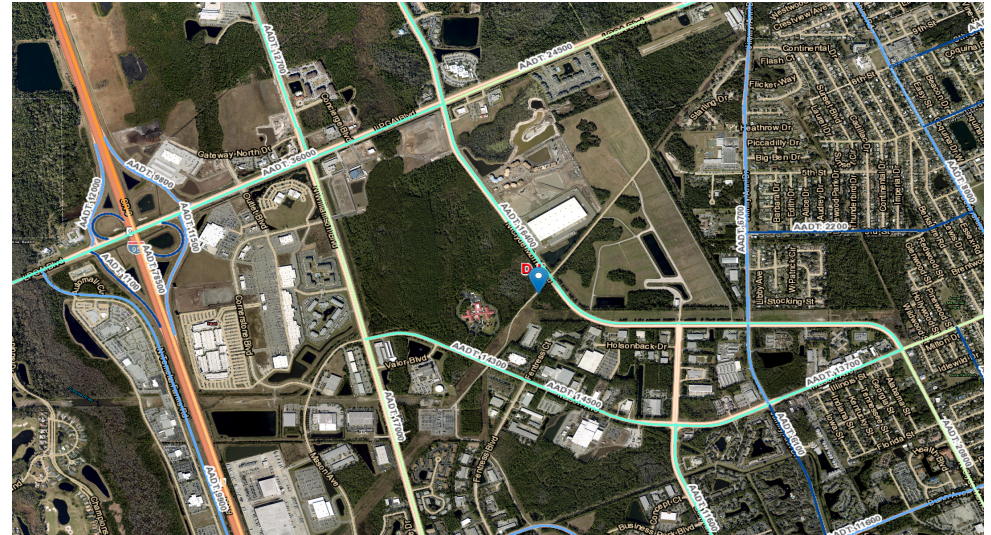
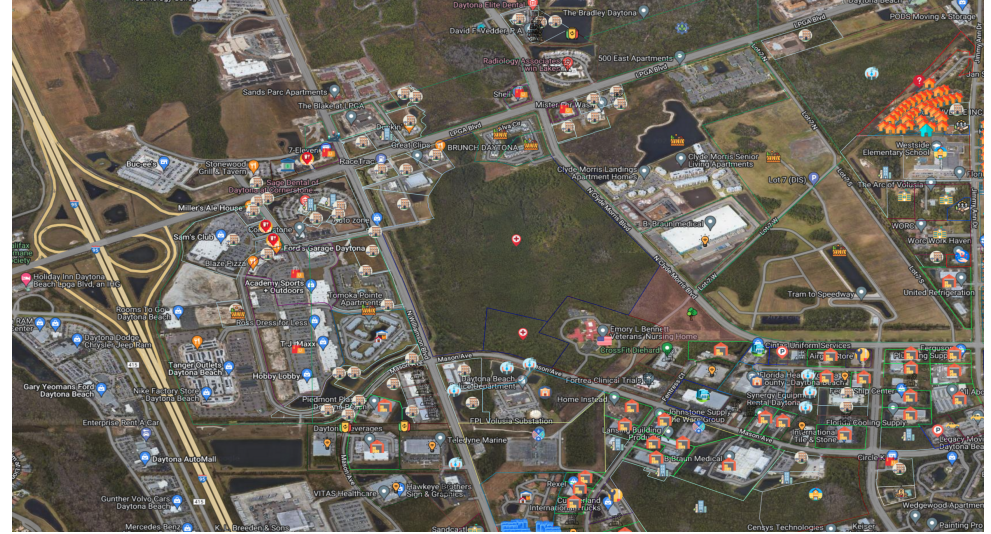
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ADDITIONAL PHOTOS



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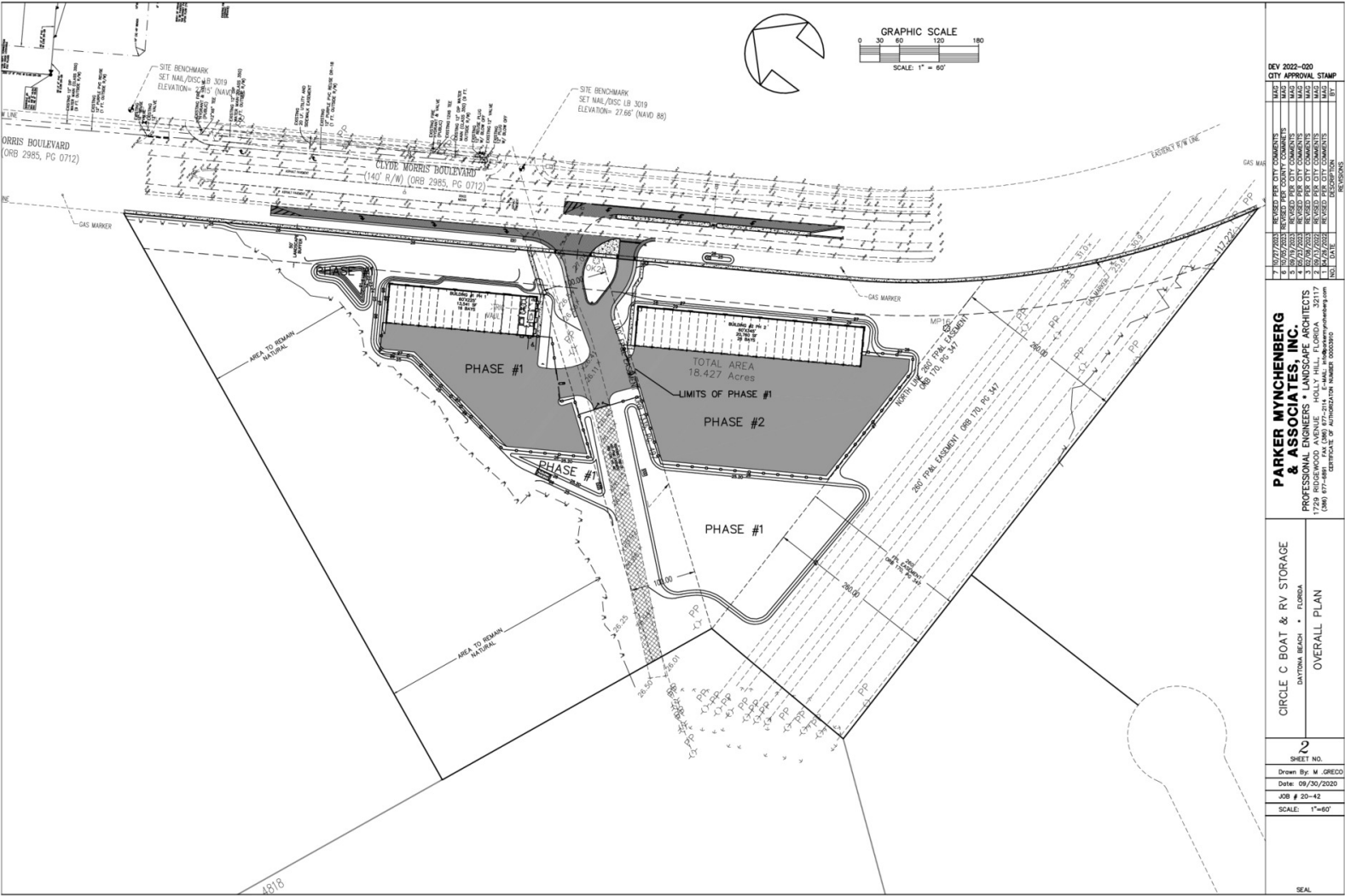
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SITE PLAN



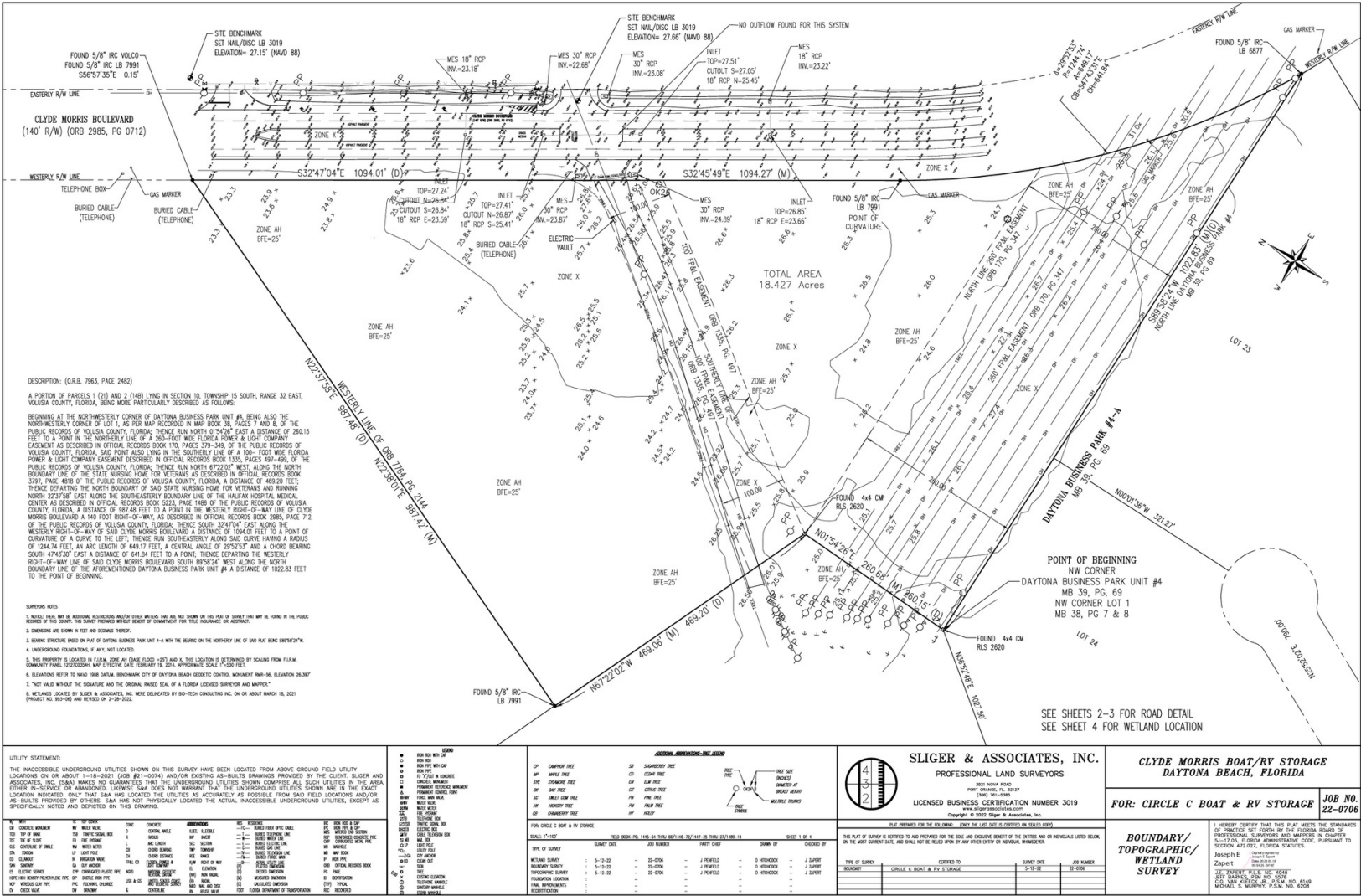
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SURVEY



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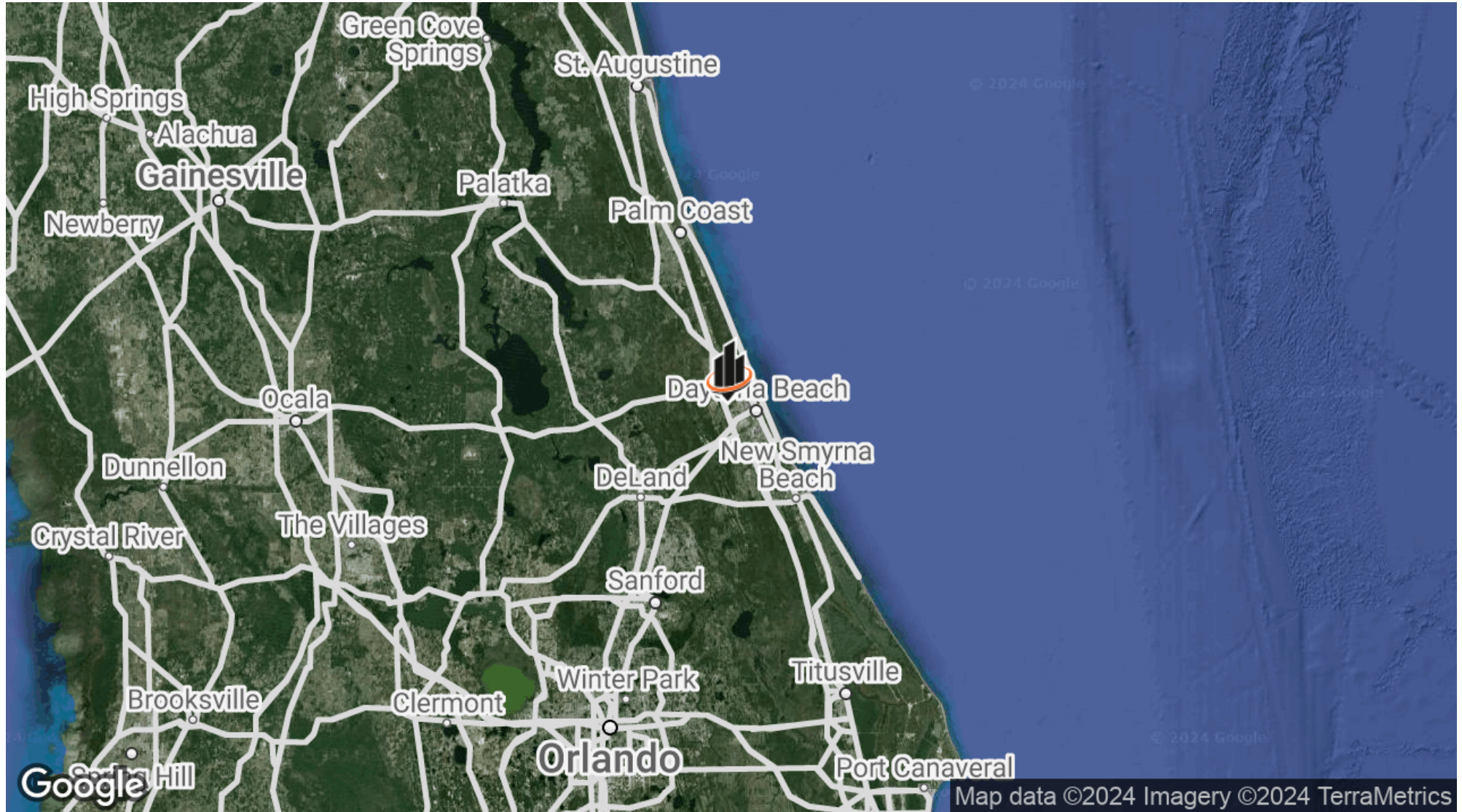
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LOCATION MAP



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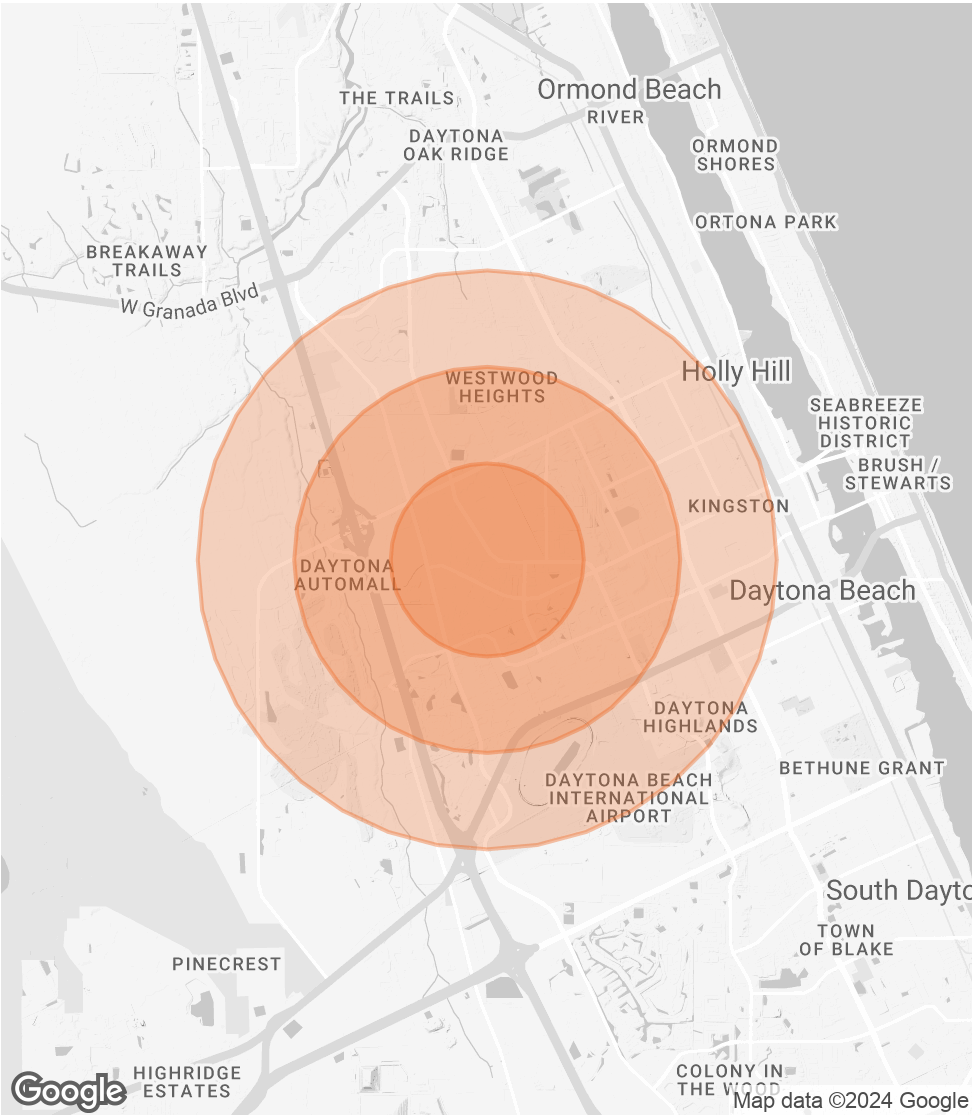


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	3,126	21,341	48,070
AVERAGE AGE	35.7	40.1	40.4
AVERAGE AGE (MALE)	33.9	38.9	39.7
AVERAGE AGE (FEMALE)	34.2	40.9	41.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,252	9,275	21,301
# OF PERSONS PER HH	2.5	2.3	2.3
AVERAGE HH INCOME	\$47,413	\$48,117	\$47,131
AVERAGE HOUSE VALUE	\$123,116	\$125,986	\$130,582

2020 American Community Survey (ACS)



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