For Sale & Lease

## Beachside Free-Standing Retail Building

\$1,450,000 | \$30.00 / SF



## 128 South Atlantic Avenue

Daytona Beach, Florida 32118

## **Property Highlights**

- Property consists of a 3,250± SF free-standing retail building on a 10,215± SF lot
- New construction in 2022!
- Located a block south of the Ocean Center and across the street from the Daytona Beach Main Street Pier
- Frontage on South Atlantic Avenue, just south of Main Street
- Great location for retail or restaurant site
- Currently an operating ice cream / candy parlor seller is willing to sign a long-term lease on building!
- Can be divided into 1,400± & 1,800± SF units



Sale Price Just Reduced!

Sale Price: \$1,450,000 Lease Rate: \$30.00 / SF NNN

For more information

**Brad Gifford** 

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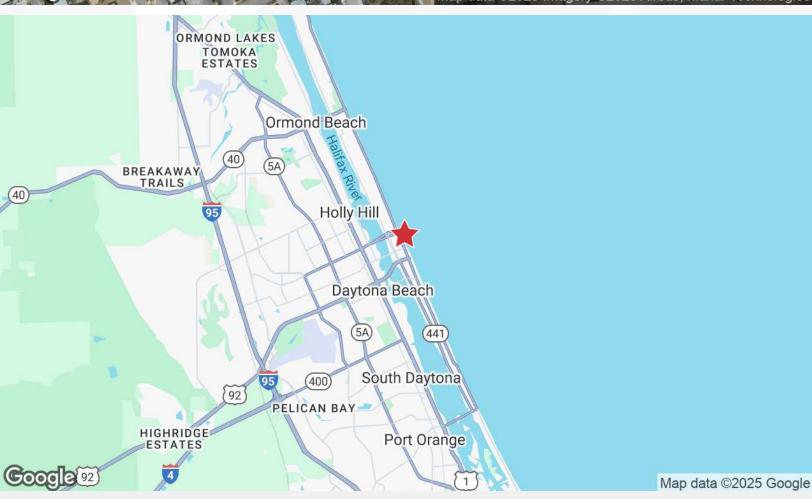




The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

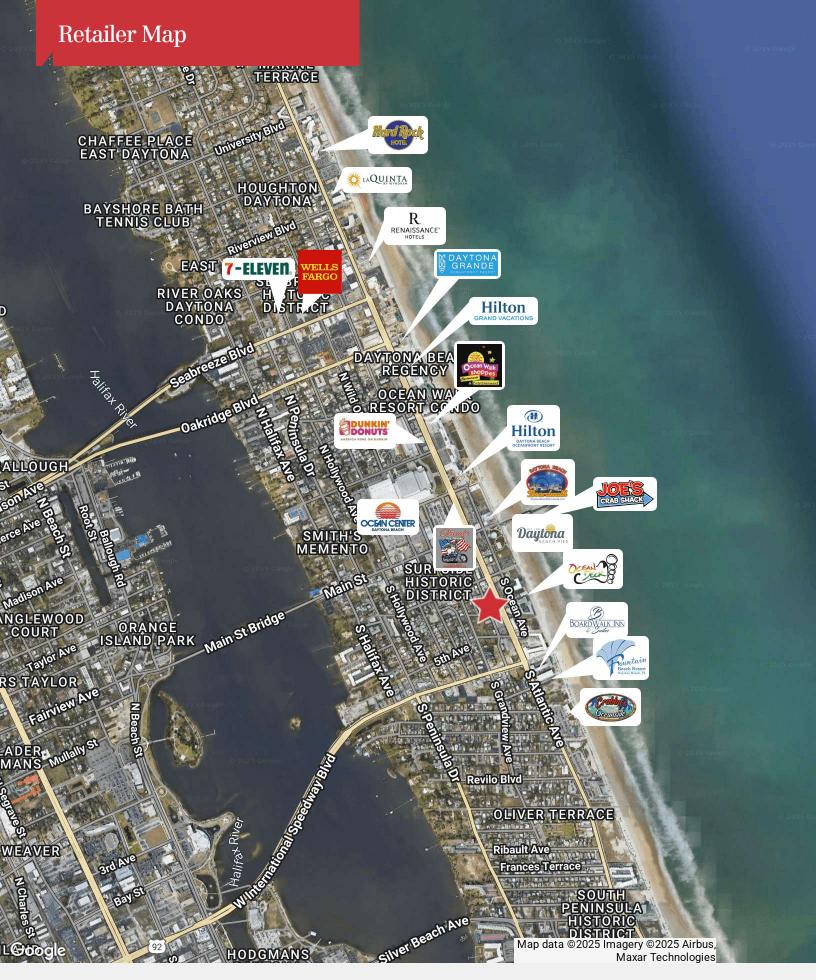
444 Seabreeze Blvd, Suite 1000 Daytona Beach, FL 32118 386 238 3600 tel







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## Demographics Ormond Beach (40) (5A) BREAKAWAY TRAILS Holly Hill Daytona Beach (5A) (441) South Daytona 95 (400) 92 PELICAN BAY HIGHRIDGE ESTATES Port Orange

Map data ©2025 Google

| Population                           | 1 Mile          | 3 Miles           | 5 Miles           |
|--------------------------------------|-----------------|-------------------|-------------------|
| TOTAL POPULATION                     | 4,561           | 45,575            | 113,458           |
| MEDIAN AGE                           | 47              | 44                | 45                |
| MEDIAN AGE (MALE)                    | 48              | 44                | 44                |
| MEDIAN AGE (FEMALE)                  | 47              | 45                | 46                |
|                                      |                 |                   |                   |
| Households & Income                  | 1 Mile          | 3 Miles           | 5 Miles           |
| Households & Income TOTAL HOUSEHOLDS | 1 Mile<br>2,477 | 3 Miles<br>20,266 | 5 Miles<br>50,377 |
|                                      |                 |                   |                   |
| TOTAL HOUSEHOLDS                     | 2,477           | 20,266            | 50,377            |

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census

