

# FREESTANDING BUILDING FOR SUBLEASE



## PROPERTY DESCRIPTION

4,322 SF Freestanding Building on 0.52+/- Acres available For Sublease.

Highly visible Mason Avenue location with 150+/- feet of frontage.

The building includes an air-conditioned showroom and a warehouse area with two overhead doors.

Additionally, there's a fenced rear yard suitable for storage and ample front parking available.

Centrally located off Nova Road on Mason Avenue.

Great for Retail, Manufacturing, Warehouse, Automotive Sales and Service, Contractor's Office, Storage, Medical, and many other uses under BA zoning.

Estimated CAM, Real Estate Taxes, and Insurance \$6.37 per SF.

Ready for immediate occupancy.

## LOCATION DESCRIPTION

Located on the south side of Mason Avenue and east of Nova Road.

Approximately 4.4 miles to Interstate 95, 1.5 miles to International Speedway Boulevard, 2 miles to the Beach, and 3.2 miles to Williamson Boulevard.

## LOCATION ADDRESS

825 Mason Avenue, Daytona Beach, FL 32117

### JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

## OFFERING SUMMARY

**LEASE RATE:** \$8.64 NNN

**AVAILABLE SF:** 4,322 SF

**LOT SIZE:** 0.52+/- Acres

**YEAR BUILT:** 1963

**TRAFFIC COUNT:** 18,300 AADT

**ZONING:** BA, Business Automotive

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,893	30,118	55,185
<b>TOTAL POPULATION</b>	13,194	71,055	123,877
<b>AVERAGE HH INCOME</b>	\$49,925	\$57,827	\$63,210

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## ADDITIONAL PHOTOS



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# LOCATION MAPS



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