

# FREESTANDING BUILDING ON LIT CORNER



## PROPERTY DESCRIPTION

19,890 SF Freestanding building on 2.34+/- acre signalized corner at Mason Avenue and Center Street. 294+/- feet of frontage on Mason Avenue. Open span, retro feel interior with steel truss system. Former bowling alley. 480 three phase electric and additional 200 Amp single phase, per owner. Great for Retail, Self Storage, Medical, Manufacturing, Warehouse, and many other uses under BA Zoning. Estimated CAM, Real Estate Taxes, and Insurance \$0.75 per SF.

## LOCATION DESCRIPTION

Located at the northeast corner of Mason Avenue and Center Street between Nova Road and US Highway 1. Approximately 4.4 miles to Interstate 95, 1.8 miles to International Speedway Boulevard, 1.85 miles to the Beach, and 3.3 miles to Williamson Boulevard.

## LOCATION ADDRESS

660 Mason Avenue  
Daytona Beach, FL 32117

## JOHN W. TROST, CCIM

Principal | Senior Advisor  
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## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,750,000
<b>LEASE RATE:</b>	\$6.00 NNN
<b>BUILDING SIZE:</b>	19,890 SF
<b>LOT SIZE:</b>	2.34+/- Acres
<b>PARCEL NO:</b>	4244-01-34-0038
<b>YEAR BUILT:</b>	1960
<b>TRAFFIC COUNT:</b>	21,500 AADT
<b>ZONING:</b>	BA & SFR-5

## ADDITIONAL PHOTOS

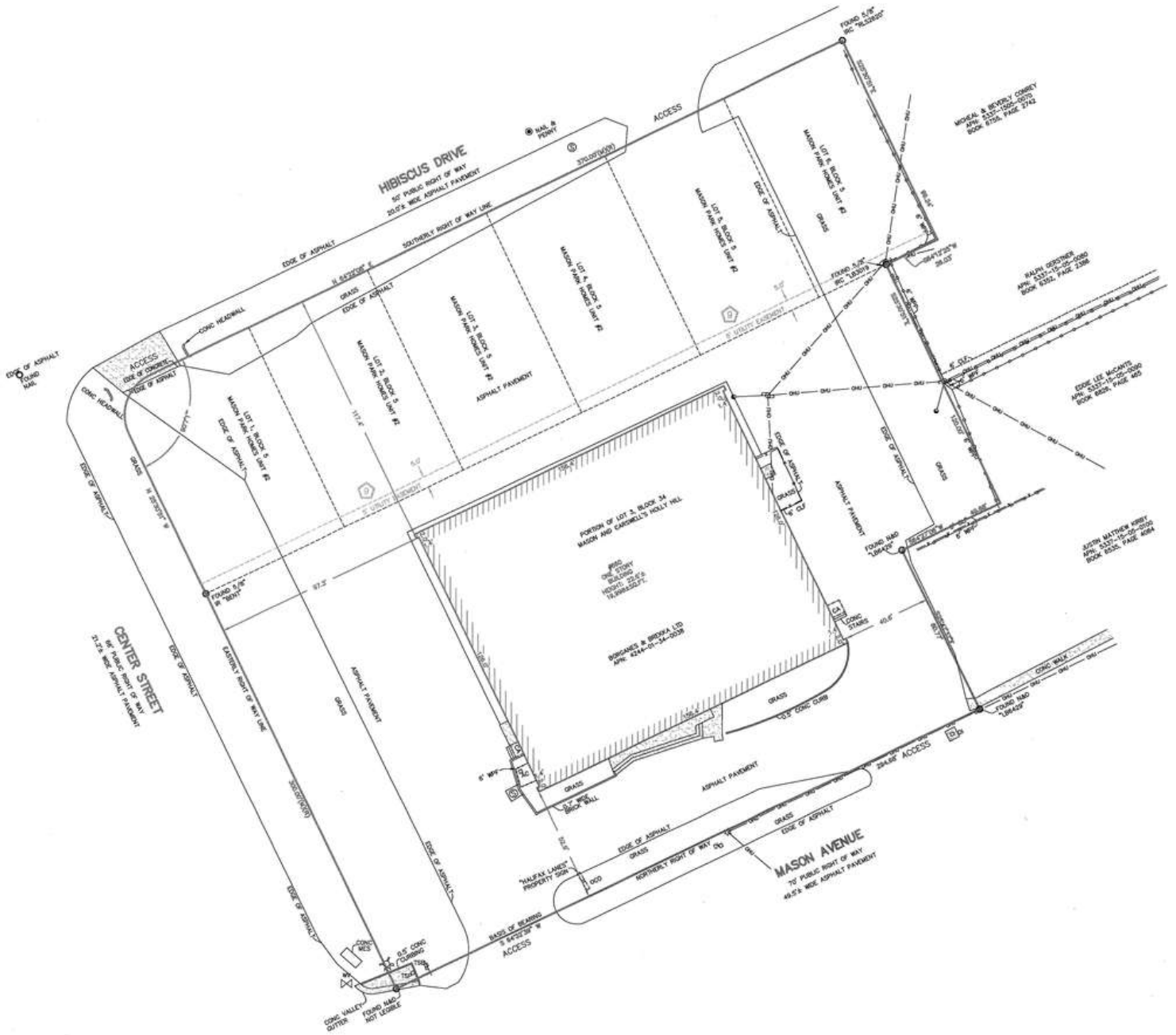


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# SURVEY



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# LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	12,285	66,861	121,017
<b>AVERAGE AGE</b>	34.8	41.2	44.0
<b>AVERAGE AGE (MALE)</b>	32.2	41.0	43.0
<b>AVERAGE AGE (FEMALE)</b>	37.3	42.2	45.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	5,555	34,251	64,536
<b># OF PERSONS PER HH</b>	2.2	2.0	1.9
<b>AVERAGE HH INCOME</b>	\$33,429	\$40,152	\$44,512
<b>AVERAGE HOUSE VALUE</b>	\$162,457	\$153,788	\$157,777

\* Demographic data derived from 2020 ACS - US Census

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