

For Lease

Downtown Daytona Office Space

2,697 SF | \$16.75 / SF



122 South Segrave Street

Daytona Beach, Florida 32114

Property Highlights

- Fully built out professional office in pristine condition - 2,697± SF
- Available January 1, 2026
- Right next to the Historic Beach Street District and close to courthouse and city offices
- Ideal for lawyers, engineers, architects and even some medical office uses
- M-1 zoning: most office uses permitted
- Close to Daytona's most active retail, healthcare, transportation and education hubs
- Signage on International Speedway Blvd (22,500 AADT)
- Centrally located - easy to access from anywhere in Daytona Beach
- Minutes to I-95, Daytona Beach International Airport, Daytona International Speedway, and many local amenities



Lease Rate: \$16.75 / SF NNN

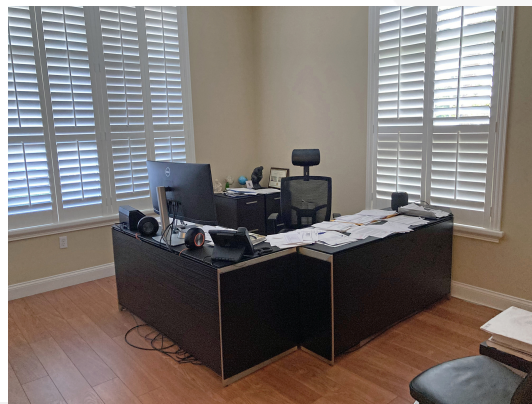
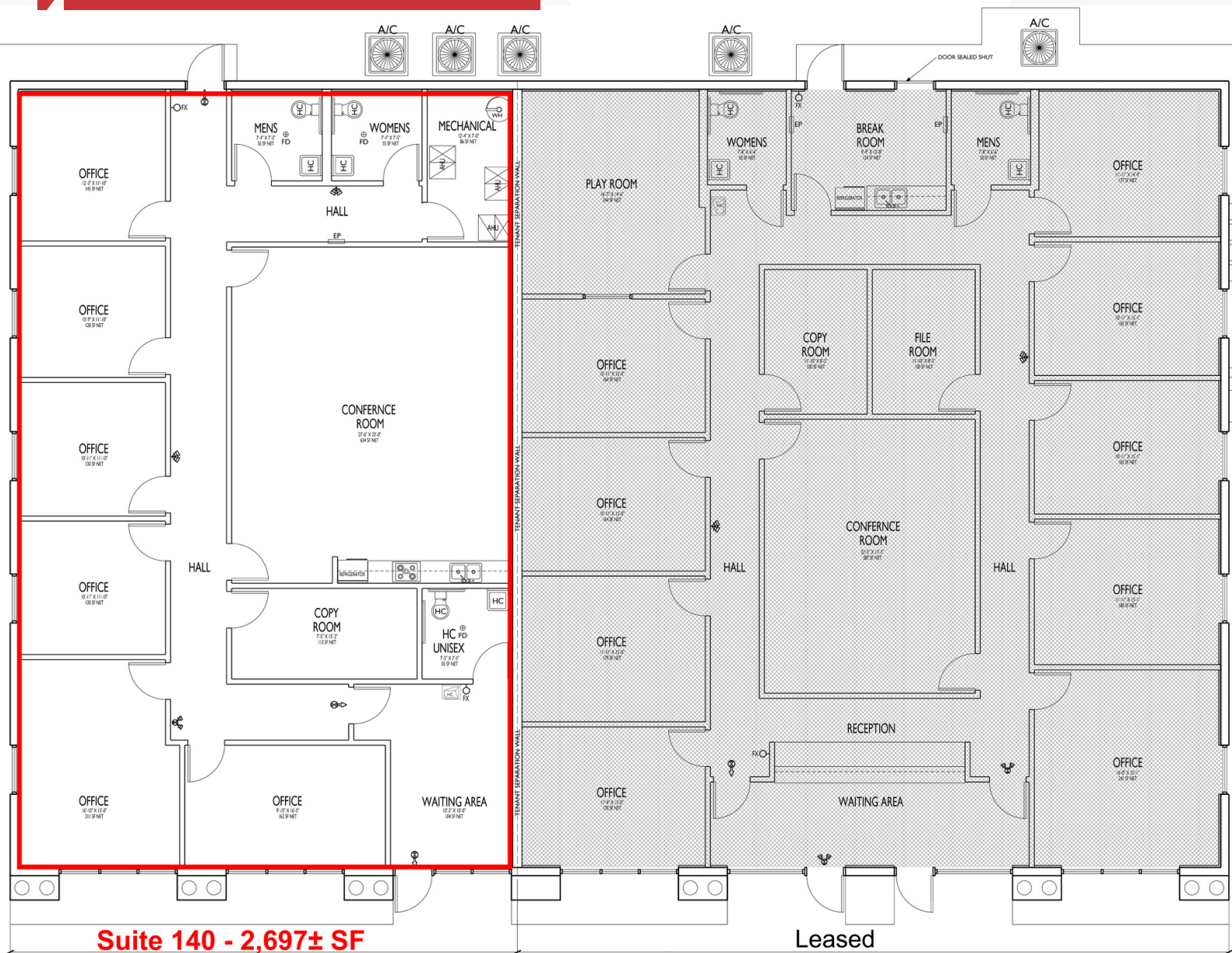
For more information

Ted Lightman, CCIM

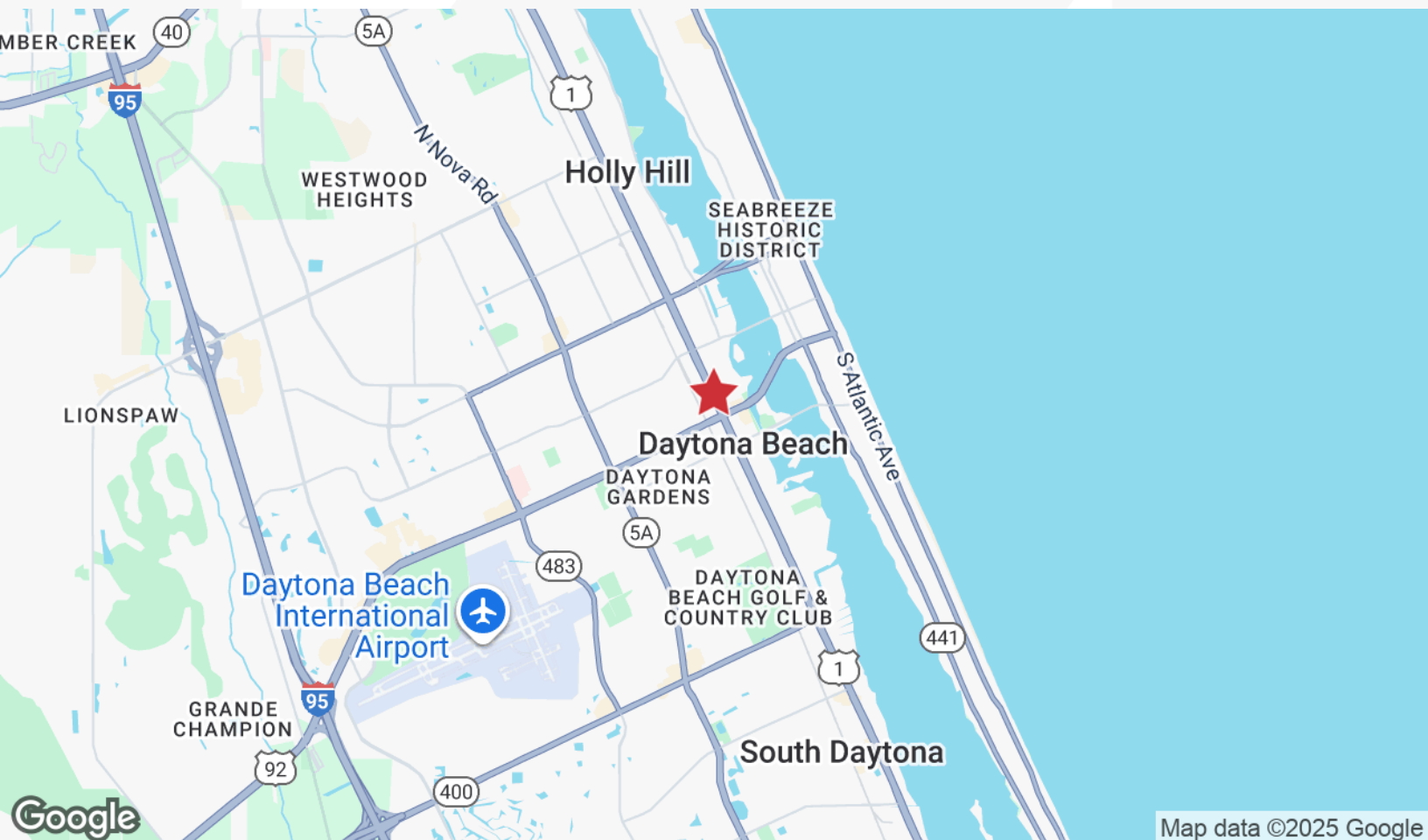
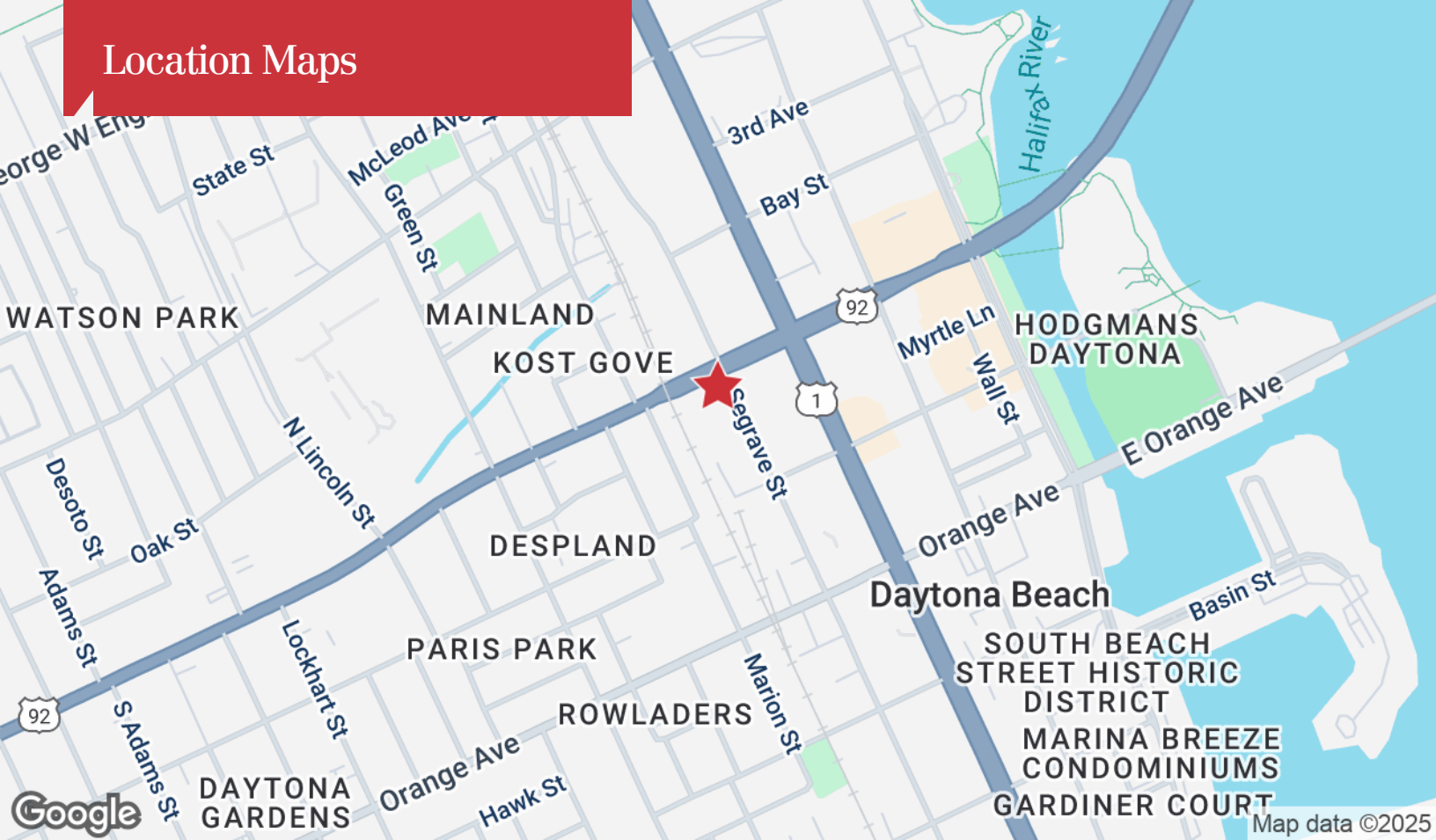
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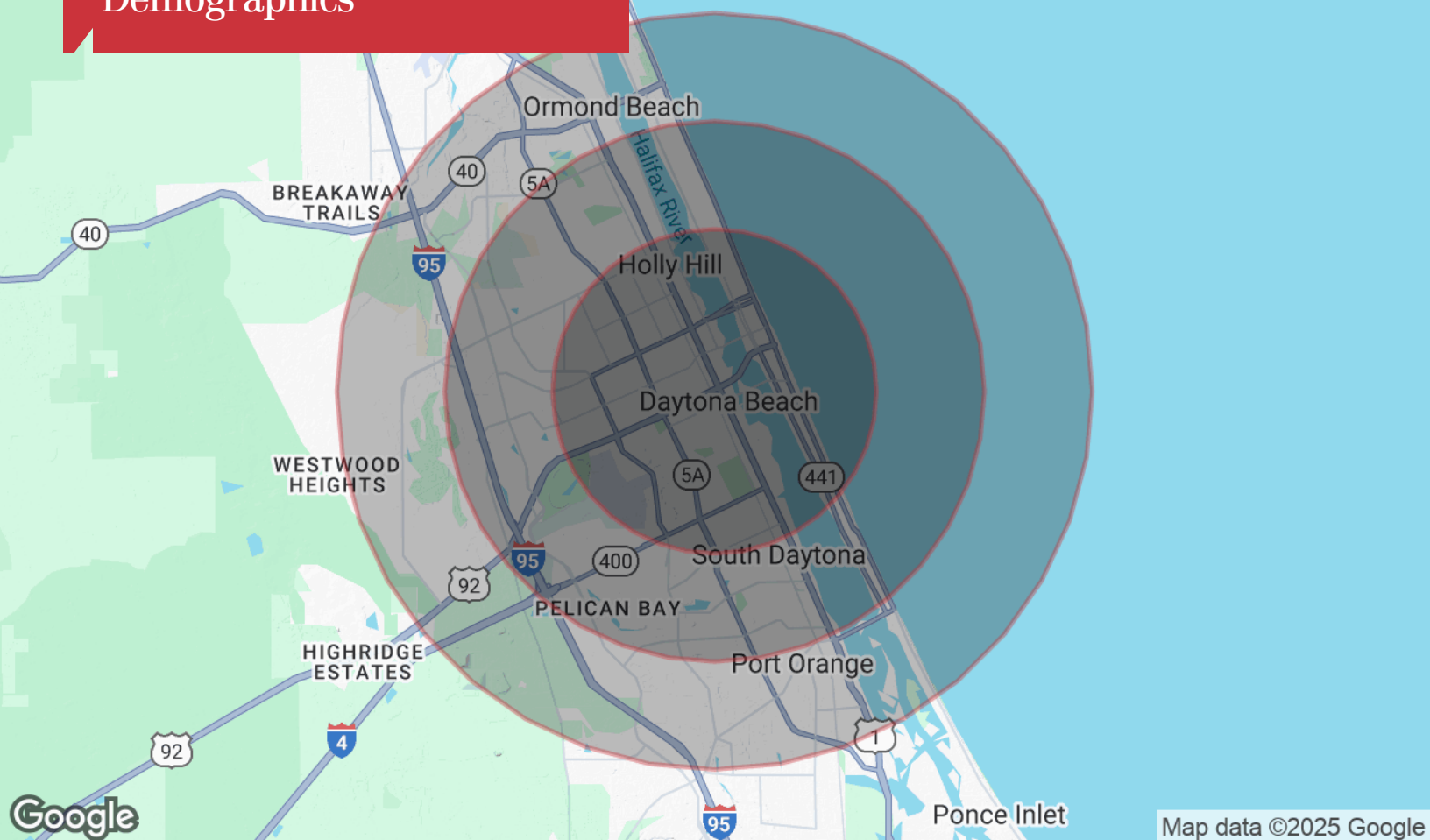
Floor Plan & Photos



Location Maps



Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	66,483	125,328	188,985
MEDIAN AGE	42	45	47
MEDIAN AGE (MALE)	42	44	45
MEDIAN AGE (FEMALE)	43	46	48

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	28,296	56,367	85,623
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$56,743	\$62,307	\$68,161
AVERAGE HOUSE VALUE	\$235,435	\$241,232	\$268,895

* Demographic data derived from 2020 ACS - US Census