

225 North Atlantic Avenue

Daytona Beach, Florida 32118

Property Highlights

- 3,052± SF freestanding building with drive-thru on 0.58± acre site
- The only available drive thru in Daytona Beach's entertainment zone
- Directly across the street from the Daytona Beach Hilton and the Ocean Walk Village; 1 block from Ocean Center
- Average daily traffic count: 20,400 (Florida DOT)
- RDB-5 zoning permits restaurant, retail sales and service, pharmacy and more
- 20 parking spaces



Lease Rate: \$39.50 / SF NNN

For more information

Brian Adair

O: 386 506 0025 badair@realvest.com







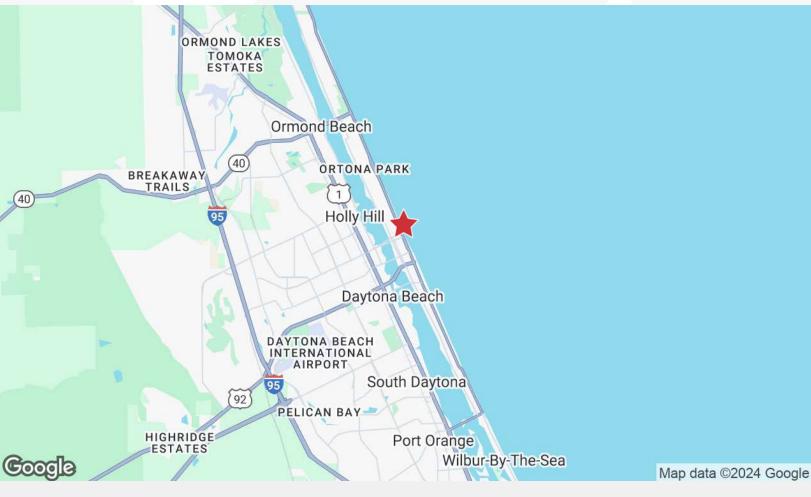






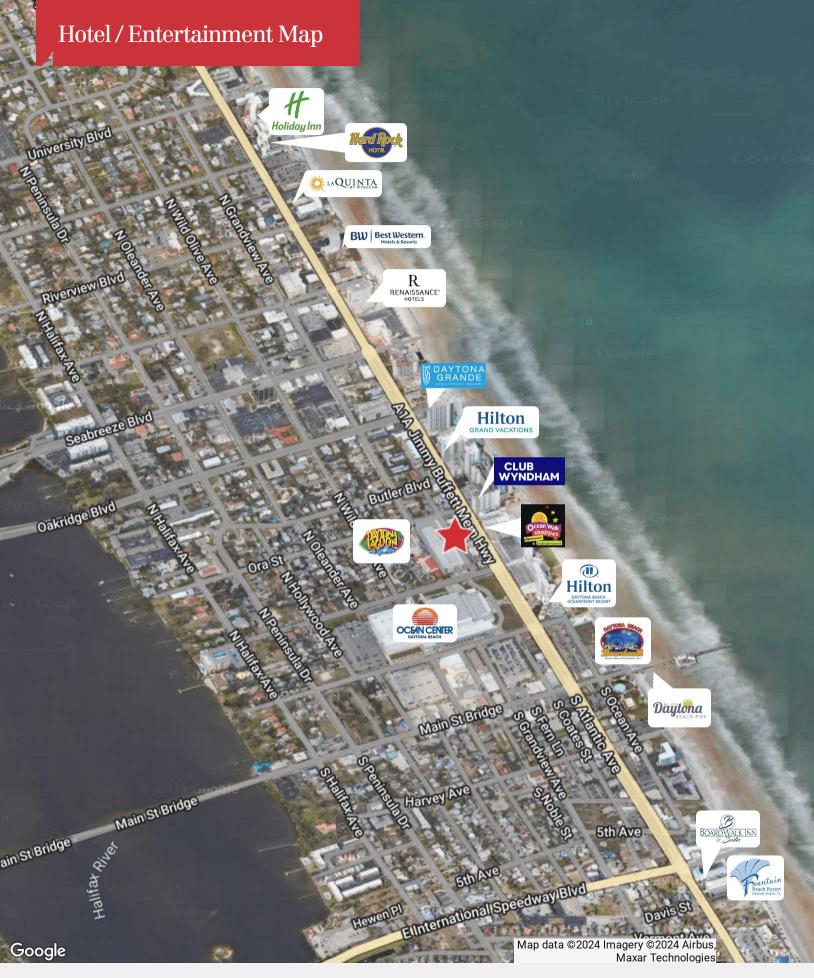
444 Seabreeze Blvd, Suite 1000 Daytona Beach, FL 32118 386 238 3600 tel

Location Maps HISTORIC DISTRICT COBBLESTONE VILLAGE CONDO Oakridge Blvd N Peninsula Dr OCEAN WALK RESCAT CONDO BRUSH / STEWARTS SMITH'S ROGERS MEMENTO SEABREEZE SURFSIDE HISTORIC DISTRICT Map data ©2024





The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.





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Demographics TOMOKA PARK ORTONA PARK (40) 1 95 Holly Hill WESTWOOD HEIGHTS SEABREEZE HISTORIC DISTRICT ONSPAW Daytona Beach DAYTONA GARDENS DAYTONA HIGHLANDS DAYTONA BEACH GOLF & COUNTRY CLUB DAYTONA BEACH INTERNATIONAL Daytona Beach Shores

Map data ©2024 Google

Population	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	5,281	19,015	46,914
MEDIAN AGE	47	46	45
MEDIAN AGE (MALE)	48	46	44
MEDIAN AGE (FEMALE)	47	46	45
Households & Income	1 Mile	2 Miles	3 Miles
Households & Income TOTAL HOUSEHOLDS	1 Mile 2,893	2 Miles 8,851	3 Miles 20,954
TOTAL HOUSEHOLDS	2,893	8,851	20,954

^{*} Demographic data derived from 2020 ACS - US Census

