

FREESTANDING BUILDING FOR SALE OR LEASE

301 Big Tree Road
South Daytona, FL 32119

Property Summary

Property: 301 Big Tree Road

Parcel No: 5344-16-00-0552

Status: For Sale or For Lease

Price: **For Sale \$495,000**
For Lease \$16.00 NNN
Estimated CAM, Insurance, and Real Estate Taxes \$6.00 per SF

Size: 3,045 SF Building on 0.70+/- Acres plus covered 1,181 SF Drive-Thru

Zoning: BGC 'Business, General Commercial'

Year Built: 2007

| | | | |
|---------------------|---------------------------|----------------------------|----------------------------|
| Population (est.): | <u>1 MILE</u> 8,230 | <u>3 MILES</u> 54,796 | <u>5 MILES</u> 111,714 |
| Average HHI (est.): | <u>1 MILE</u> \$41,554 | <u>3 MILES</u> \$44,579 | <u>5 MILES</u> \$45,745 |

Traffic Count: 7,270 vehicles per day - Big Tree Road



- Property Highlights:
- Former Bank Branch with Drive-Thru Lanes
 - Freshly painted exterior
 - Parking recently sealed and striped
 - Freestanding sign
 - Just off the Ridgewood Avenue business corridor
 - Great location between Downtown Daytona Beach and Port Orange business districts
 - Approximately 2.5 miles to Dunlawton Avenue, 0.8 miles to Beville Road, and 2.8 miles to International Speedway Boulevard

Rock Solid in Commercial Real Estate

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Information contained herein is believed to be accurate, but not guaranteed and may change without notice.

PICTURES

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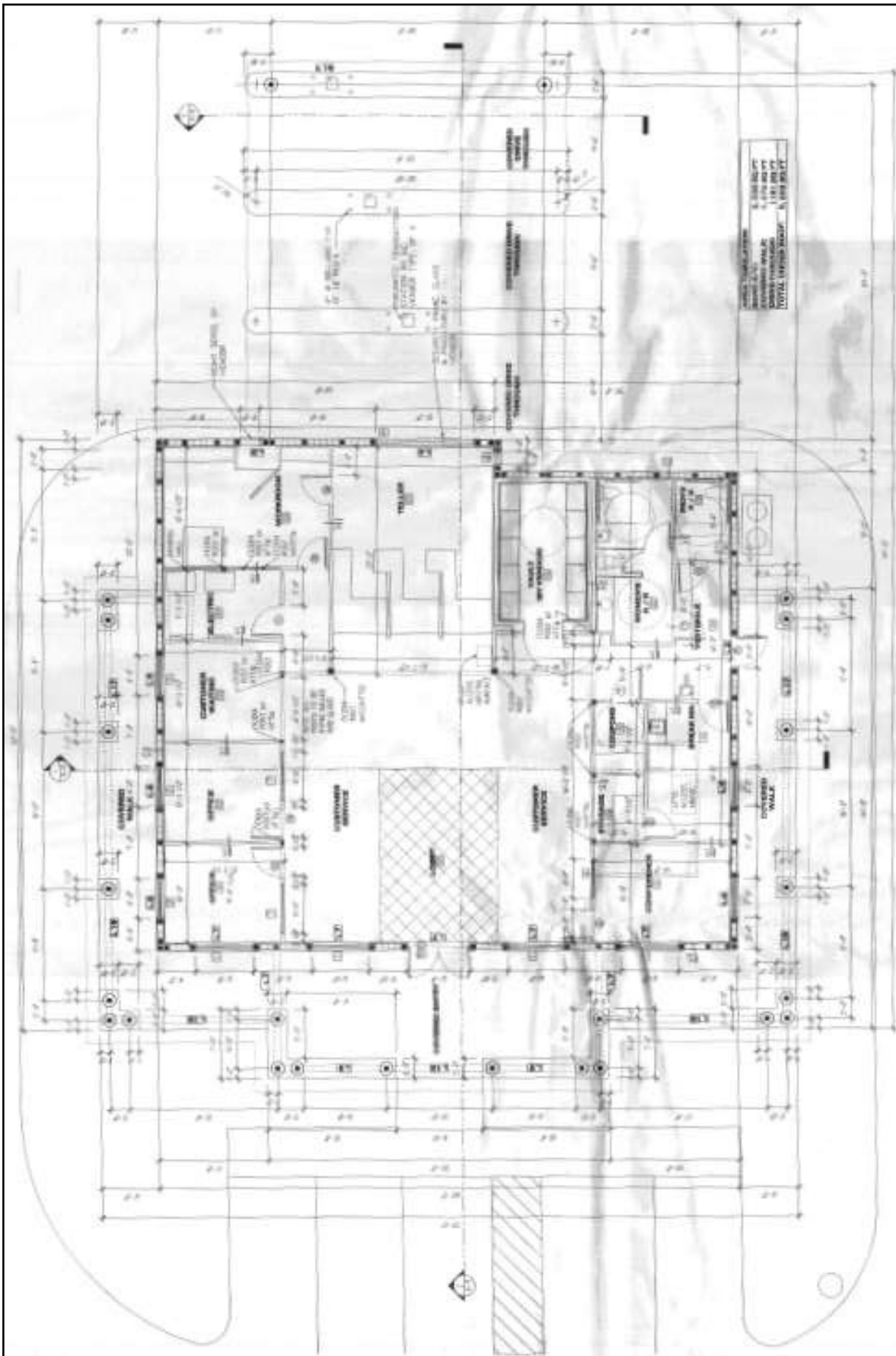


R O C K S O L I D I N C O M M E R C I A L R E A L E S T A T E

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FLOOR PLAN

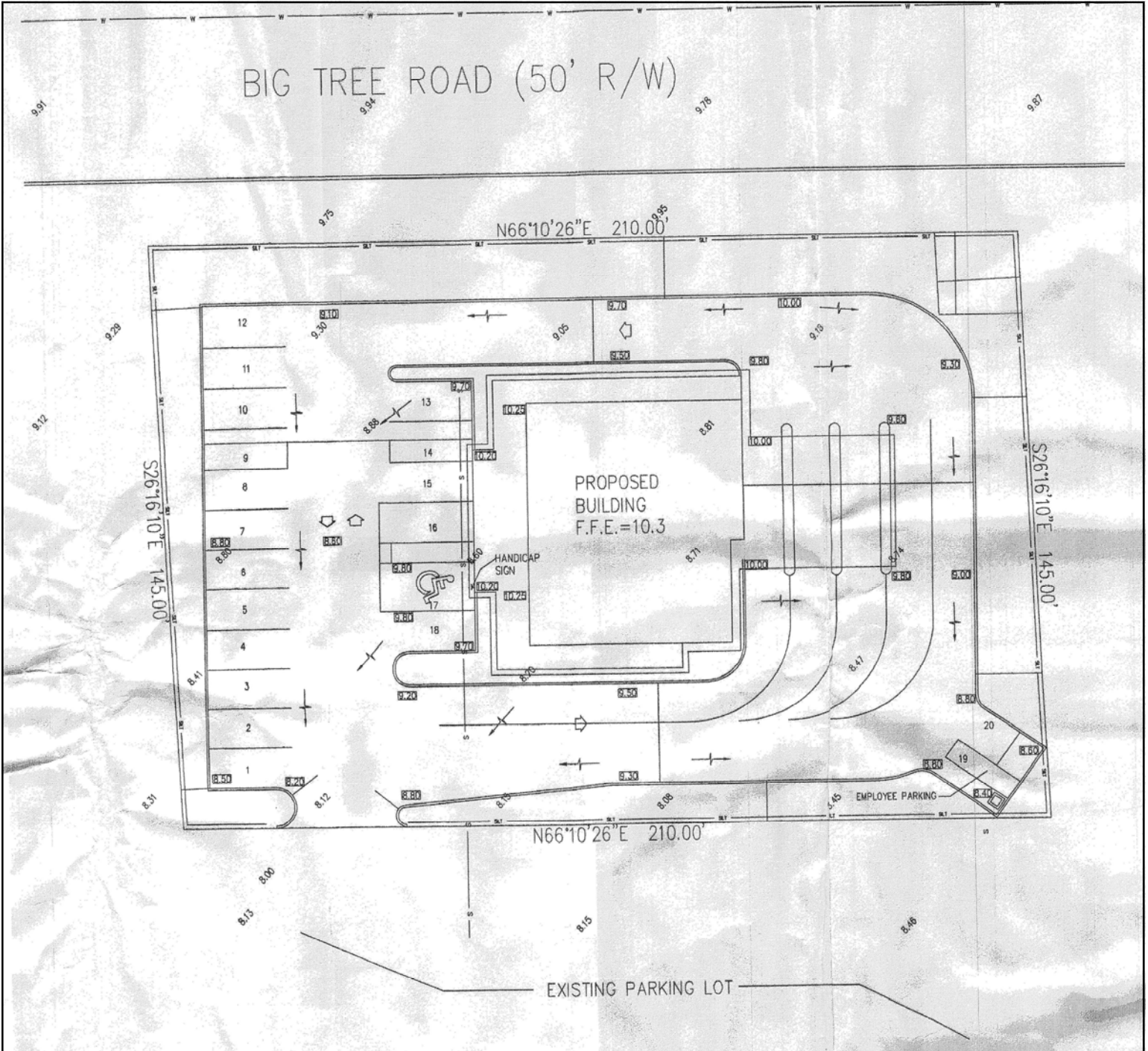
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SITE PLAN



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