

EXECUTIVE SUMMARY

• 412 S Palmetto Ave Daytona Beach, FL 32114



OFFERING SUMMARY

Sale Price:	\$589,000
Price / SF:	\$198.72
Lot Size:	0.24 Acres
Year Built:	1968
Building Size:	2,964 SF
Renovated:	1989
Zoning:	RP
APN#:	534034000412

PROPERTY OVERVIEW

Introducing a prime investment opportunity in the heart of Daytona Beach, FL. This 2,964 SF office building, originally constructed in 1968 and tastefully renovated in 1989, boasts a solid foundation for future growth. Zoned RP, it offers flexibility for various office and business uses. With a strategic location in the thriving Daytona Beach area, this property presents a compelling opportunity for discerning office building investors seeking to expand their portfolio. Take advantage of this desirable property with immense potential for long-term success.

LOCATION OVERVIEW

Nestled in the vibrant Daytona Beach, FL, this prime location offers the perfect blend of business and leisure. With a rich tapestry of nearby amenities, potential tenants and employees can easily access popular attractions such as the iconic Daytona International Speedway, Daytona Beach Boardwalk, and the picturesque beachfront. The area also enjoys an array of dining, shopping, and entertainment options, creating a dynamic and attractive setting for any thriving business. Combine this with the region's strong economic growth and strategic positioning, and it becomes clear why Daytona Beach is a choice destination for office and business investment.

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

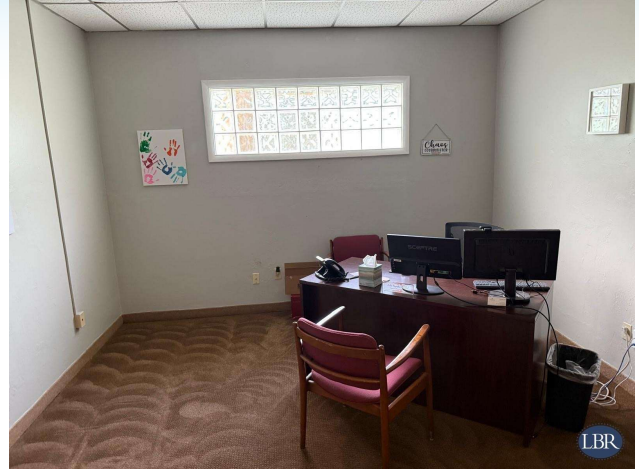
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321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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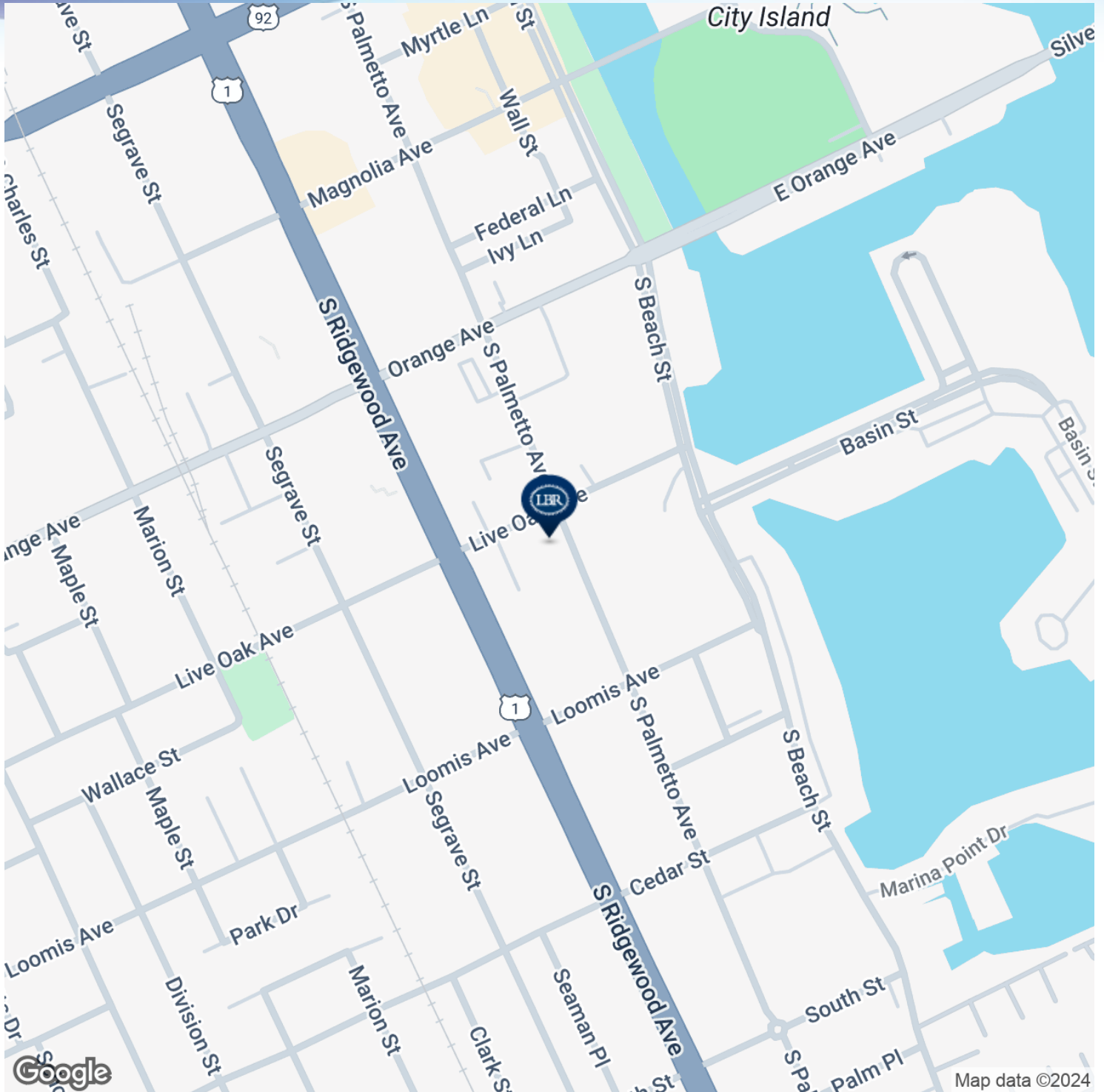
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LOCATION MAP

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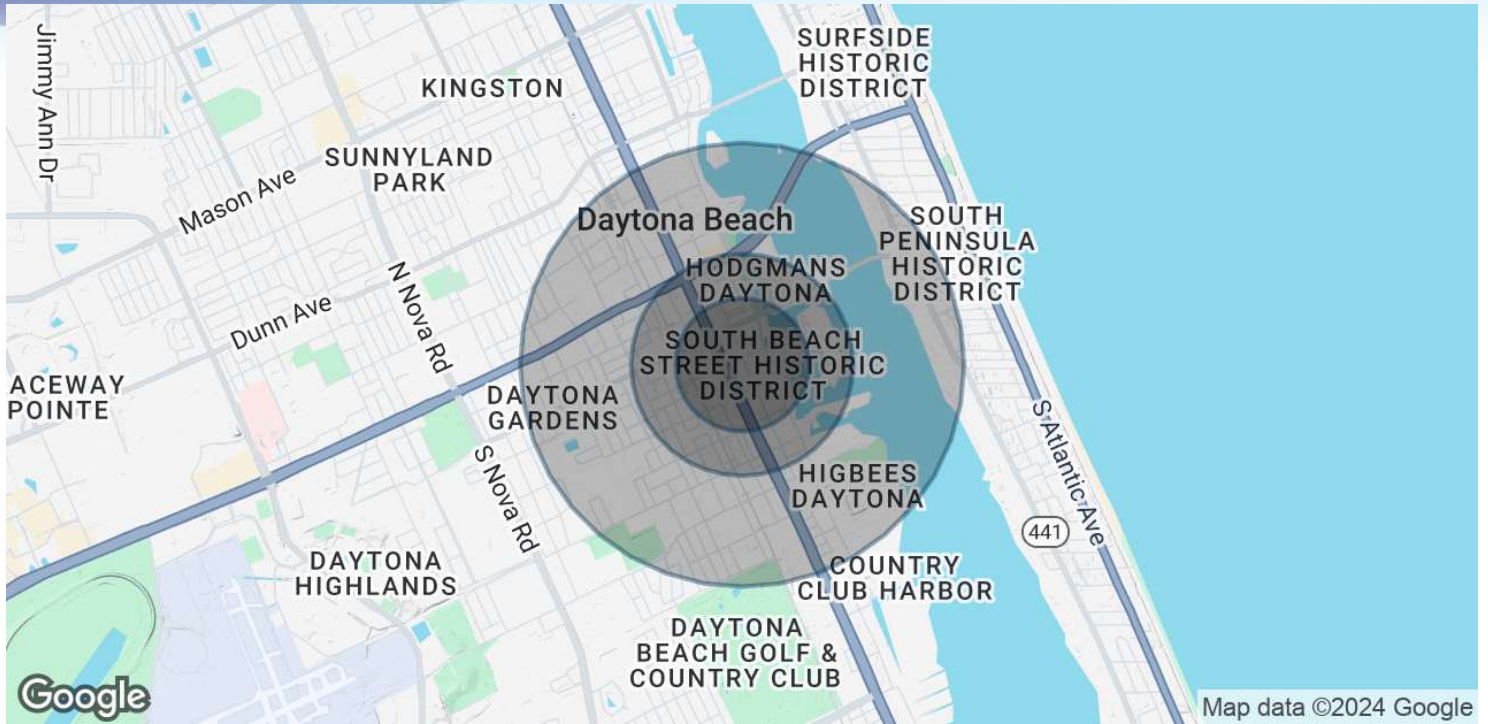
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,033	2,206	9,186
Average Age	54	49	41
Average Age (Male)	54	49	40
Average Age (Female)	55	50	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	601	1,178	3,660
# of Persons per HH	1.7	1.9	2.5
Average HH Income	\$39,273	\$38,489	\$44,319
Average House Value	\$231,918	\$218,628	\$205,062

Demographics data derived from AlphaMap

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