

For Lease

# Freestanding QSR with Drive Thru

3,052 SF | \$39.50 / SF



## 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**

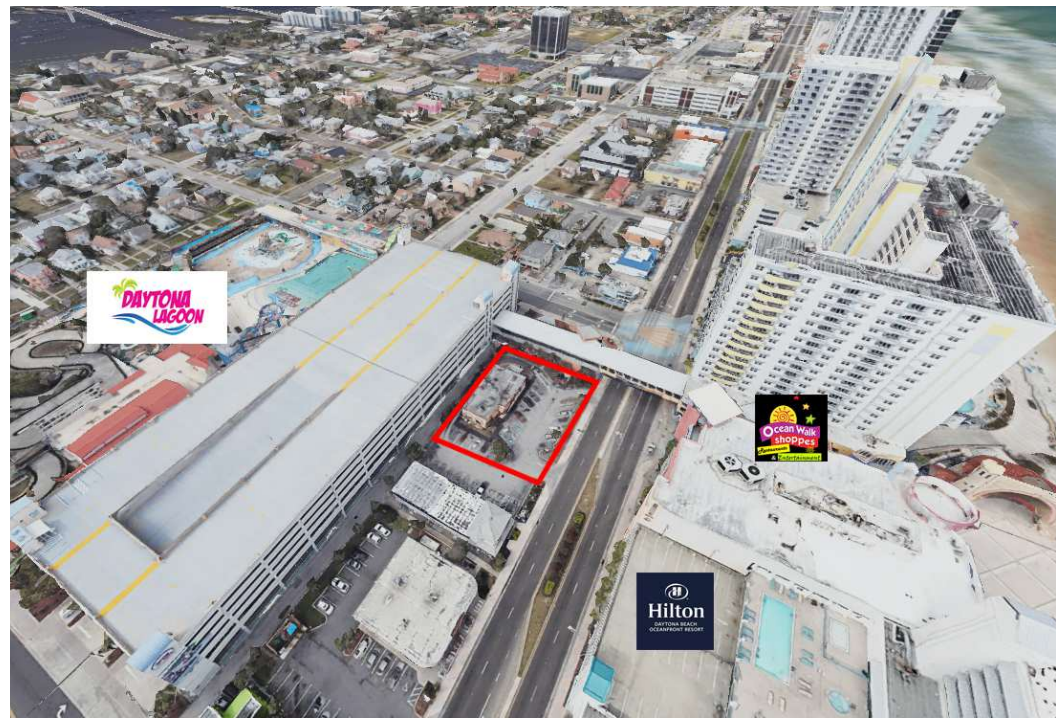
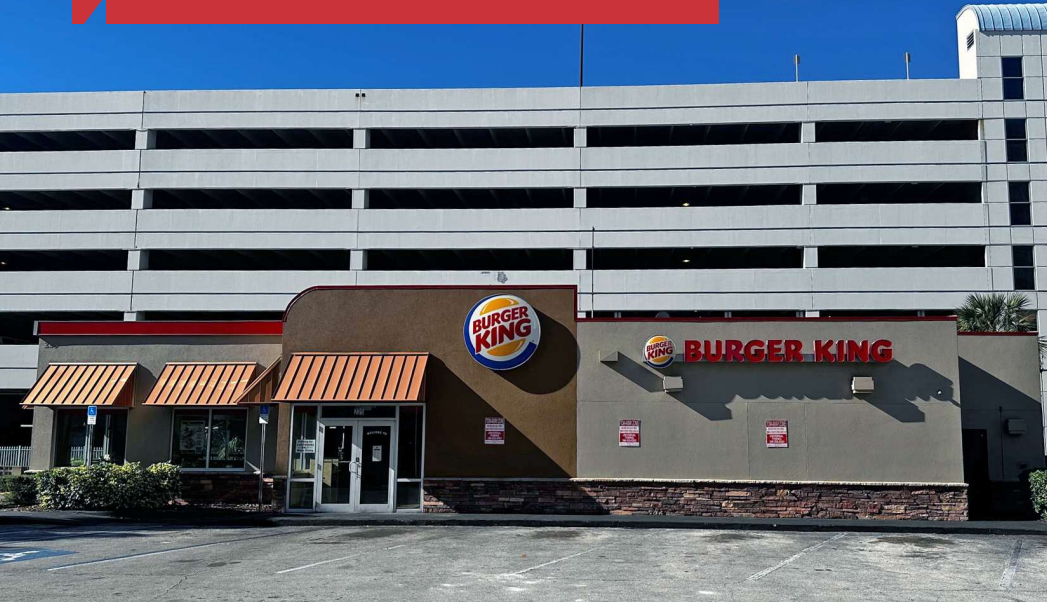
For more information

**Brian Adair**

O: 386 506 0025

badair@realvest.com

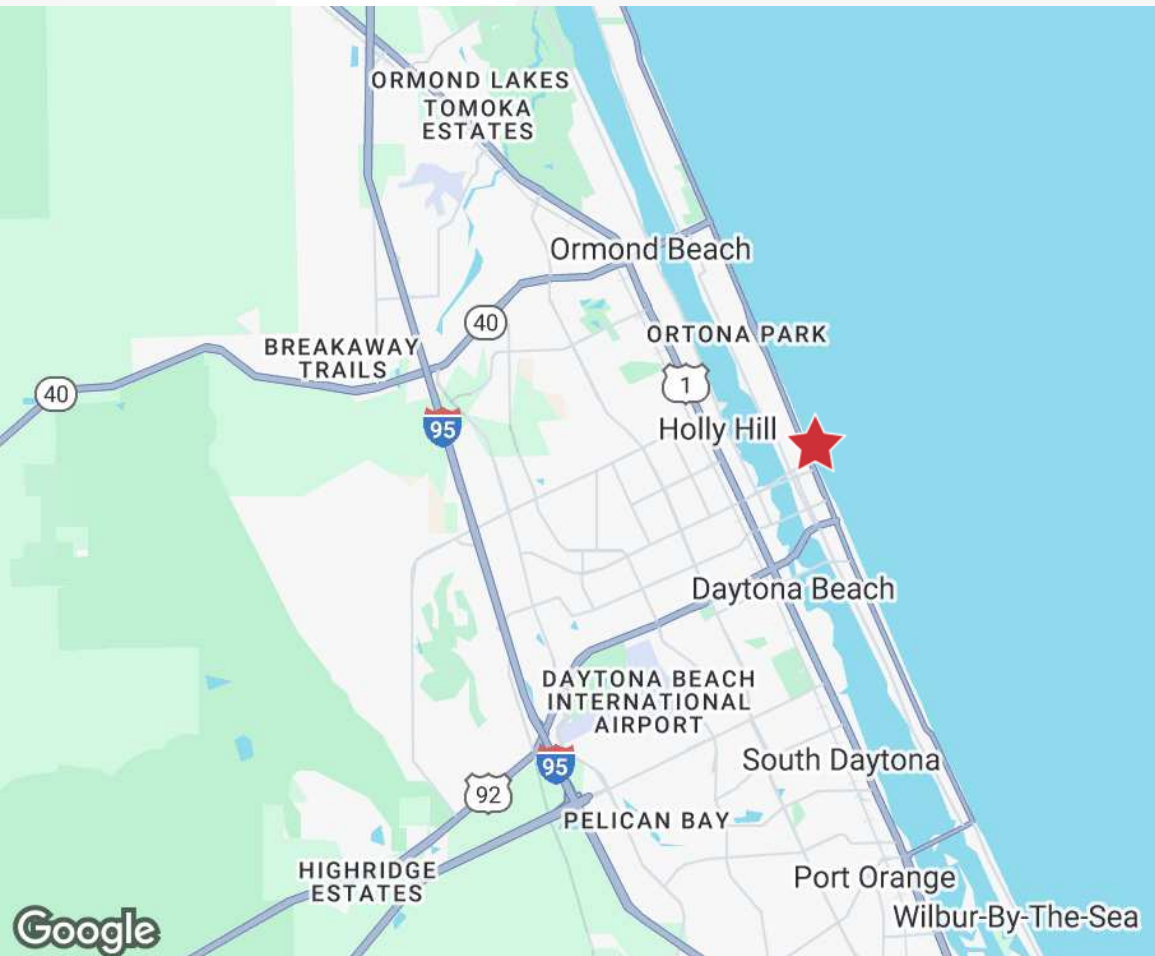
# Property Photos



# Location Maps

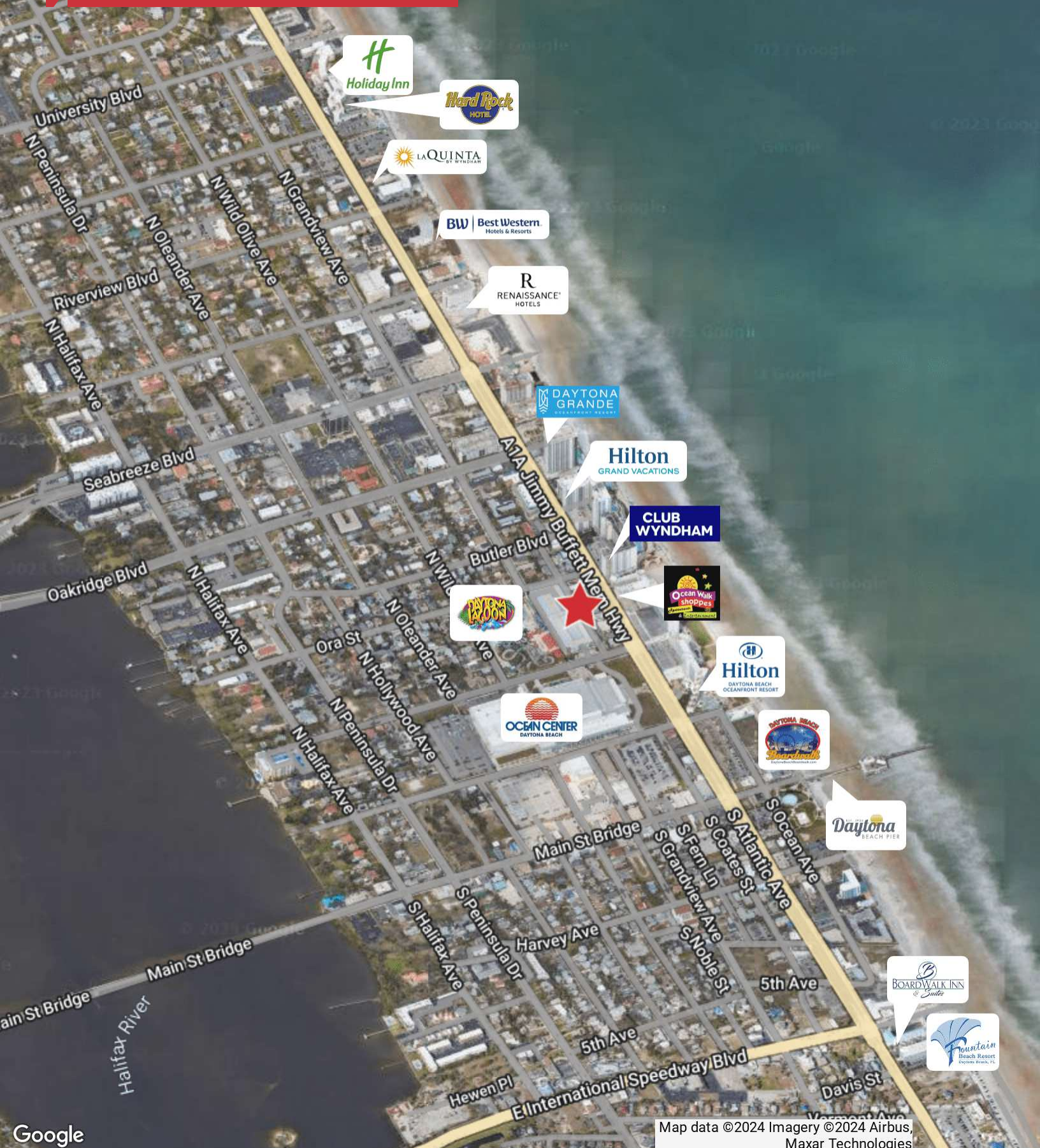


Map data ©2024



Map data ©2024 Google

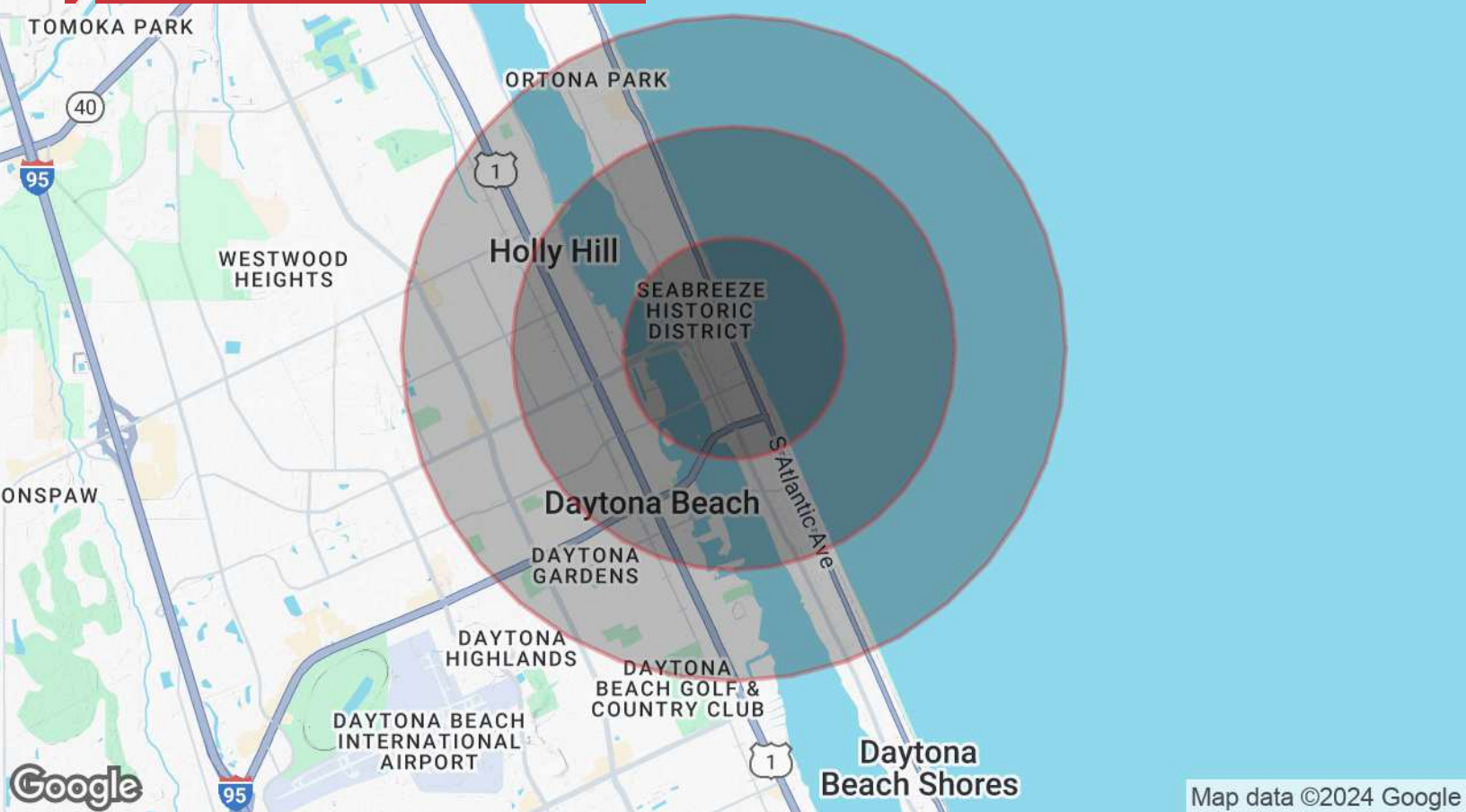
# Hotel / Entertainment Map



Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

# Demographics



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
TOTAL HOUSEHOLDS	2,893	8,851	20,954
# OF PERSONS PER HH	1.8	2.1	2.2
AVERAGE HH INCOME	\$53,813	\$56,507	\$57,522
AVERAGE HOUSE VALUE	\$327,831	\$285,621	\$248,456

\* Demographic data derived from 2020 ACS - US Census