

Subject Property
178 x 198

SALE

Daytona Beachfront Land-0.8 Acres-180' Oceanfront

NORTH ATLANTIC AVENUE

Daytona Beach, FL 32118

PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

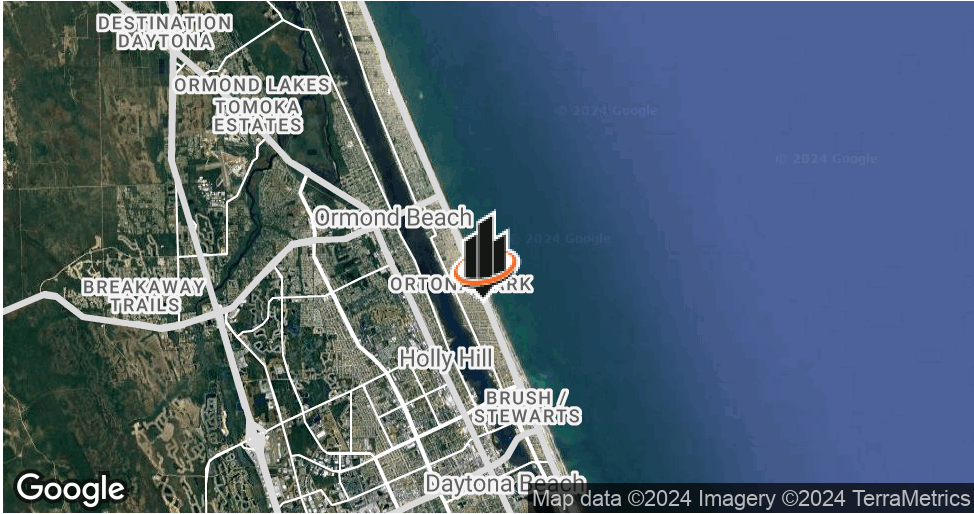
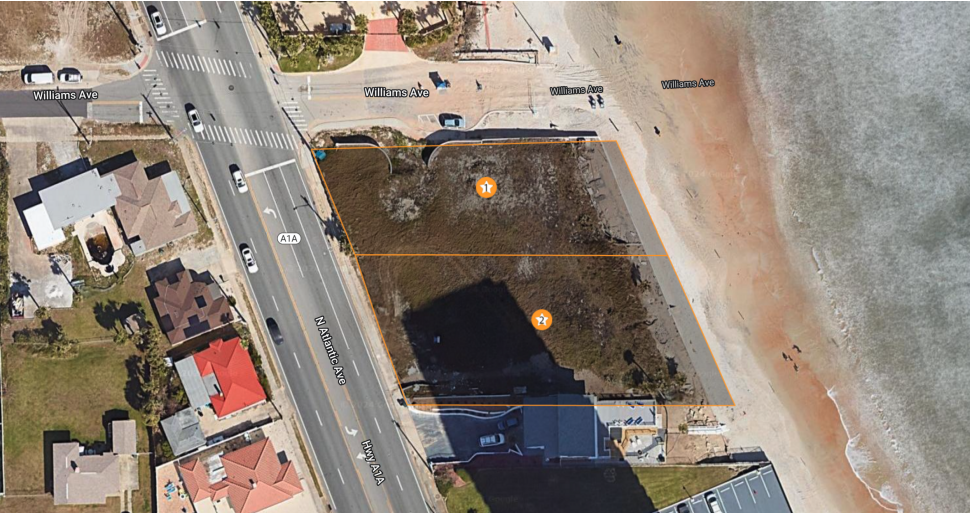
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FL #BK3068067

2201 North
Atlantic Avenue

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,250,000
LOT SIZE:	0.8 Acres
ZONING:	T-1 Daytona Beach
TRAFFIC COUNT:	17,000
APN:	422503020010 & 422503020020

PROPERTY OVERVIEW

2 Oceanfront Parcels in Daytona Beach
T-1 Zoning in the City of Daytona Beach
0.80 Acres at the Corner of Williams Ave and N Atlantic Ave
180 Feet of Oceanfront By 189 Feet Deep
Just South of Bellair Plaza and North of Hard Rock
Recent Seawall Repairs Have Been Completed

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ADDITIONAL PHOTOS



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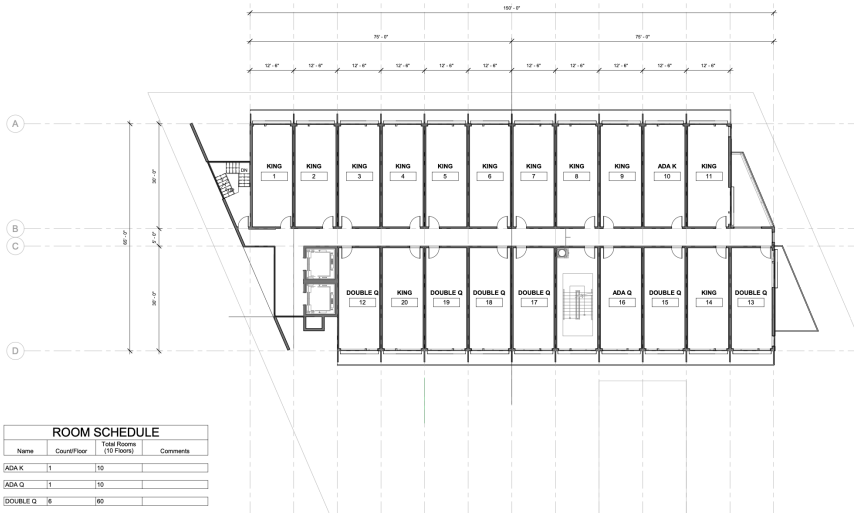
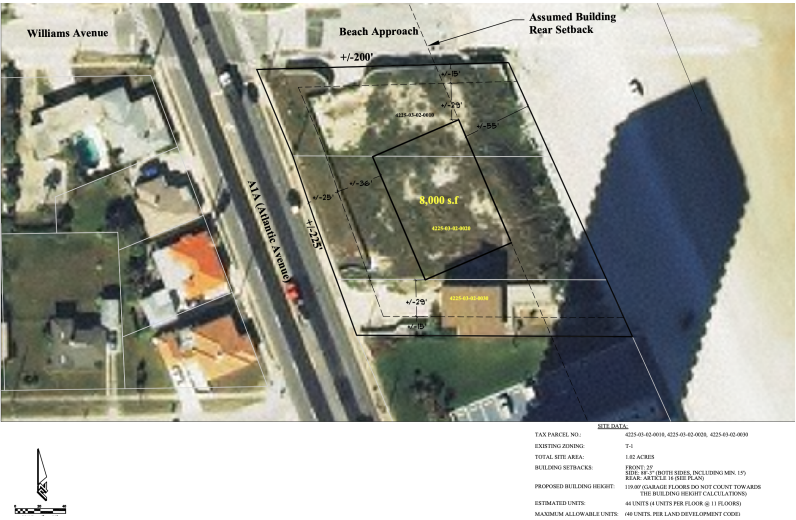
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OWNER'S RENDERING WITH EXTRA PARCEL



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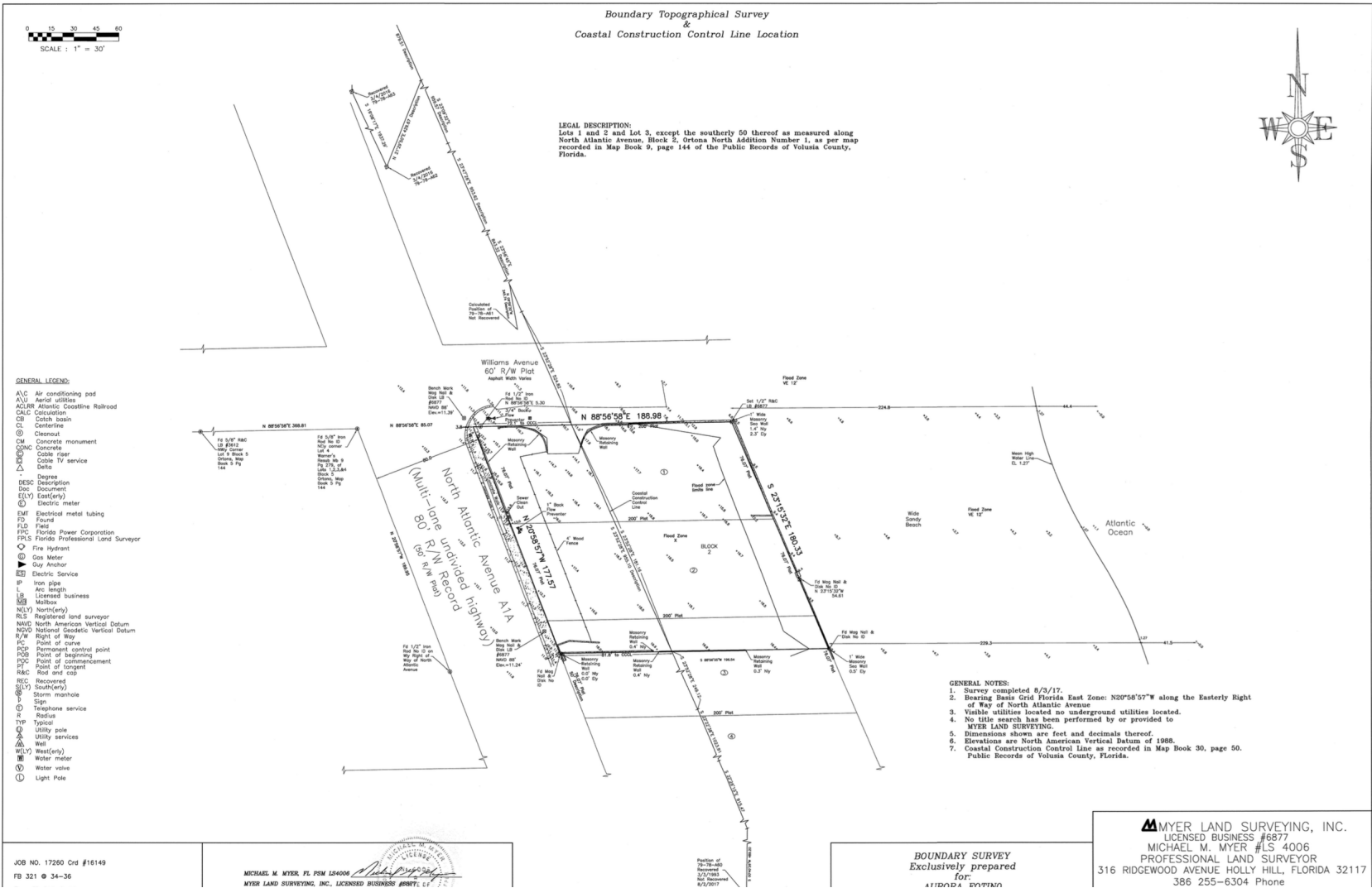
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SURVEY



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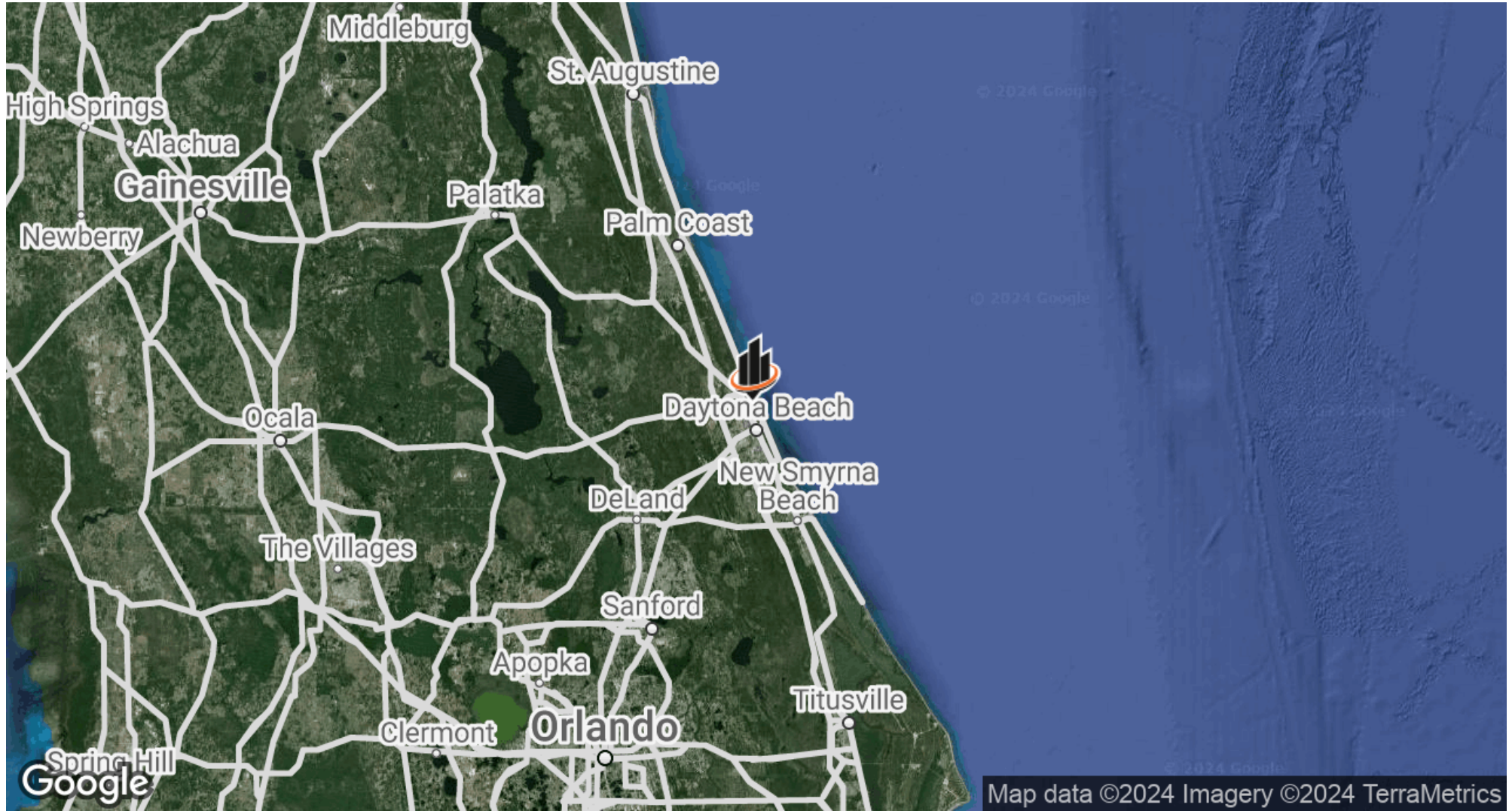
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

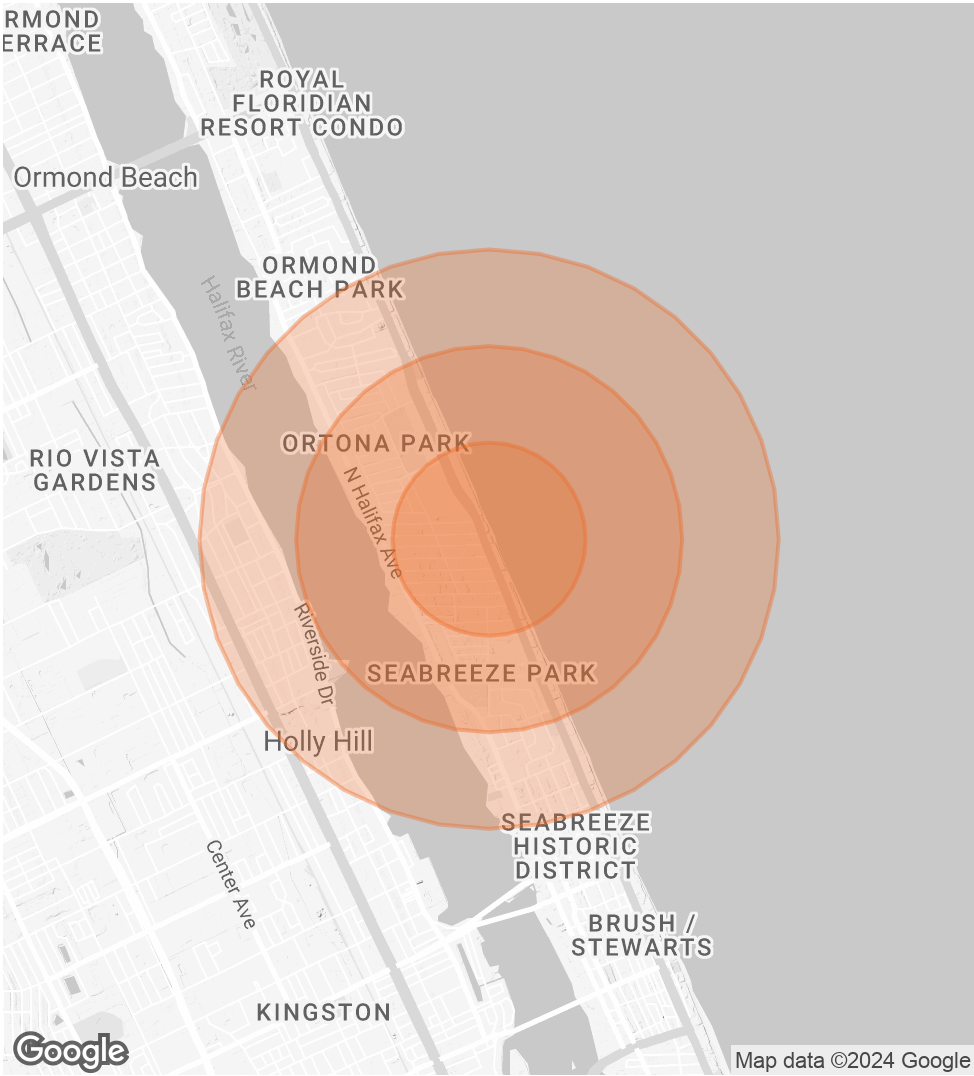
POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	1,009	4,857	10,136
AVERAGE AGE	52.3	46.5	49.0
AVERAGE AGE (MALE)	52.6	46.1	48.5
AVERAGE AGE (FEMALE)	53.6	48.2	50.3

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	666	3,117	7,313
# OF PERSONS PER HH	1.5	1.6	1.4
AVERAGE HH INCOME	\$55,073	\$52,867	\$44,573
AVERAGE HOUSE VALUE	\$243,424	\$230,556	\$215,732

2020 American Community Survey (ACS)



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