Licensed Real Estate Broker



## LOCATION DETAILS

Situated along Riverfront Park Esplanade, a gathering space on the Halifax River that offers waterfront trails, dog parks, a splash pad, and multiple gardens. City Island, which features Jackie Robinson Ballpark, a library, and a park with a playground and dock, is only a 3-minute walk away via Jackie Robinson Pkwy.

These nearby amenities, along with various shops and restaurants adjacent to the property, provide continuous foot traffic to the area. Less than half a mile from International Speedway Blvd, a major thoroughfare between the mainland and beach.

## PROPERTY DETAILS

- ±21,880 SF two-story commercial building
- ±0.3 Acre double corner lot, at the signalized intersection of S Beach Street (±86' frontage) and Magnolia Avenue with excellent visibility
- Zoned Redevelopment Downtown Beach Street Retail (RDD-1)



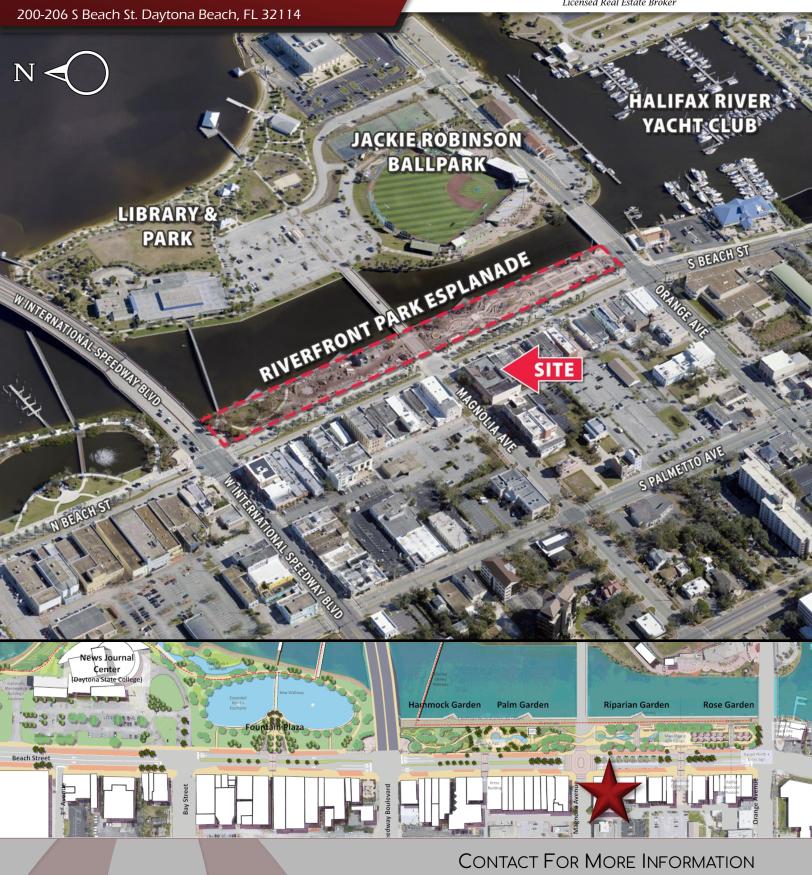
| 2023 DEMOGRAPHICS | 1-MILE   | 3-MILE   | 5-MILE   |
|-------------------|----------|----------|----------|
| Population        | 10,195   | 59,373   | 125,519  |
| Average HH Income | \$49,158 | \$56,877 | \$62,339 |
| Median HH Income  | \$29,373 | \$39,623 | \$46,020 |

CONTACT FOR MORE INFORMATION

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## **Daytona Beach Commercial Corner**





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