

Mixed Use Store Office & Residential Opportunity

859 Doctor Mary McLeod Bethune Boulevard, Daytona Beach, Florida 32114

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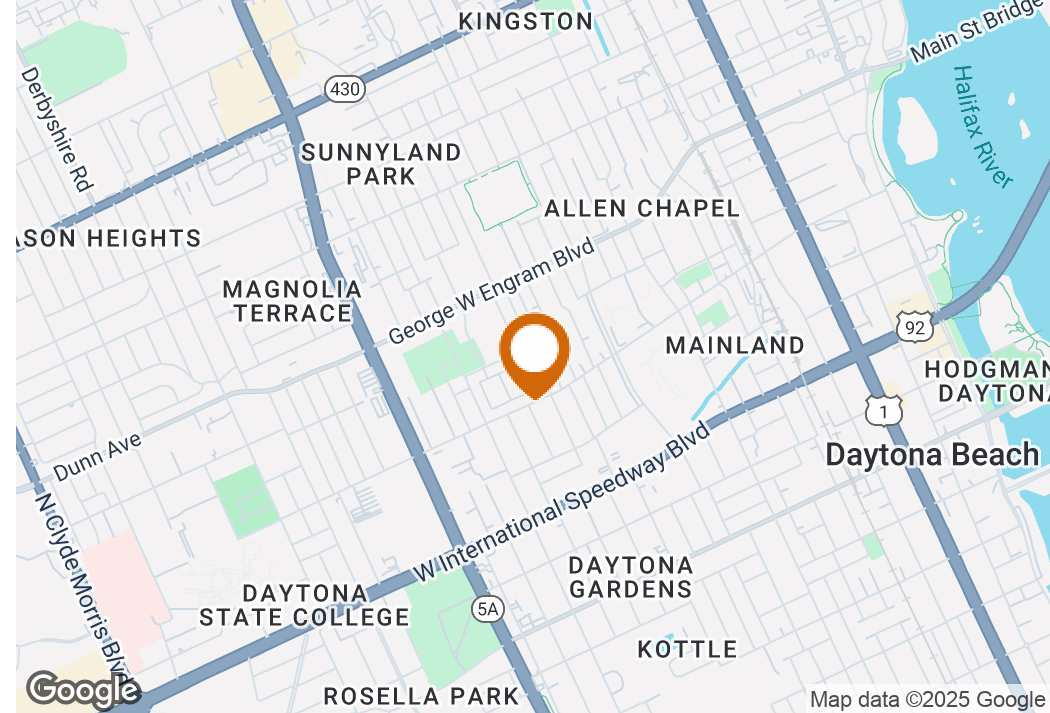
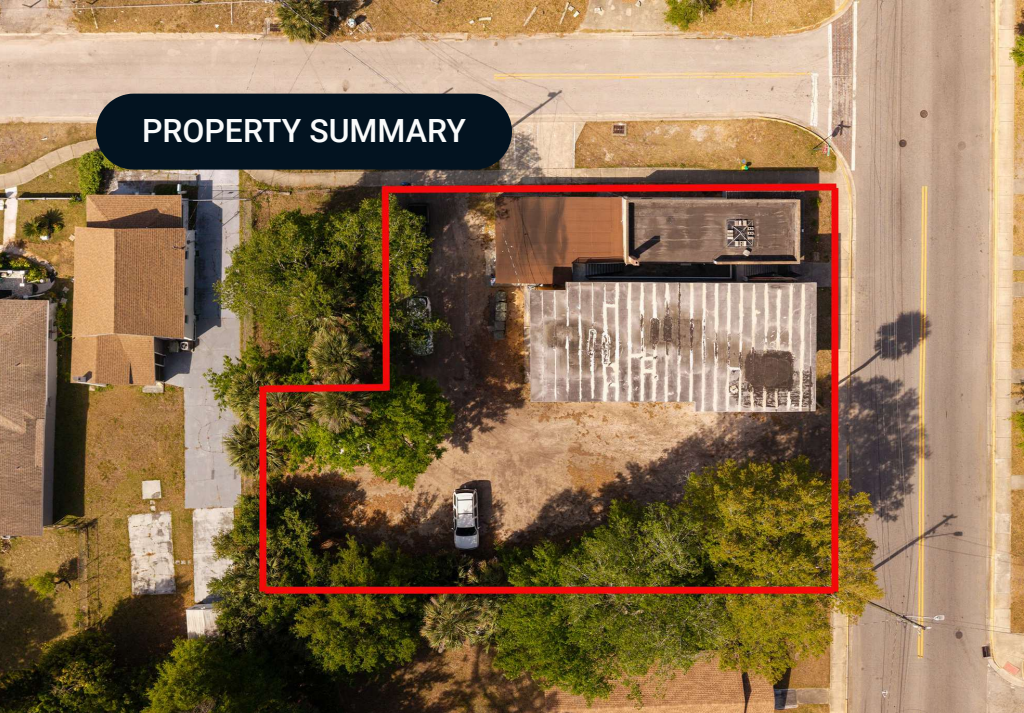
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SECTION 1

Property Information



Sale Price	\$749,000
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Offering Summary

Building Size:	4,954 SF
Number of Units:	7
Price / SF:	\$151.19
Year Built:	1955
Renovated:	2021

Property Overview

Explore this exceptional investment opportunity in Daytona Beach, FL, featuring a 4,954 SF Low-Rise/Garden building with 7 units. Built in 1955 and recently renovated in 2021, this property offers a blend of historic charm and modern convenience. With a solid 72% occupancy rate, it presents a compelling income-generating potential for the savvy multifamily investor. Value add opportunity current leases are month to month. The well-maintained units provide comfortable living spaces, while the prime location offers easy access to amenities and conveniences. Don't miss the chance to add this attractive property to your investment portfolio and capitalize on the thriving multifamily market.

Property Highlights

- 4,954 SF building with 7 units
- Located in the Daytona Beach area
- 72% occupancy
- Roof, Bathrooms, & Paint renovated in 2021
- Walking distance from Bethune-Cookman University.

LOCATION DESCRIPTION



Location Description

Discover the vibrant surroundings of the property located in Daytona Beach, FL, an area known for its dynamic mix of business and leisure. This prime location offers convenient access to the bustling downtown district, attracting professionals and visitors alike. Nearby, the Daytona International Speedway and Ocean Center provide ample opportunities for high-profile events and conferences. The property also enjoys walking distance from Bethune-Cookman University. The area's diverse dining options, retail establishments, and beautiful beaches make it an attractive destination for both work and play. With its strategic position in this thriving commercial hub, the property presents an exceptional investment opportunity for the discerning Office/Office Building investor.

UNIT BREAKDOWN

Custom Table Headline

Number of Units	Bedrooms	Bathrooms	Size SF	Rent	Monthly Totals
4	2	1	550 SF	\$1,100	\$4400
2	1	1	405 SF	\$800	\$1,600
Retail Store (Vacant)	1	1	900 SF	\$1,500	\$1,500
					Potential Monthly Income: \$7,500

Daytona Beach Access
2.5 ± Miles



Dr Mary McLeod Bethune Blvd

Desoto St

SECTION 2

Location Information

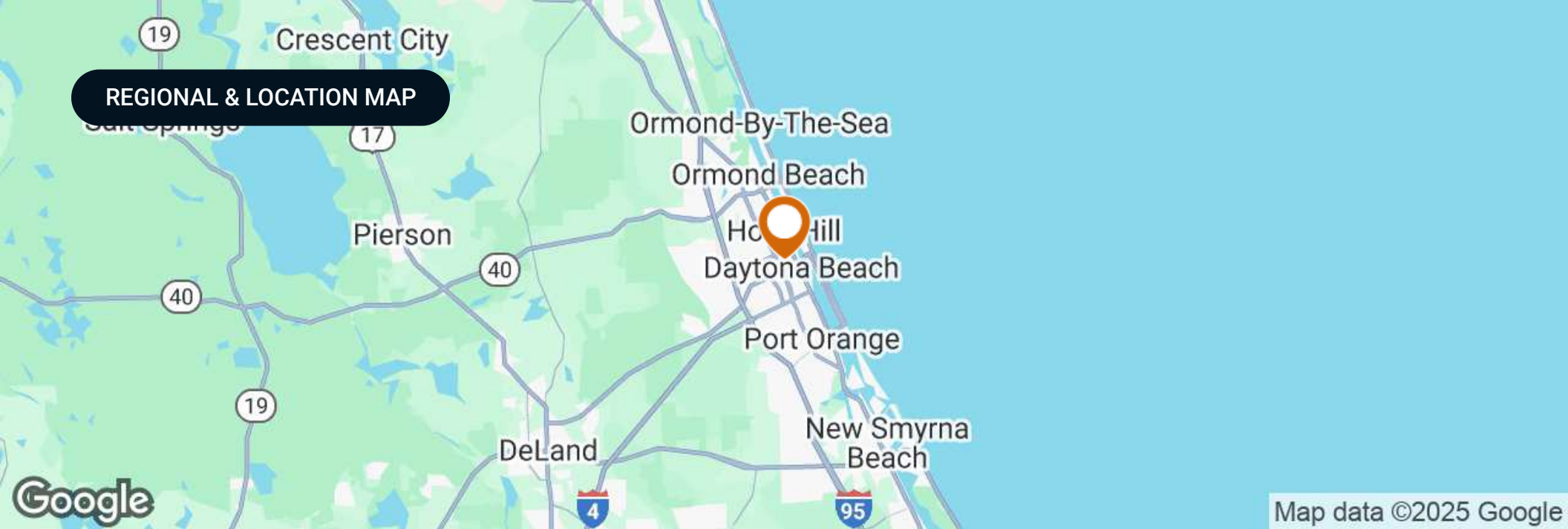
DAYTONA BEACH
INTERNATIONAL AIRPORT


DAYTONA
INTERNATIONAL SPEEDWAY



Desoto St

Dr Mary McLeod Bethune Blvd



DEMOGRAPHICS MAP & REPORT

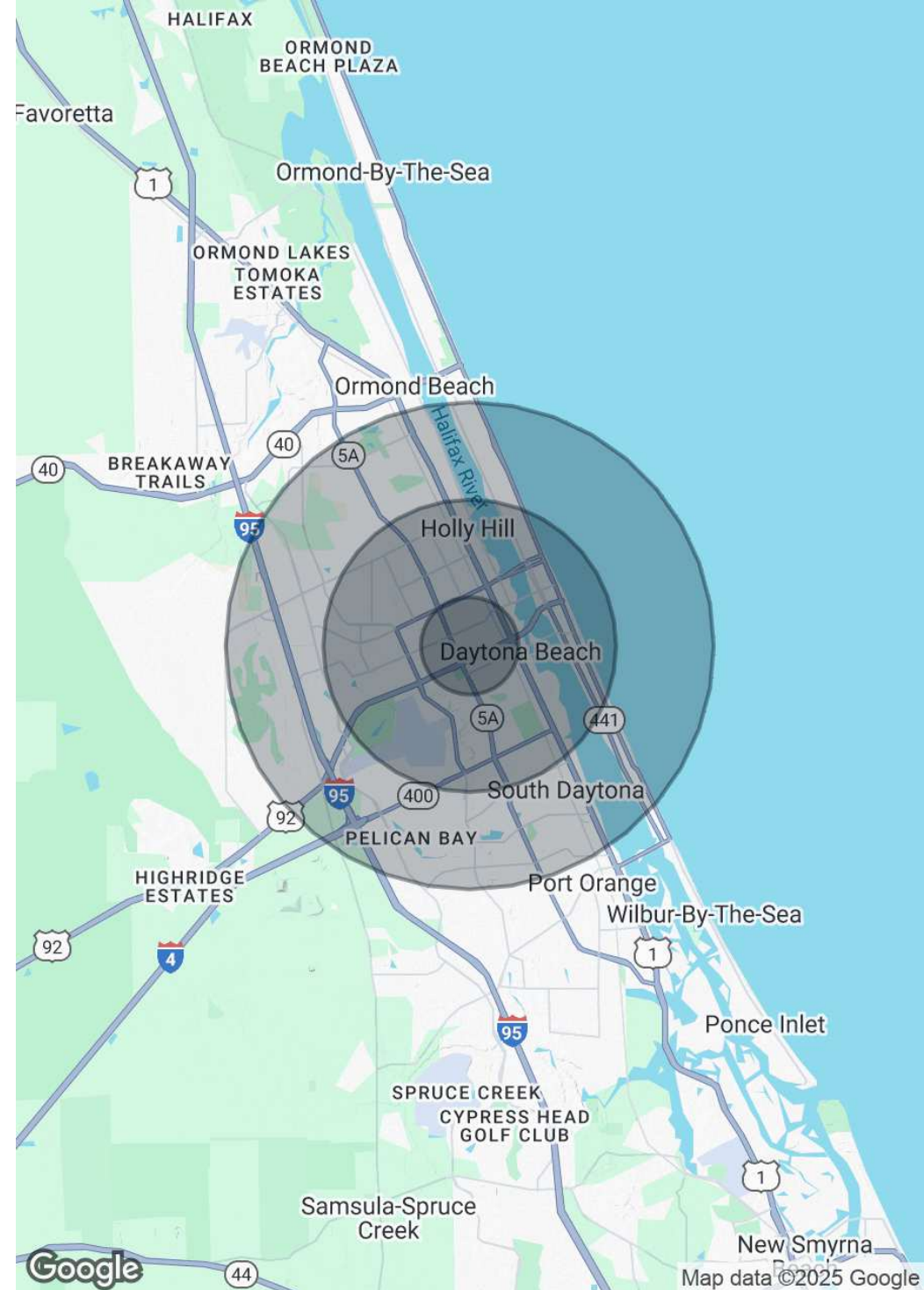
Population

	1 Mile	3 Miles	5 Miles
Total Population	11,884	69,651	130,536
Average Age	37	43	45
Average Age (Male)	36	42	44
Average Age (Female)	38	43	46

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,052	29,632	58,871
# of Persons per HH	2.9	2.4	2.2
Average HH Income	\$45,907	\$57,335	\$63,654
Average House Value	\$171,458	\$226,163	\$245,800

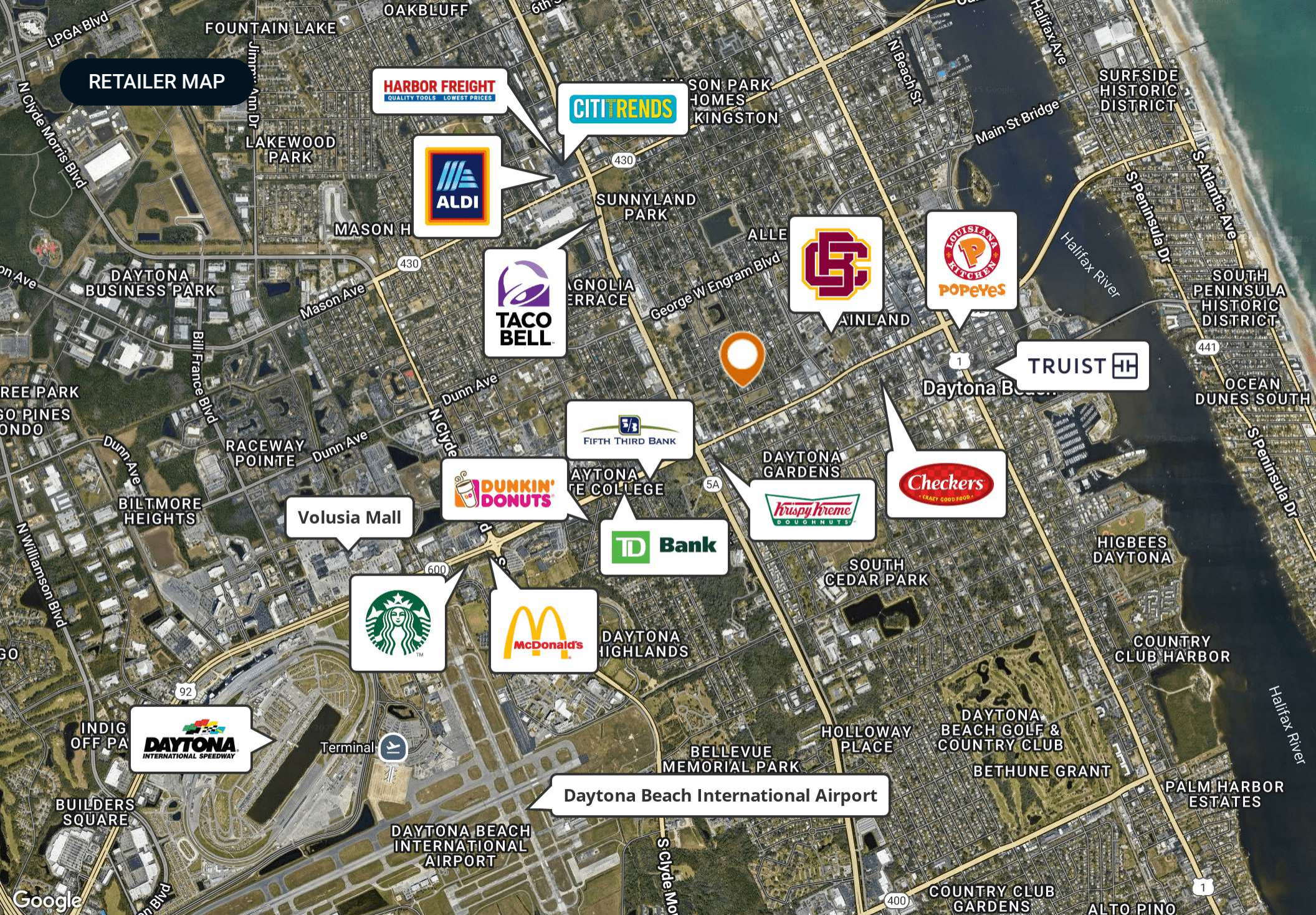
Demographics data derived from AlphaMap





SECTION 3

Maps And Photos



RETAILER MAP

Daytona Beach International Airport

ADDITIONAL PHOTOS





SECTION 4

Agent And Company Info

ADVISOR BIOGRAPHY



Reinaldo Sobrino

Associate Advisor

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Professional Background

Reinaldo Sobrino is an Associate Advisor at Saunders Real Estate. He has over 20 years of experience in Central Florida, Reinaldo is dedicated and detail-oriented, always prioritizing his clients' best interests. His proactive approach, extensive market knowledge, and vast network enable him to foster valuable relationships and identify ideal opportunities for his clients.

Originally from San Juan, Puerto Rico, Reinaldo is fluent in Spanish and English. He holds a Bachelor's degree in Hospitality and uses his bilingual skills to educate buyers and sellers in the real estate market.

He received the 2021 Orlando Regional Realtor Association Silver Top Level Producer award, reflecting his commitment to excellence in real estate. Reinaldo is also pursuing his CCIM commercial certification. In his free time, he enjoys outdoor activities such as boating, fishing, surfing, and other sports.

Education

Bachelors in Hospitality from Johnson & Wales University

Memberships

Orlando Regional Realtor Association

CCIM Central Florida Member



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At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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