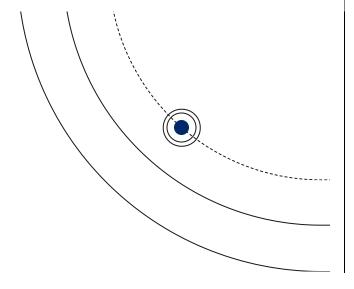


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DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





PROPERTY SUMMARY



PROPERTY DESCRIPTION

32,230 SF Freestanding Downtown Daytona Beach Building For Sale or Lease.

Prime corner location at Beach Street and Third Avenue with high-visibility building-mounted signage.

This four-story, riverview property offers incredible potential for owner or investor use.

The third and fourth floors are fully renovated with modern flooring and fresh paint, while the first and second floors are a blank canvas, ready for your custom design.

Originally a bank building, it features a drive-thru and ample parking with 59 off-street spaces, 3 handicap spaces, and additional public on-street parking along the front and side.

Located in the heart of Downtown Daytona Beach on Beach Street, this property offers unmatched visibility and accessibility. It sits directly across from the \$31 million Riverfront Esplanade Park and is surrounded by 60+riverfront shops and restaurants in the Historic Beach Street district. Just one block from the 10-story Brown & Brown Insurance riverfront headquarters and adjacent to the proposed Volusia County Courthouse & Offices, this property is positioned in a thriving, high-demand area.

With tens of millions of dollars in planned improvements nearby, including the renovation of Jackie Robinson Ballpark, the City Island Library, and multiple multi-family and commercial developments, this property is located in a designated OPPORTUNITY ZONE.

Don't miss this rare opportunity to acquire a high-potential asset in the heart of Downtown Daytona Beach.

OFFERING SUMMARY

SALE PRICE:		(\$16	53,250,000 52.89 per SF)
BUILDING SIZE:			32,230 SF
LOT SIZE:		C).93+/- Acres
YEAR BUILT:			1961
PARCEL NO:		5339	-02-48-0010
TRAFFIC COUNT:			5,200 AADT
ZONING:	RDD-2, Redevelopment Downtown - Central Business District		
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS			
	3,881	27,288	54,039
TOTAL POPULATION	3,881	27,288 63,414	119,447



\$5,250,000

ABOUT THE AREA - DOWNTOWN DAYTONA

DAYTONA BEACH: WHERE THE OCEAN MEETS OPPORTUNITY

Daytona Beach is a vibrant coastal city known for its stunning beaches, rich history, and dynamic growth. Located on Florida's Atlantic coast, Daytona Beach is more than just a popular tourist destination; it's a thriving community with endless opportunities for business and lifestyle enhancement. With its iconic boardwalk, bustling entertainment districts, and close proximity to Orlando and Jacksonville, Daytona Beach offers a unique blend of small-town charm and big-city amenities.

Recent Projects and Developments

Daytona Beach is undergoing a significant transformation with several key projects that are reshaping the landscape: **Daytona International Speedway:** Known as the "World Center of Racing," Daytona International Speedway is a legendary motorsports venue that hosts the iconic Daytona 500, among other major events. Recently, the speedway underwent a \$400 million renovation, transforming it into a state-of-the-art facility with enhanced seating, modern amenities, and improved fan experiences. The Daytona International Speedway continues to be a major economic driver and a key attraction, drawing visitors from around the globe.

Riverfront Esplanade: This ambitious \$31 million project aims to revitalize the downtown waterfront, creating a pedestrian-friendly area with parks, walking trails, and event spaces along the Halifax River. It's set to become a central hub for community gatherings, outdoor activities, and cultural events.

Jackie Robinson Ballpark Renovation: Home to one of the most historic baseball fields in the nation, the ongoing \$30 million renovation of Jackie Robinson Ballpark is breathing new life into this cherished landmark. The upgrades will preserve its historic charm while enhancing the fan experience with modern amenities, ensuring it remains a centerpiece of Daytona Beach's sports culture.

Daytona Beach Regional Library Renovation: The recent \$1.2 million renovation of the Daytona Beach Regional Library is transforming it into a state-of-the-art facility, offering expanded resources, modern technology, and community spaces. This project is part of the city's commitment to fostering education, culture, and lifelong learning for residents and visitors alike.

Halifax Harbor Yacht Club: Located in the heart of Daytona Beach, the Halifax Harbor Yacht Club is one of the premier marina facilities on Florida's east coast. With over 500 slips, it offers world-class amenities for boating enthusiasts and serves as a vibrant social hub for the maritime community.

News-Journal Center: The News-Journal Center is Daytona Beach's premier performing arts venue, hosting a wide range of cultural events, including theater productions, concerts, and art exhibitions. Its presence enhances the city's cultural scene and provides a stage for local and touring artists alike.

Peabody Auditorium: A cornerstone of Daytona Beach's cultural landscape, the historic Peabody Auditorium is renowned for its diverse lineup of performances, ranging from Broadway shows and concerts to ballets and comedy acts. As a premier entertainment venue, it continues to attract audiences from across the region, enriching the city's vibrant arts scene.

400 Beach Apartments: A new beacon of luxury living, the under construction 400 Beach apartments on Beach Street will offer high-end residential options in the heart of downtown Daytona Beach. These luxury apartments are designed to provide residents with modern amenities, stunning river views, and convenient access to the vibrant Beach Street area, making it an ideal choice for those seeking an upscale urban lifestyle.

Daytona Beach Convention Hotel & Condominium: Located on the oceanfront, this project is a mix of luxury hotel accommodations and residential condominiums. It's designed to attract both tourists and permanent residents, offering upscale amenities and stunning views of the Atlantic Ocean.

One Daytona: Adjacent to the world-famous Daytona International Speedway, One Daytona is a premier mixed-use development featuring retail shops, dining, entertainment venues, and residential options. It's a prime example of how Daytona Beach is expanding beyond its racing roots to offer diverse lifestyle experiences.

Beach Street Revitalization: The ongoing revitalization of Beach Street is transforming this historic area into a lively corridor for shopping, dining, and living. With new restaurants, boutique shops, and residential condos like 400 Beach, Beach Street is set to become a must-visit destination for both locals and visitors.

A Bright Future Ahead

With its strategic location, growing infrastructure, and strong community spirit, Daytona Beach is poised for continued growth and success. Whether you're looking to invest, start a business, or find your dream home, Daytona Beach offers a unique blend of opportunity, lifestyle, and natural beauty.



EXTERIOR PHOTOS















INTERIOR PHOTOS















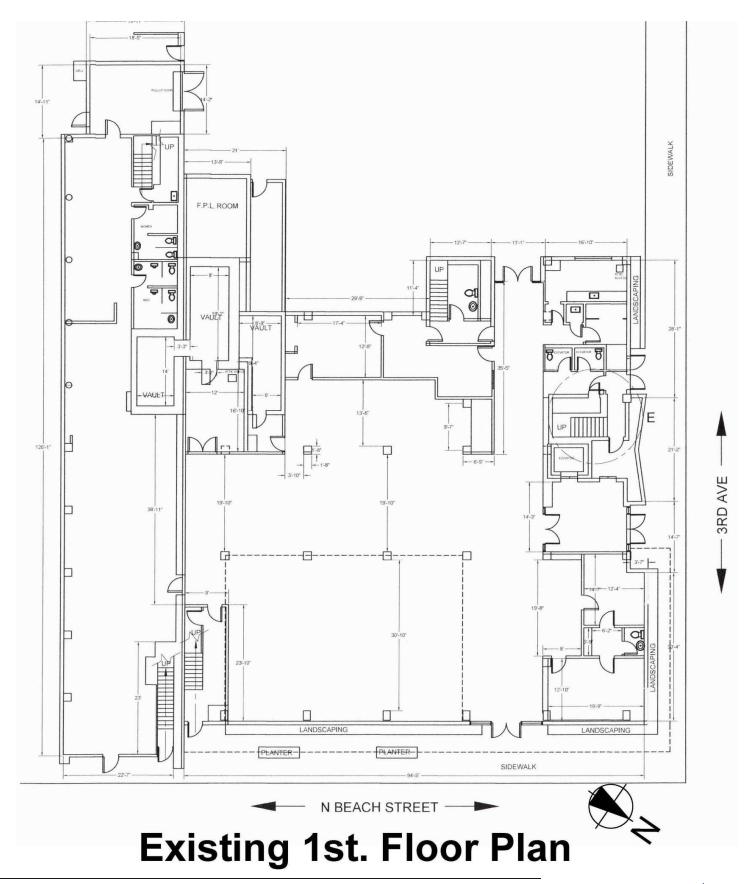
AERIALS







FIRST FLOOR PLAN | 12,190+/- SF



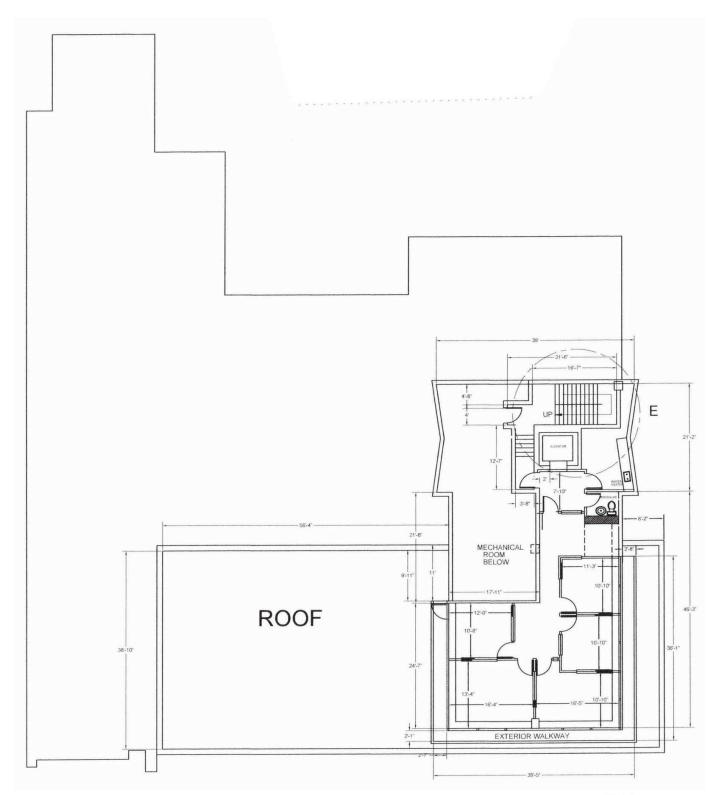








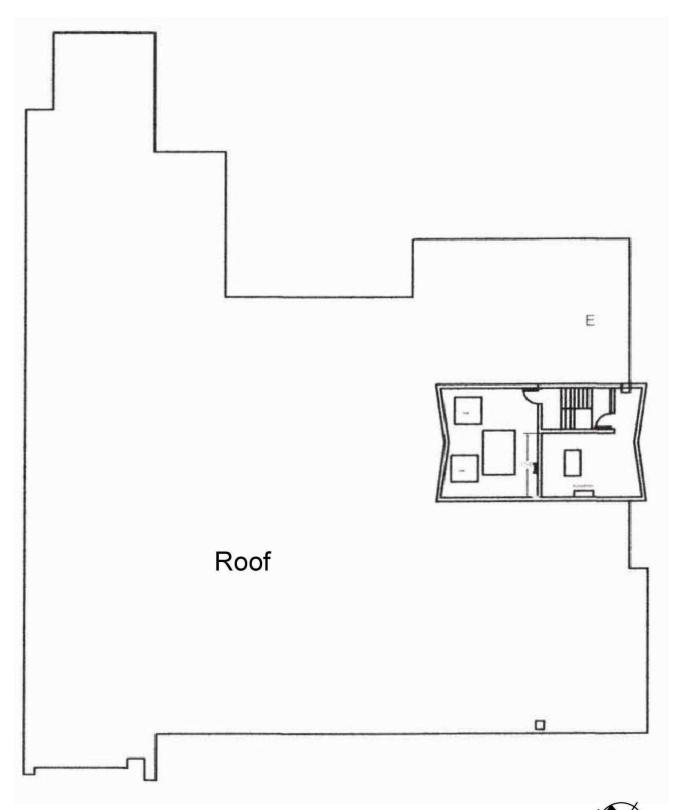




Existing 4th. Floor Plan 🍣





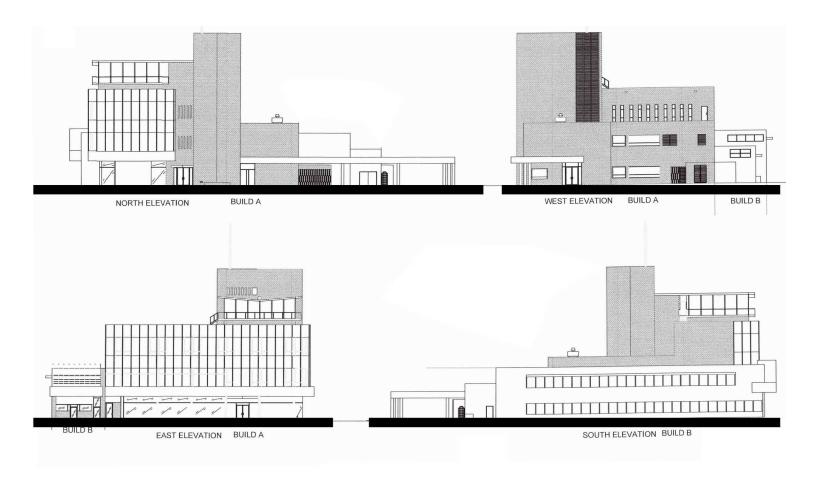


Existing 5th. Floor Plan 🍣





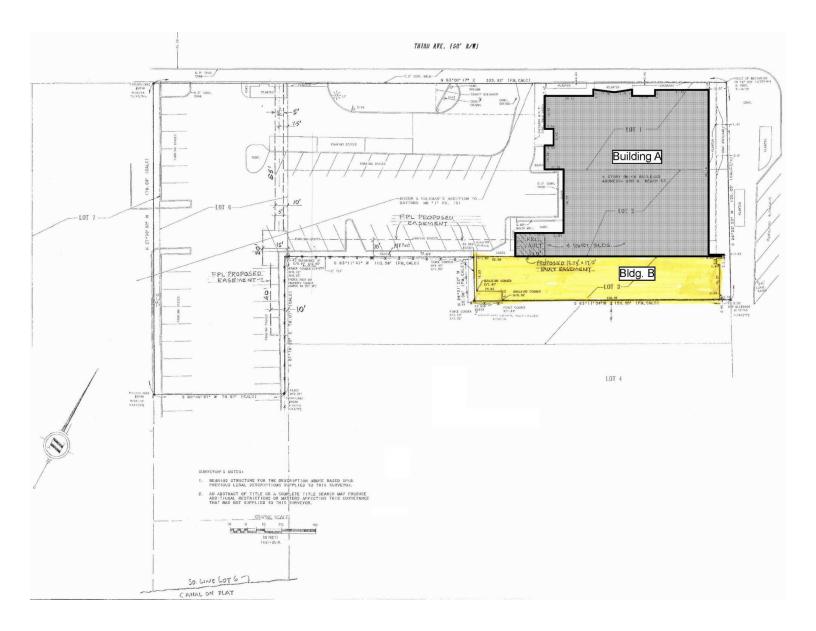
BUILDING ELEVATIONS



Building Elevations



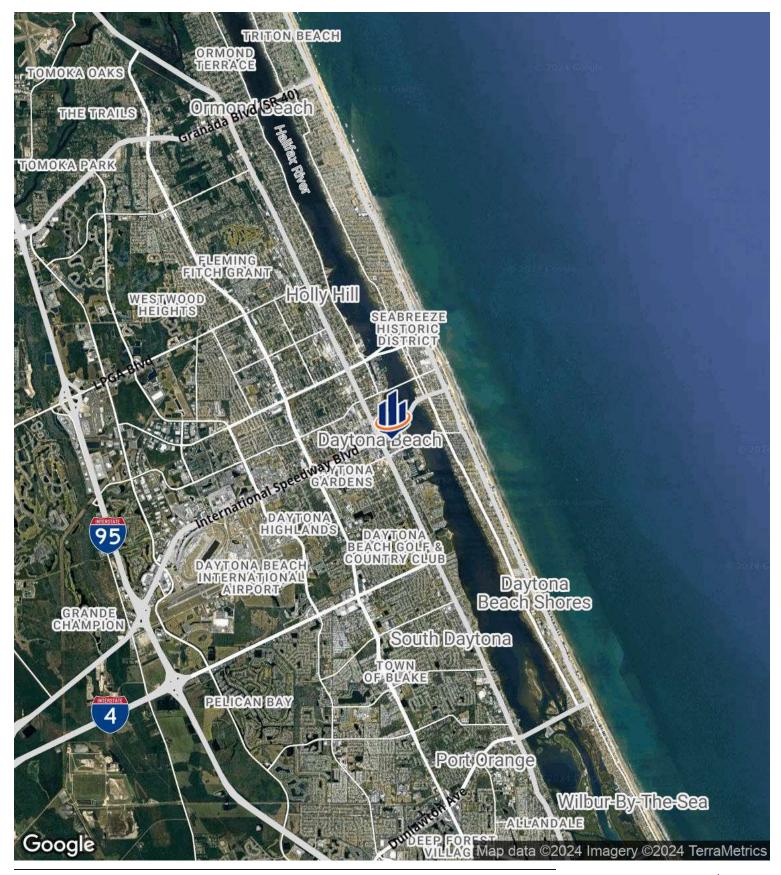
SITE PLAN SURVEY







REGIONAL MAP





RETAILER MAP

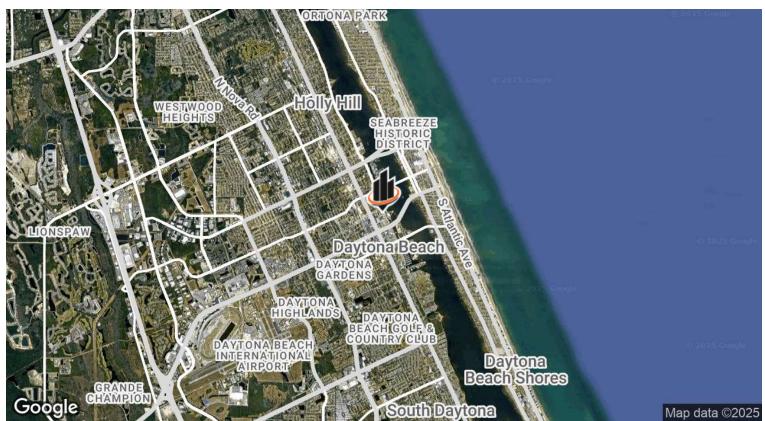






LOCATION MAP





FREESTANDING DOWNTOWN BUILDING | 226-230 N. Beach Street Daytona Beach, FL 32114





ADVISOR BIO



JOHN W. TROST, CCIM

Principal | Senior Advisor

john.trost@svn.com

Direct: 386.301.4581 | Cell: 386.295.5723

FL #BK-0160420

PROFESSIONAL BACKGROUND

WORKING IN COMMERCIAL REAL ESTATE SINCE 1985 IT IS ALL ABOUT YOU!

Your dreams, your needs, and your time. Working with you, on your team as agent and advocate from the beginning through to closing.

Seasoned professional with the education, designation, and experience. Bachelor of Business Administration - Degree in Finance from the University of Central Florida, the coveted Certified Commercial Investment Member (CCIM) designation, and the hands-on experience working with business professionals, developers, and investors.

A recognized leader with over 30 years experience in Commercial Real Estate Sales and Leasing. During that time working with developers, financial institutions, and property owners to maximize their returns and leverage their time in land and investment property sales from multifamily sites and subdivisions, to large and small retail shopping centers and office complexes, and church properties across Florida. As well as extensive experience in office and retail leasing to numerous national, regional, and local tenants.

Specializing in retail and office sales, leasing, and development.

With tremendous growth and interest in the Volusia-Flagler market, you too can benefit from the strength of a commercial broker with the expertise and integrity to maximize your dollars and your time.

EDUCATION

Bachelor, Finance University Of Central Florida 1992

MEMBERSHIPS

International Council of Shopping Centers CCIM Institute

SVN | Alliance Commercial Real Estate Advisors

1275 West Granada Blvd. Suite 5B Ormond Beach, FL 32174 386.310.7900

