

OFFICE/RETAIL/WAREHOUSE SPACE FOR LEASE



PROPERTY DESCRIPTION

Iconic Building on Beville Road.

Unit B - 1,586 SF Office/Retail Space. Previously operated as an insurance office. Features include a reception area, space for a conference room, restrooms, and a large open work area.

Unit W - 1,862 SF Clean Warehouse Space. Includes an 8'W x 10'H overhead door and a dock well for seamless loading and unloading. Recently remodeled with abundant natural light. 18-foot ceiling height allows for maximum storage capacity. Please note: This unit does not have a restroom.

Prime location with excellent access from Beville Road and Magnolia Street.

Ample parking available.

LOCATION DESCRIPTION

Located on the south side of Beville Road between Nova Road and Ridgewood Avenue.

Approximately 3.5 miles to Interstate 95 and Interstate 4, 3 miles to Downtown Daytona Beach, and 4.5 miles to Daytona Beach International Airport.

LOCATION ADDRESS

815 Beville Road, South Daytona, FL 32119

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

WILLIAM "BILL" LOOPE

Advisor

O: 540.808.9291 | C: 540.808.9291

william.loope@svn.com

OFFERING SUMMARY

LEASE RATE:	Unit B: \$18.95 per SF
	Unit W: \$9.67 per SF Modified Gross
AVAILABLE SF:	Unit B: 1,586 SF Unit W: 1,862 SF
YEAR BUILT:	2000
TRAFFIC COUNT:	24,000 AADT
ZONING:	BGC - Business, General Commercial

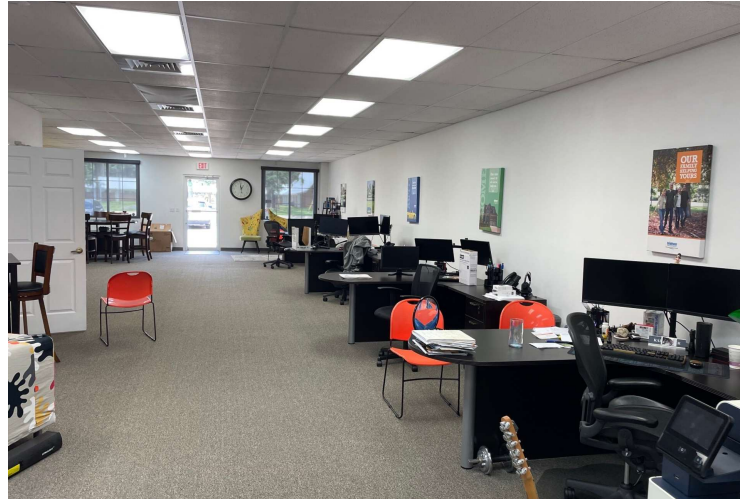
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,925	30,722	64,613
TOTAL POPULATION	10,589	69,123	143,277
AVERAGE HH INCOME	\$61,458	\$62,164	\$64,785

OFFICE/RETAIL/WAREHOUSE SPACE FOR LEASE | 815 Beville Road South Daytona, FL 32119

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



UNIT B - ADDITIONAL PHOTOS



JOHN W. TROST, CCIM
Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

WILLIAM "BILL" LOOPE
Advisor
O: 540.808.9291 | C: 540.808.9291
william.loope@svn.com

OFFICE/RETAIL/WAREHOUSE SPACE FOR LEASE | 815 Beville Road South Daytona, FL 32119

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS



JOHN W. TROST, CCIM
Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

WILLIAM "BILL" LOOPE
Advisor
O: 540.808.9291 | C: 540.808.9291
william.loope@svn.com

OFFICE/RETAIL/WAREHOUSE SPACE FOR LEASE | 815 Beville Road South Daytona, FL 32119

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

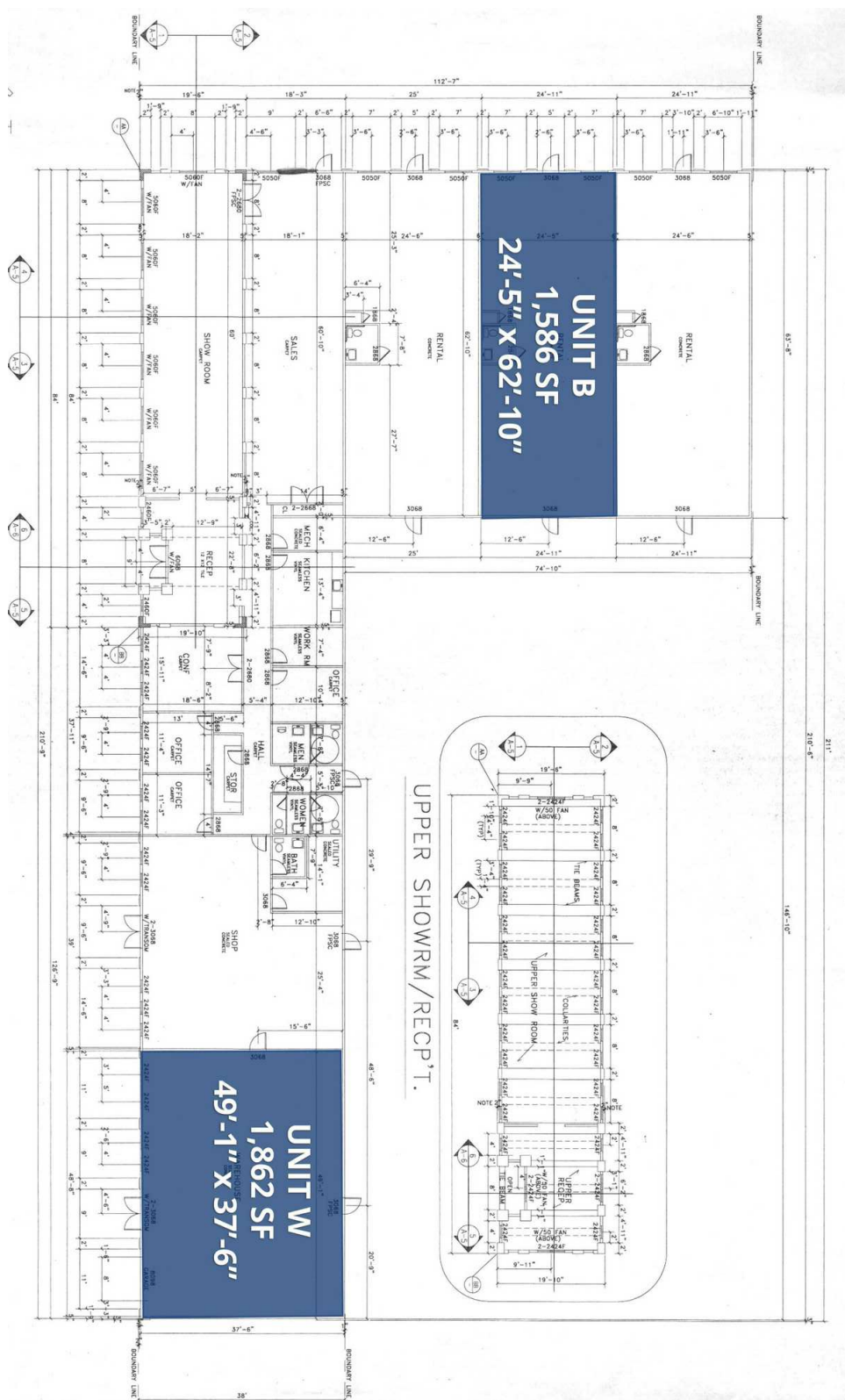


JOHN W. TROST, CCIM
Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

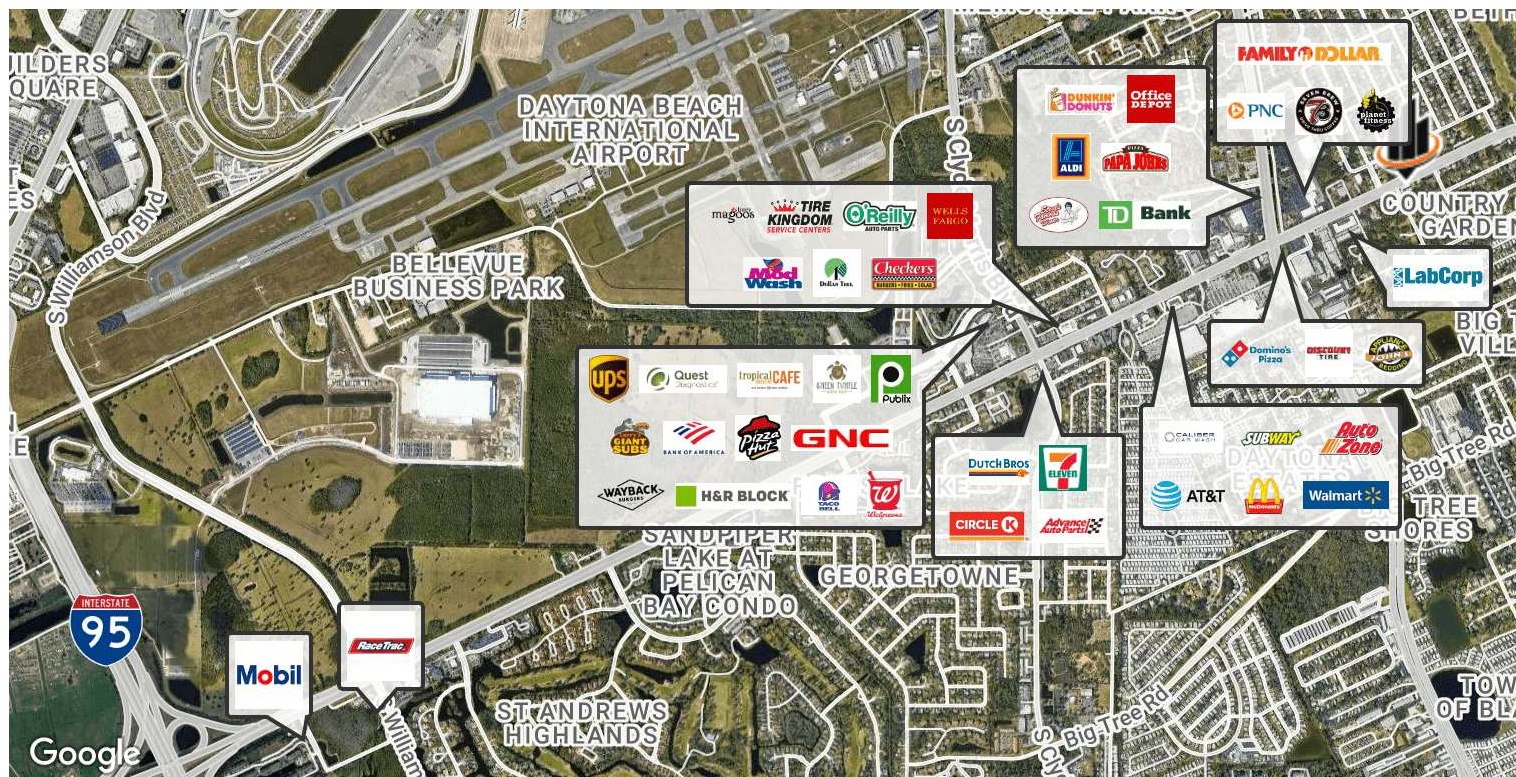
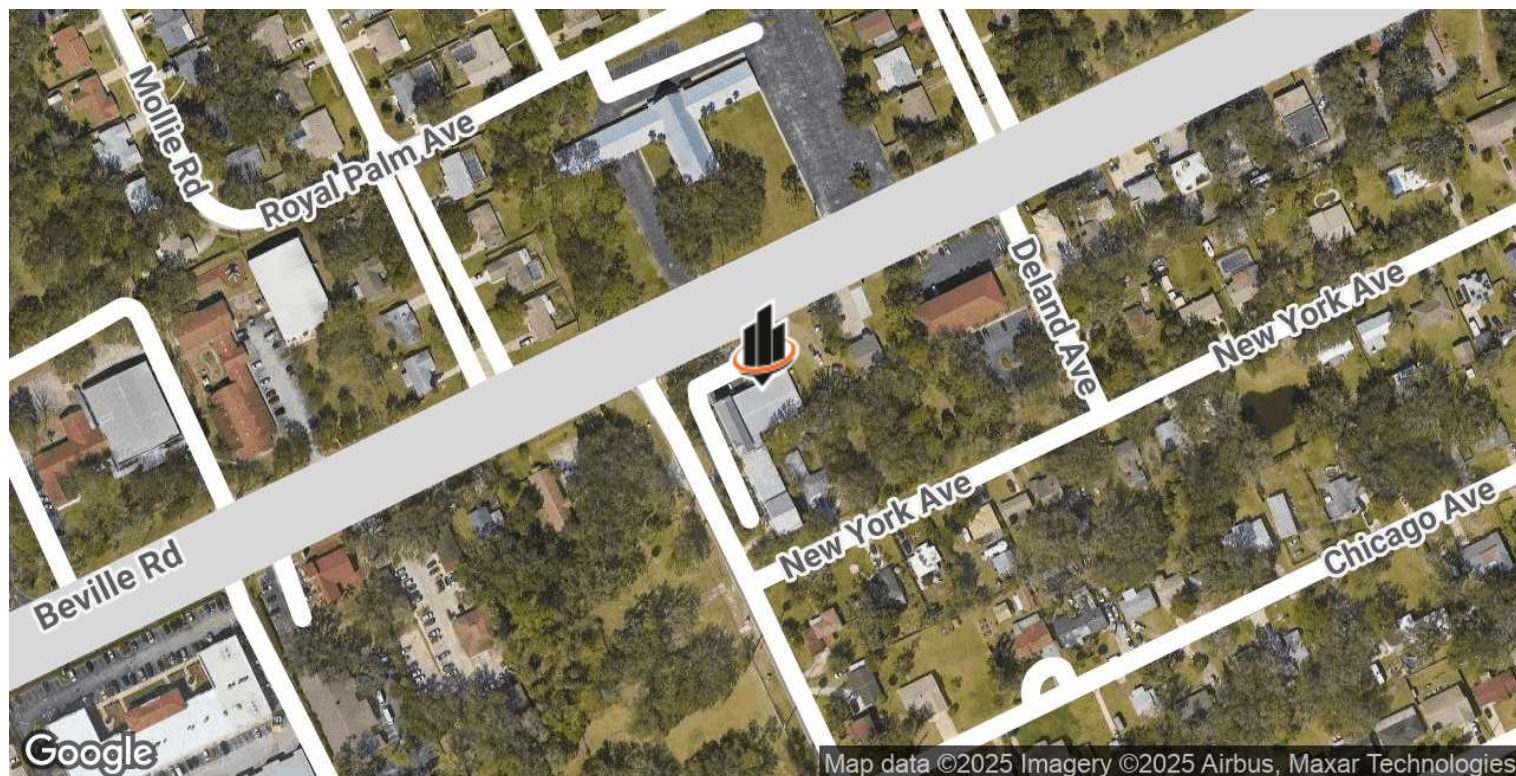
WILLIAM " BILL " LOOPE
Advisor
O: 540.808.9291 | C: 540.808.9291
william.loope@svn.com

OFFICE/RETAIL/WAREHOUSE SPACE FOR LEASE | 815 Beville Road South Daytona, FL 32119

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



LOCATION MAPS



JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

WILLIAM "BILL" LOOPE

Advisor

O: 540.808.9291 | C: 540.808.9291

william.loope@svn.com

OFFICE/RETAIL/WAREHOUSE SPACE FOR LEASE | 815 Beville Road South Daytona, FL 32119

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

