

For Sale

# Multi-Tenant Office Property

6,500 SF | \$975,000



## 122 South Segrave Street

Daytona Beach, Florida 32114

### Property Highlights

- 6,500± SF building on 0.57± acre site
- 141 feet of frontage on Segrave Street
- M-1 zoning: automotive, marine, retail, industrial, office uses permitted
- Close to Daytona's most active retail, healthcare, transportation and education hubs
- Opportunity Zone - Designated Florida Enterprise Zone
- Signage on International Speedway Blvd (23,500 AADT)
- Great cash flow opportunity or user-ready building
- Centrally located - easy to access from anywhere in Daytona Beach
- Directly west of Walgreens and WaWa at US Hwy 1 (Ridgewood Avenue) and US Hwy 92 (International Speedway Blvd) intersection
- Assemblage available totaling 19,626± SF of commercial space on 1.5± acres with 538 feet of combined frontage on both International Speedway Blvd (220') and Segrave Street (318')



**Sale Price: \$975,000**

For more information

**Ted Lightman, CCIM**

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# Property Photos



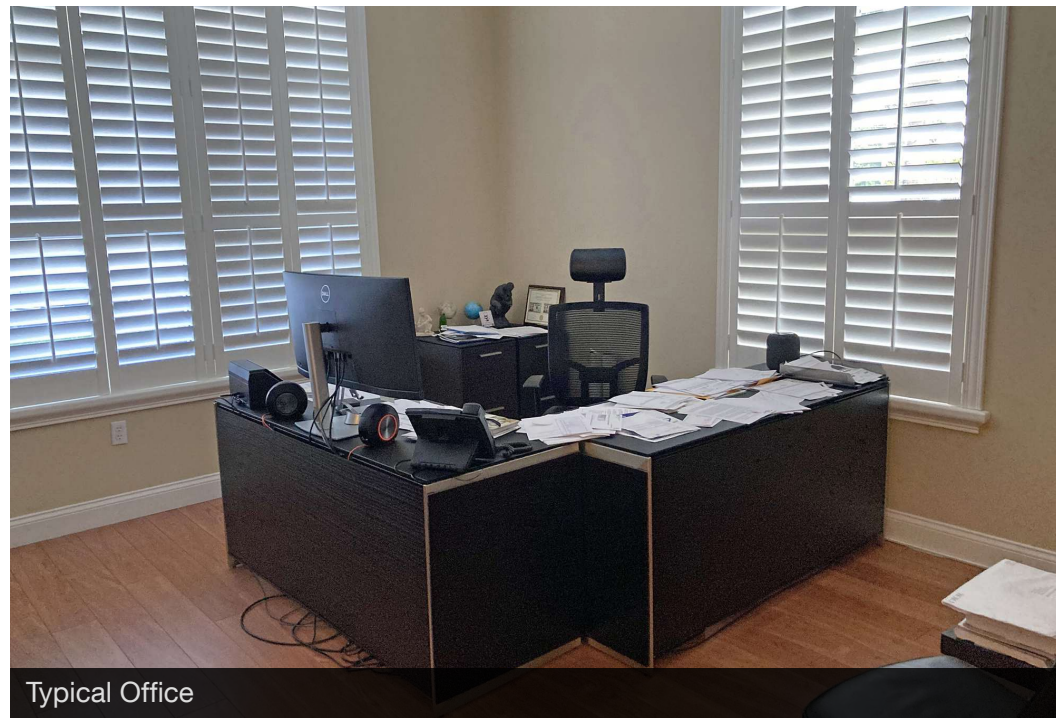
Entrance



Lobby

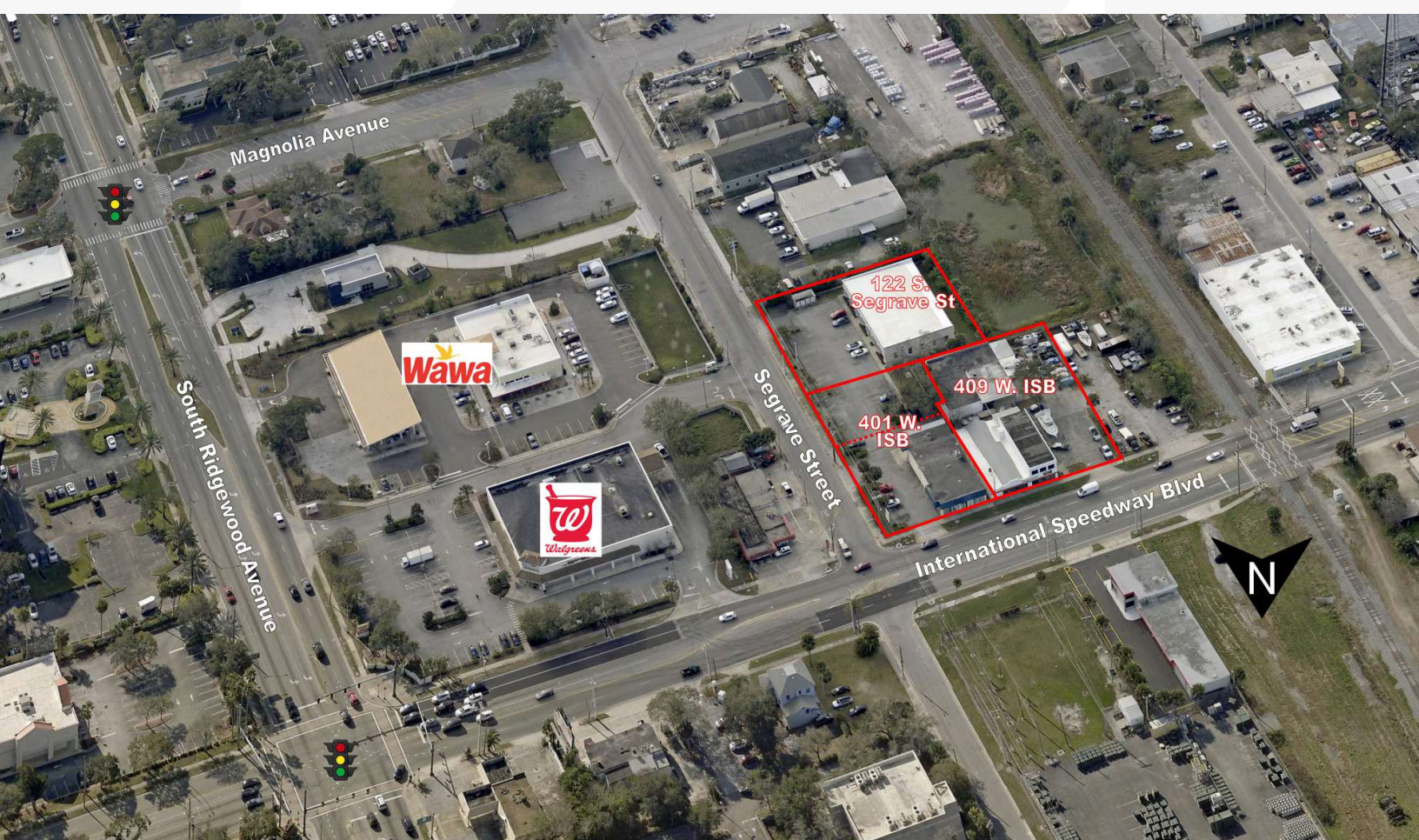
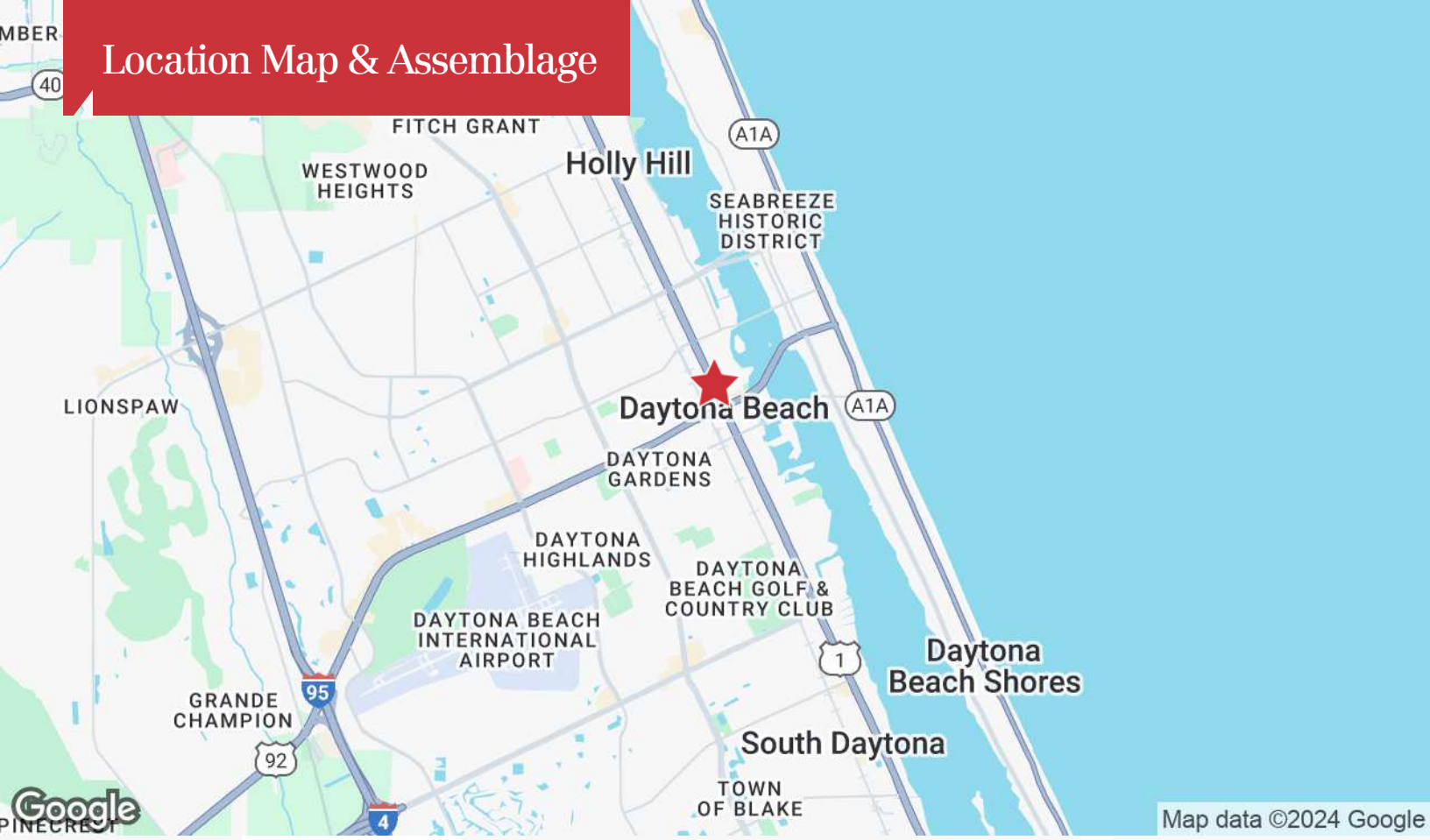


Conference Room

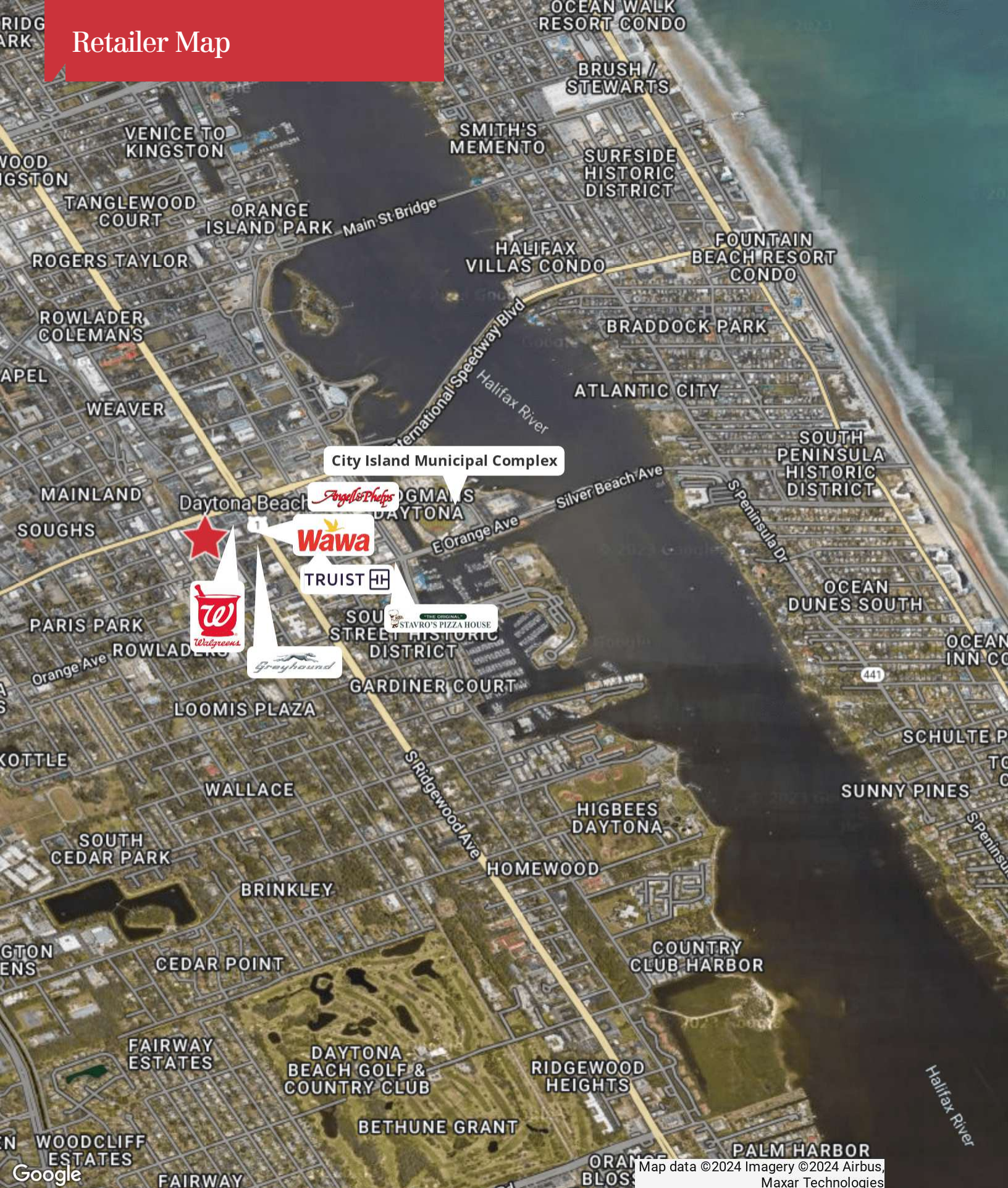


Typical Office

# Location Map & Assemblage



# Retailer Map



City Island Municipal Complex

Angelis Phelps

Wawa

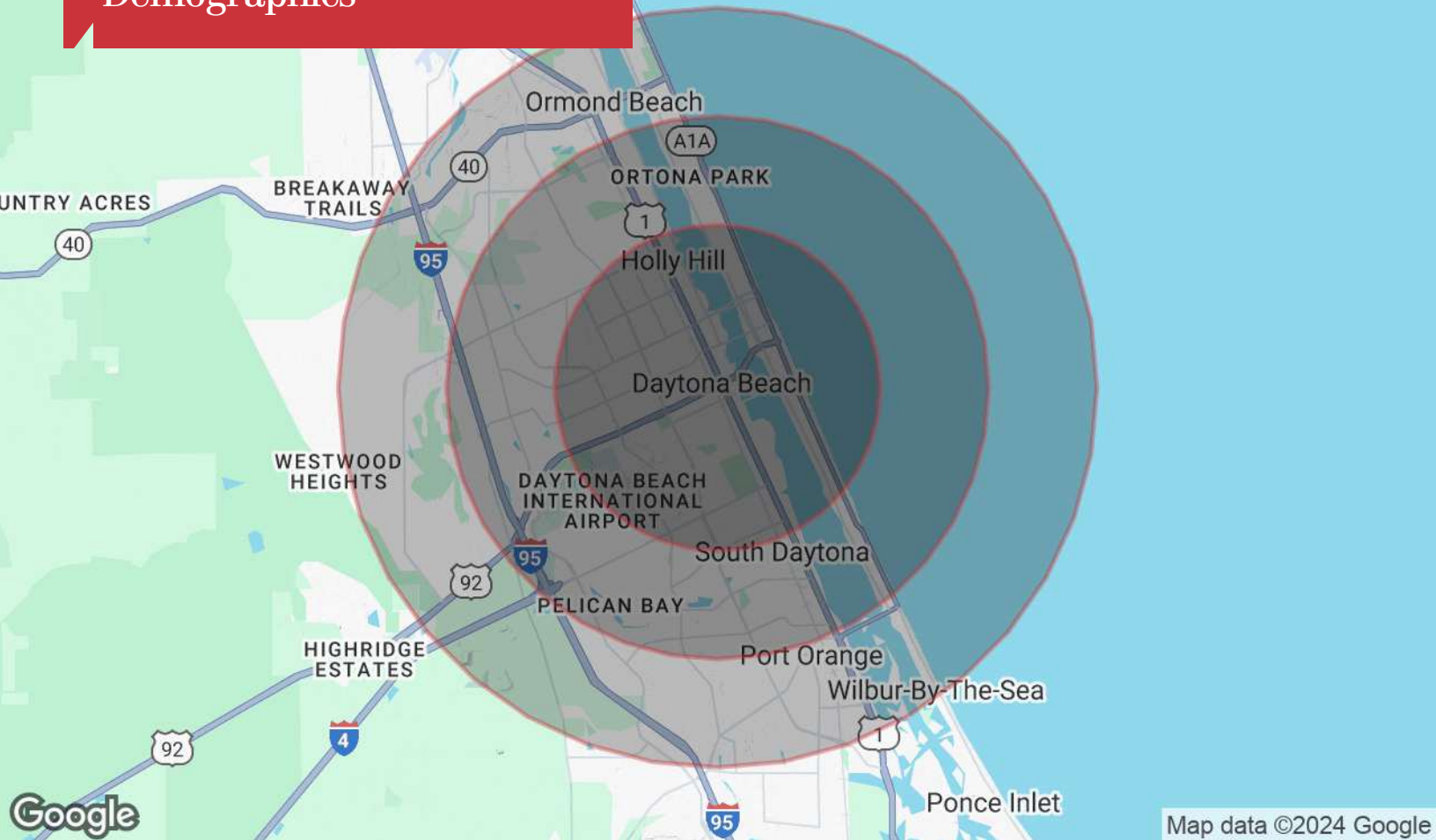
TRUIST

Walgreens

Grayhound

STAVRO'S PIZZA HOUSE

# Demographics



Map data ©2024 Google

## Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	66,483	125,328	188,985
MEDIAN AGE	42	45	47
MEDIAN AGE (MALE)	42	44	45
MEDIAN AGE (FEMALE)	43	46	48

## Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	28,296	56,367	85,623
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$56,743	\$62,307	\$68,161
AVERAGE HOUSE VALUE	\$235,435	\$241,232	\$268,895

\* Demographic data derived from 2020 ACS - US Census