

HISTORIC RETAIL/WAREHOUSE LOCATION!

100 S Beach Street Daytona Beach FL 32114



PROPERTY SPECIFICATIONS

Lease Price:	\$20.00 PSF (Retail) \$14.00 PSF (Warehouse)
Parcel ID's:	5339-09-02-0090 533909020101
Space Size:	6,700 +/-SF Retail 3,850 +/-SF Warehouse
Traffic Count:	17,936 AADT
Zoning:	RDD-1



REMARKS

The historic building itself is situated in a prime location, surrounded by other historic buildings and local businesses. It offers excellent visibility, foot traffic, and an average daily traffic count of 17,936 making it an ideal spot for a retail business, restaurant, or office space.

The property features unique architectural details that add character and charm, including exposed brick walls, and large windows that let in plenty of natural light. The retail side of this property is approx. 6,700SF & an additional 3,850SF of warehouse space that can be leased together or separately. *Redevelopment Area*



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PHOTOS

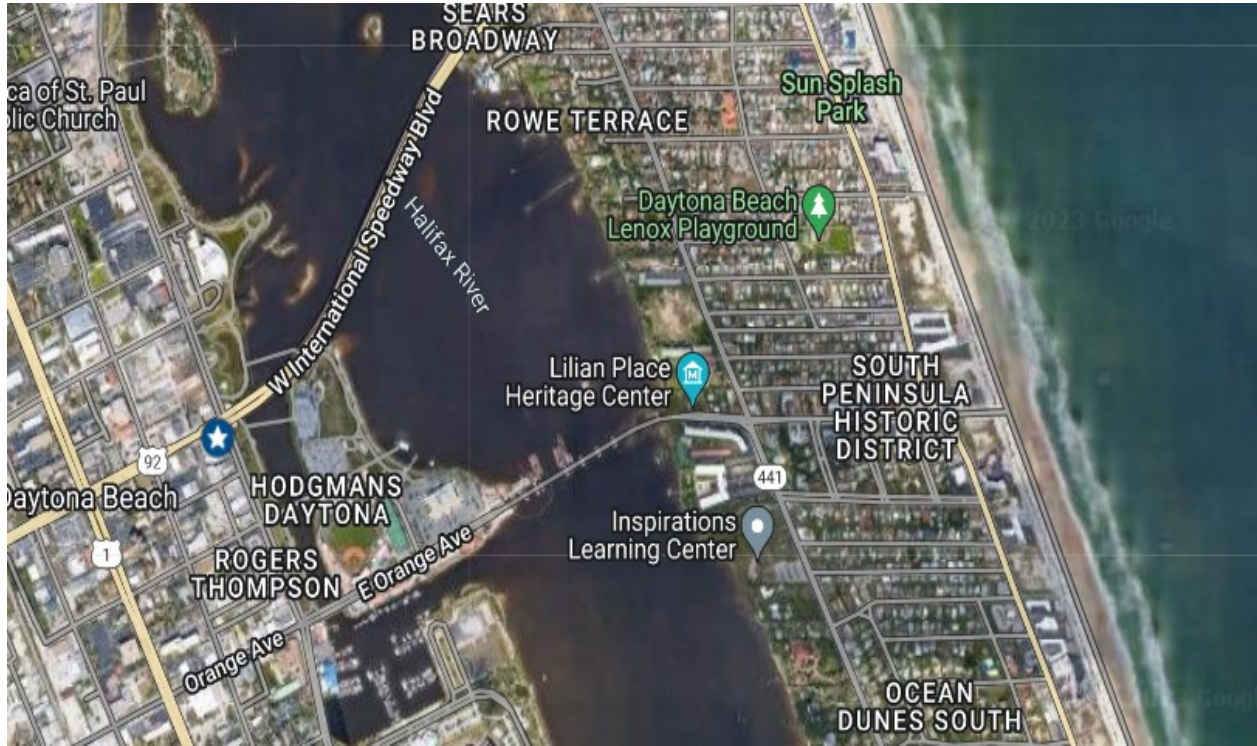


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AERIAL PHOTO

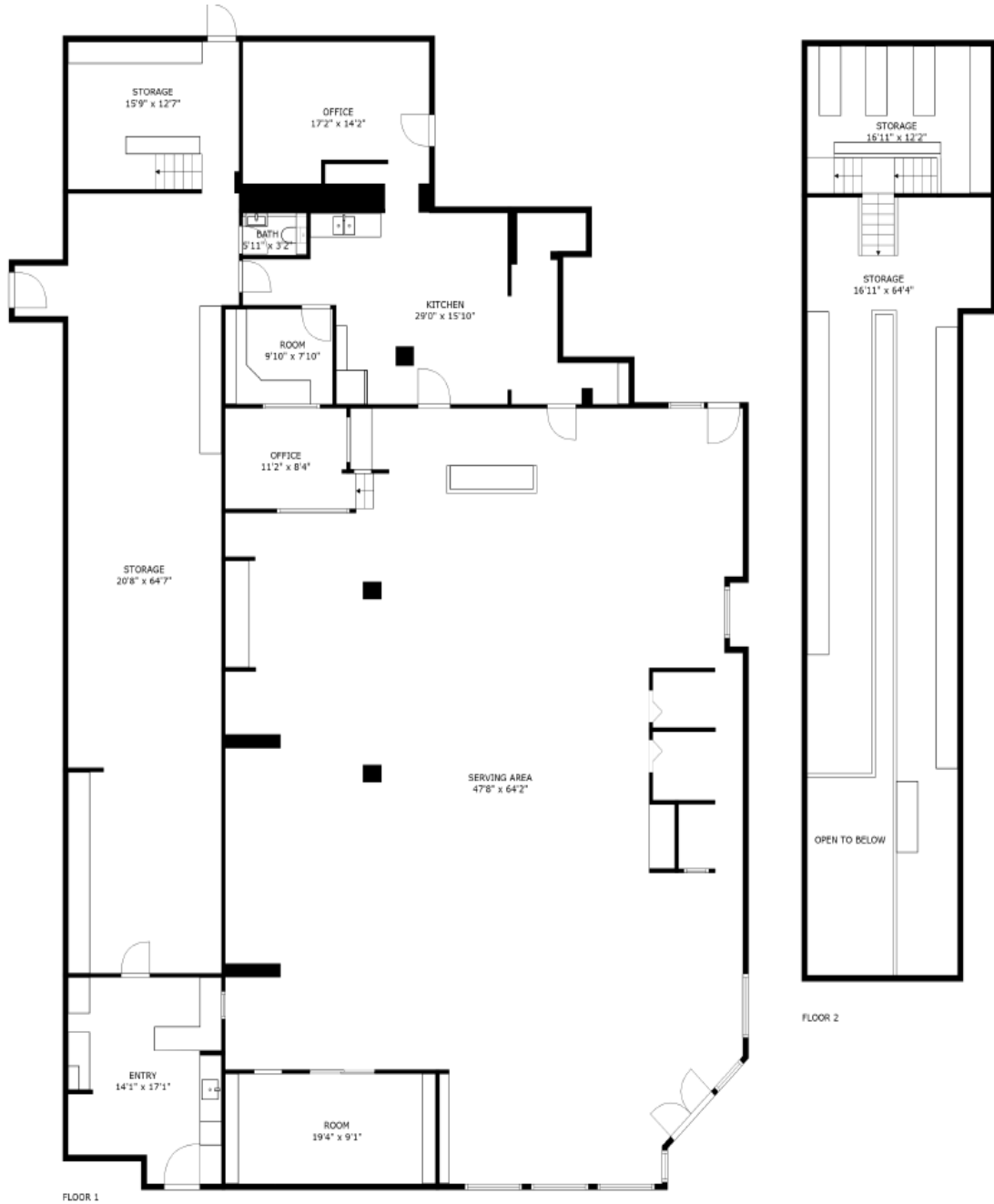


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Floor Plan-Retail



This Fi6Plan floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole. Copyright © 2023 Financial Business Systems, Inc. All rights reserved.

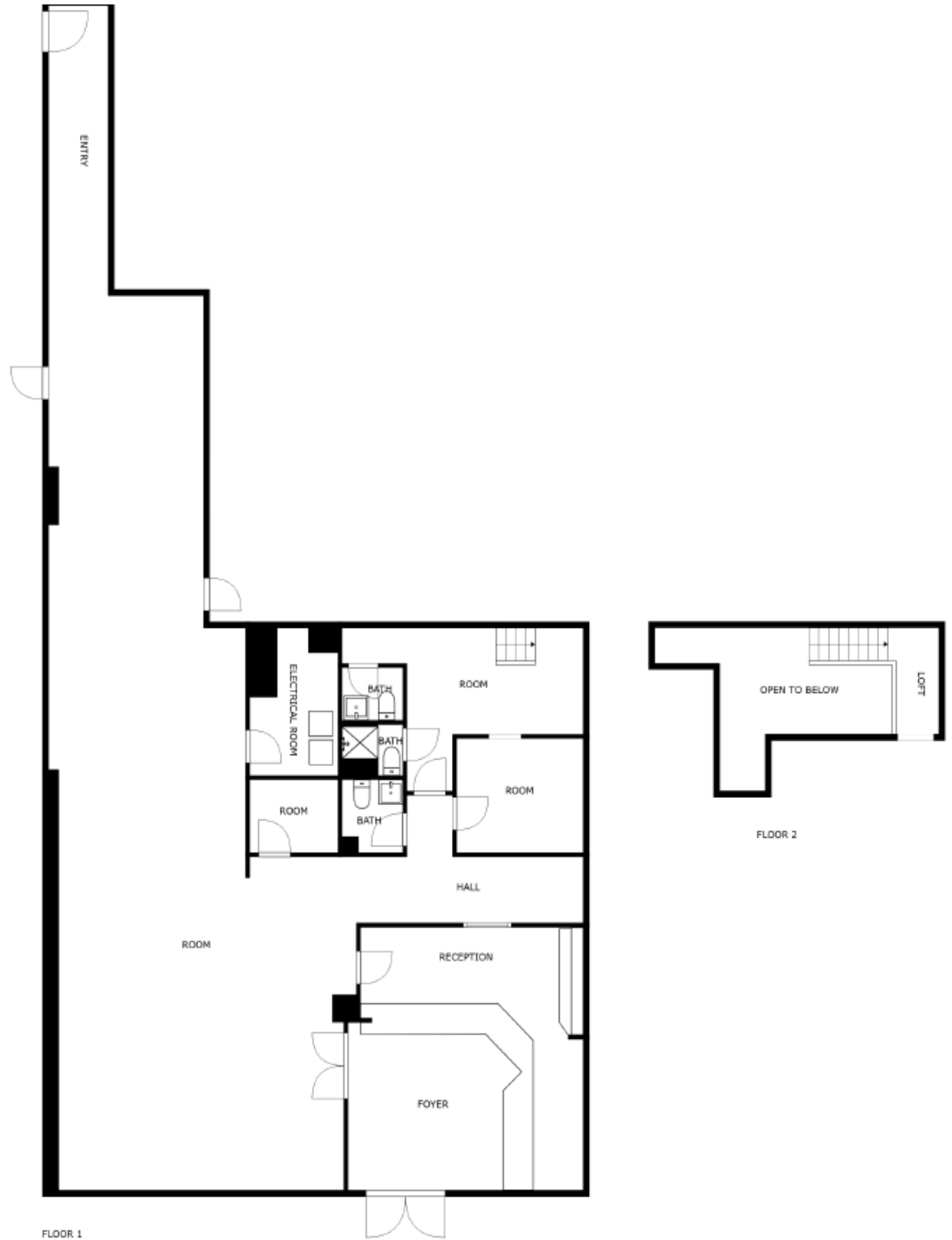


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Floor Plan-Warehouse



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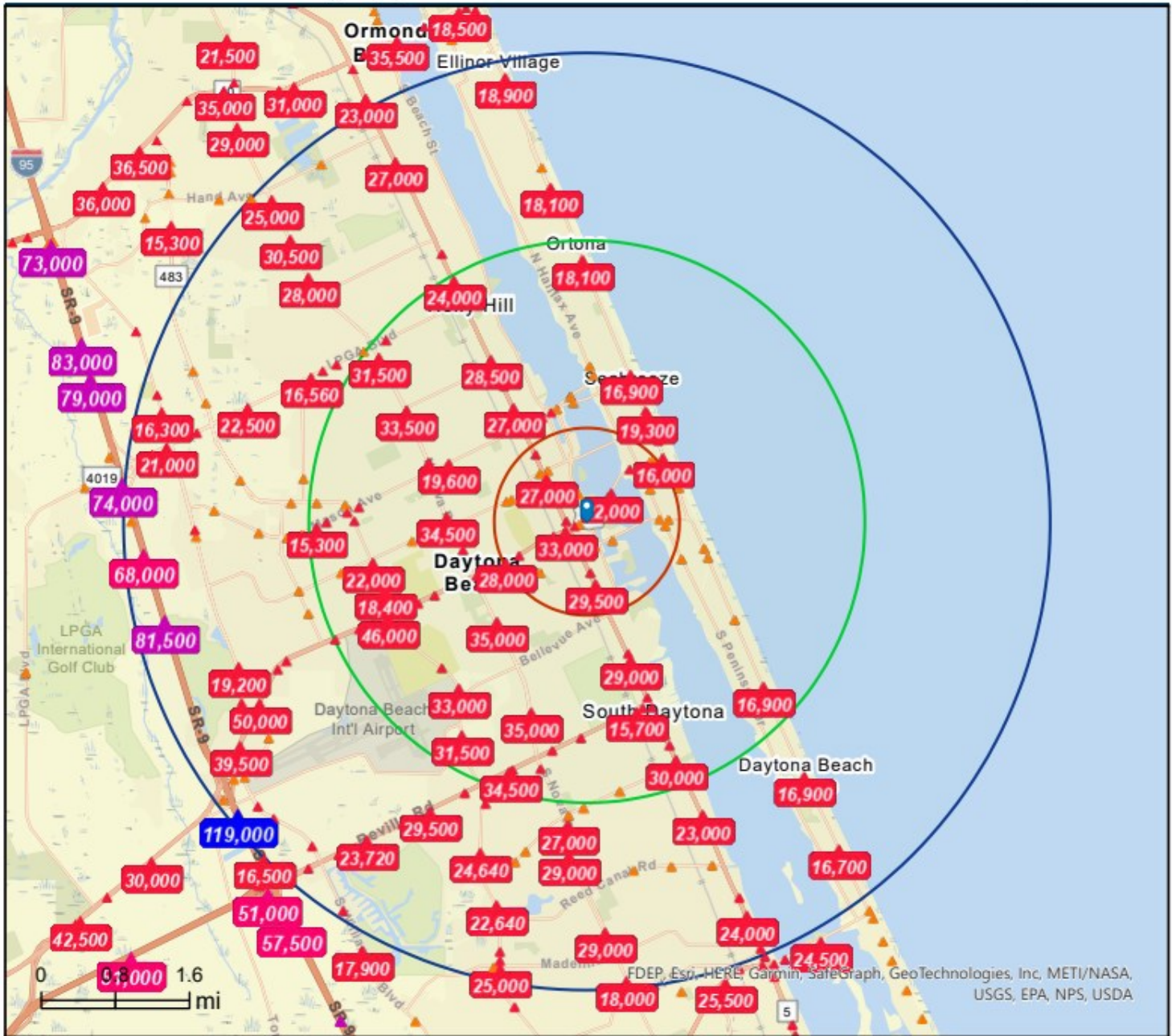


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Traffic Counts



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kallibrate Technologies (Q3 2022).



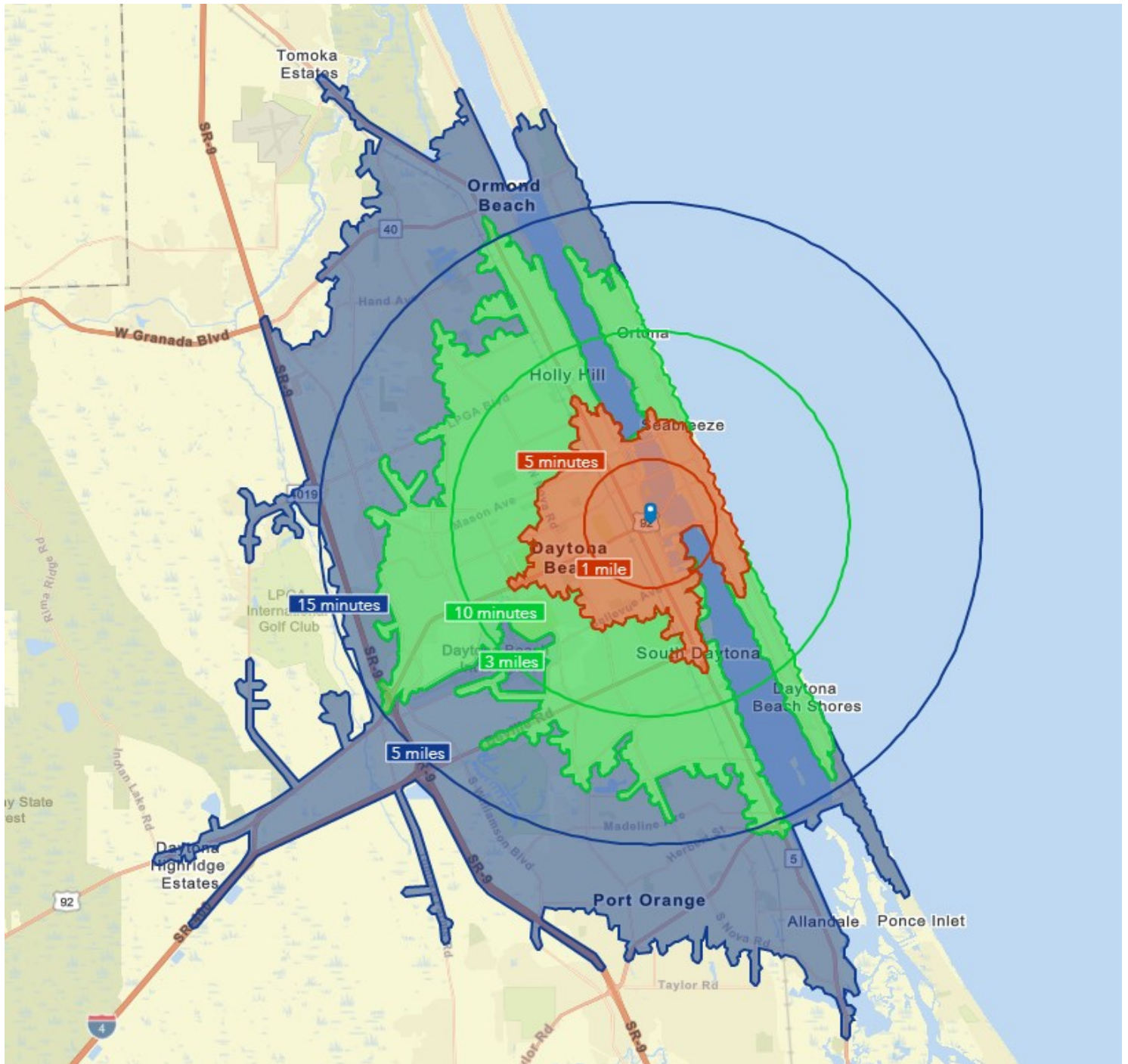
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DEMOGRAPHICS

Drive Times **5 Minutes** - **10 Minutes** - **15 Minutes**



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Zoning-

RDD-1 (Redevelopment Downtown – Beach Street Retail)

PERMITTED USES

<u>HOUSEHOLD LIVING USES:</u>	LIVE/WORK UNIT; MULTIFAMILY DWELLING; UPPER STORY DWELLING (ABOVE NONRESIDENTIAL USE)
<u>COMMUNICATION USES:</u>	TELECOMMUNICATIONS FACILITY, COLLOCATED ON EXISTING STRUCTURE <i>OTHER</i> THAN TELECOMMUNICATIONS TOWER; TELECOMMUNICATIONS FACILITY, COLLOCATED ON EXISTING TELECOMMUNICATIONS TOWER; TELECOMMUNICATIONS TOWER, MONOPOLE UP TO 90 FEET HIGH; TELECOMMUNICATIONS TOWER, MONOPOLE <i>MORE</i> THAN 90 BUT NO MORE THAN 180 FEET HIGH
<u>HEALTH CARE USES:</u>	MEDICAL OR DENTAL CLINIC/OFFICE; MEDICAL OR DENTAL LAB
<u>OPEN SPACE USES:</u>	PUBLIC SQUARE OR PLAZA
<u>UTILITY USES:</u>	UTILITY USE, MINOR
<u>ANIMAL CARE USES:</u>	ANIMAL GROOMING
<u>BUSINESS SUPPORT SERVICE USES:</u>	BUSINESS SERVICE CENTER; TRAVEL AGENCY
<u>EATING AND DRINKING ESTABLISHMENTS:</u>	BOUTIQUE BAR; RESTAURANT <i>WITHOUT</i> DRIVE-IN OR DRIVE-THROUGH SERVICE; SPECIALTY EATING OR DRINKING ESTABLISHMENT
<u>OFFICE USES:</u>	BUSINESS SERVICES OFFICES; PROFESSIONAL SERVICES OFFICES; OTHER OFFICE FACILITY



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RECREATION /

ENTERTAINMENT USES:

CINEMA

RETAIL SALES AND

SERVICE USES:

ANTIQUA STORE; ART GALLERY; ART, CRAFTS, MUSIC, DANCE, PHOTOGRAPHY, OR MARTIAL ARTS STUDIO/SCHOOL; BOOK OR MEDIA SHOP; CIGAR LOUNGE; DRUG STORE OR PHARMACY *WITHOUT* DRIVE-THROUGH SERVICE; FLORIST SHOP; GIFT SHOP OR STATIONERY STORE; JEWELRY STORE; LIQUOR OR PACKAGE STORE; MEAT, POULTRY, OR SEAFOOD MARKET; PERSONAL SERVICES ESTABLISHMENT; OTHER RETAIL SALES ESTABLISHMENT

VISITOR ACCOMMODATION

USES:

HOTEL OR MOTEL;

OTHER ACCOMMODATIONS - NOTE 1: *INCLUDES ALL USES REGULATED BY THE PRIOR LDC AS "ACCOMMODATIONS" OTHER HOTELS, MOTELS, ROOMING HOUSES, BED AND BREAKFAST FACILITIES, OR RV PARKS-I.E. "RENTAL UNITS INTENDED TO BE USED BY TRANSIENT PERSONS OR TOURISTS FOR OVERNIGHT OR SHORT-TERM LODGING." THIS USE THUS INCLUDED AND CONTINUES TO INCLUDE VACATION RENTALS AS DEFINED IN F.S. 509.242 AND GRANDFATHERED FROM THE 2011 AMENDMENT TO F.S. 509.032(7) THAT PREEMPTS LOCAL GOVERNMENT REGULATION OF VACATION RENTALS IN ACCORDANCE WITH THE PROVISIONS OF THAT STATUTE.*

SPECIAL USE PERMIT

COMMUNICATION USES:

TELECOMMUNICATIONS TOWER, OTHER THAN THOSE LISTED AS PERMITTED USES

COMMUNITY SERVICE USES:

MUSEUM

RECREATION /

ENTERTAINMENT USES:

OTHER INDOOR RECREATION/ENTERTAINMENT USE



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