

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.

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 per SF Gross

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 |
|-------------------|----------|----------|----------|
| TOTAL HOUSEHOLDS | 4,893 | 30,118 | 55,185 |
| TOTAL POPULATION | 13,194 | 71,055 | 123,877 |
| AVERAGE HH INCOME | \$49,925 | \$57,827 | \$63,210 |

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ADDITIONAL PHOTOS



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LOCATION MAPS



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