

For Lease

Beachside Retail Location

7,200 Bldg & 14,000 SF Lot | \$15.00 / SF



537 North Atlantic Avenue

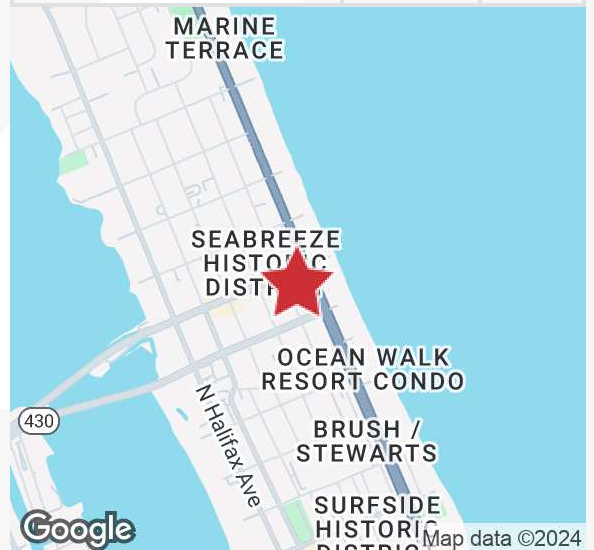
Daytona Beach, Florida 32118

Property Highlights

- Property consists of one 7,200± building and a ground lease opportunity (14,000± SF) on 1.2± acres
- Existing building is a souvenir shop adjacent to the ground lease parcel
- Adjacent building has just been leased - will be a Dollar General
- Opposite the Plaza Resort & Spa (600-room luxury hotel)
- Club Wyndham Ocean Walk and Hilton Daytona Beach Resort add an additional 1,200 rooms within 1 block
- Half mile to Daytona Beach Pier and 0.70 miles to Ocean Convention Center, Florida's 6th largest hall
- The property is just south of Razzle's Night Club
- Frontage on 2 major roads: 115 feet of frontage on Atlantic Avenue and 225 feet of frontage on Seabreeze Blvd
- Great retail location: dance club, gas station, restaurant, souvenir shop, etc.

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
537 North Atlantic Ave	\$15.00 SF/yr	7,200
Ground Lease - Seabreeze Blvd	\$15.00 SF/yr	14,000



For more information

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Property Photos



537 North Atlantic Avenue

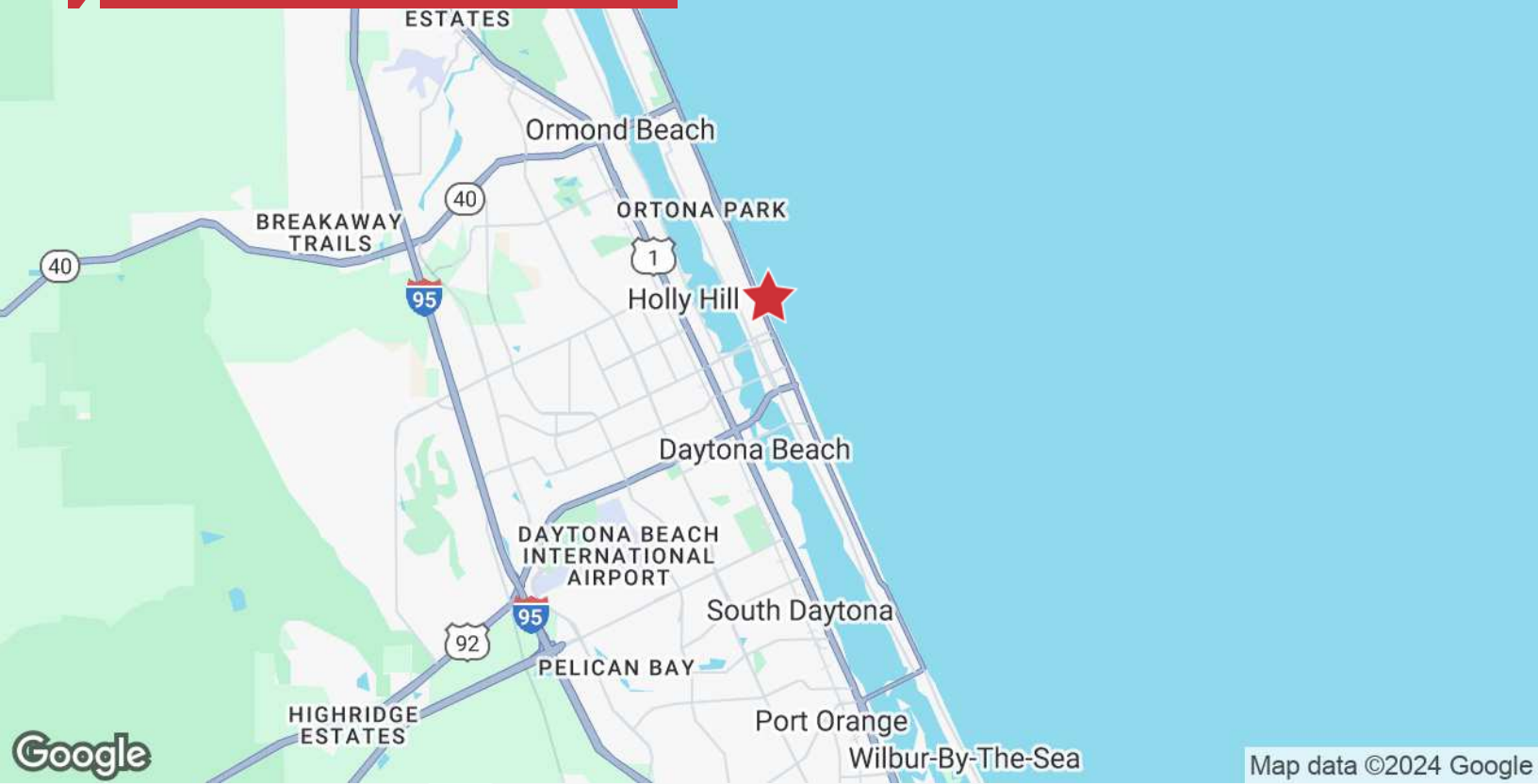


Ground Lease

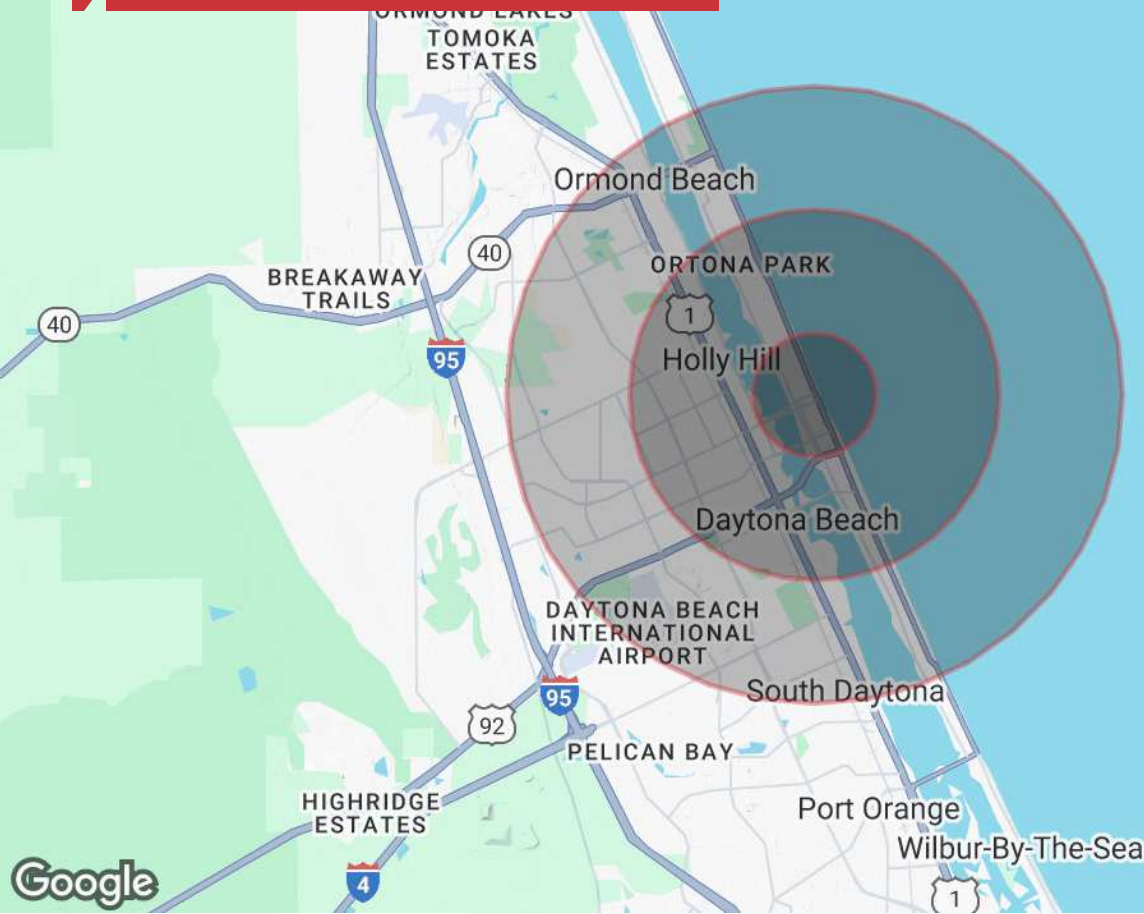
Aerial



Location Maps



Demographics



Map data ©2024 Google

Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,139	45,408	100,805
MEDIAN AGE	41.0	42.0	43.3
MEDIAN AGE (MALE)	43.2	41.9	42.7
MEDIAN AGE (FEMALE)	44.6	43.5	44.9

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,588	25,337	54,039
# OF PERSONS PER HH	1.4	1.8	1.9
AVERAGE HH INCOME	\$37,853	\$38,554	\$42,338
AVERAGE HOUSE VALUE	\$202,170	\$153,437	\$151,047

* Demographic data derived from 2020 ACS - US Census