

For Lease

# Downtown Daytona Office Space

4,000 SF | \$14 / SF



## 122 South Segrave Street

Daytona Beach, Florida 32114

### Property Highlights

- Suite 120 - fully built out professional office in pristine condition - 4,000± SF
- 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 Just Reduced!**

**Lease Rate: \$14 / SF NNN**

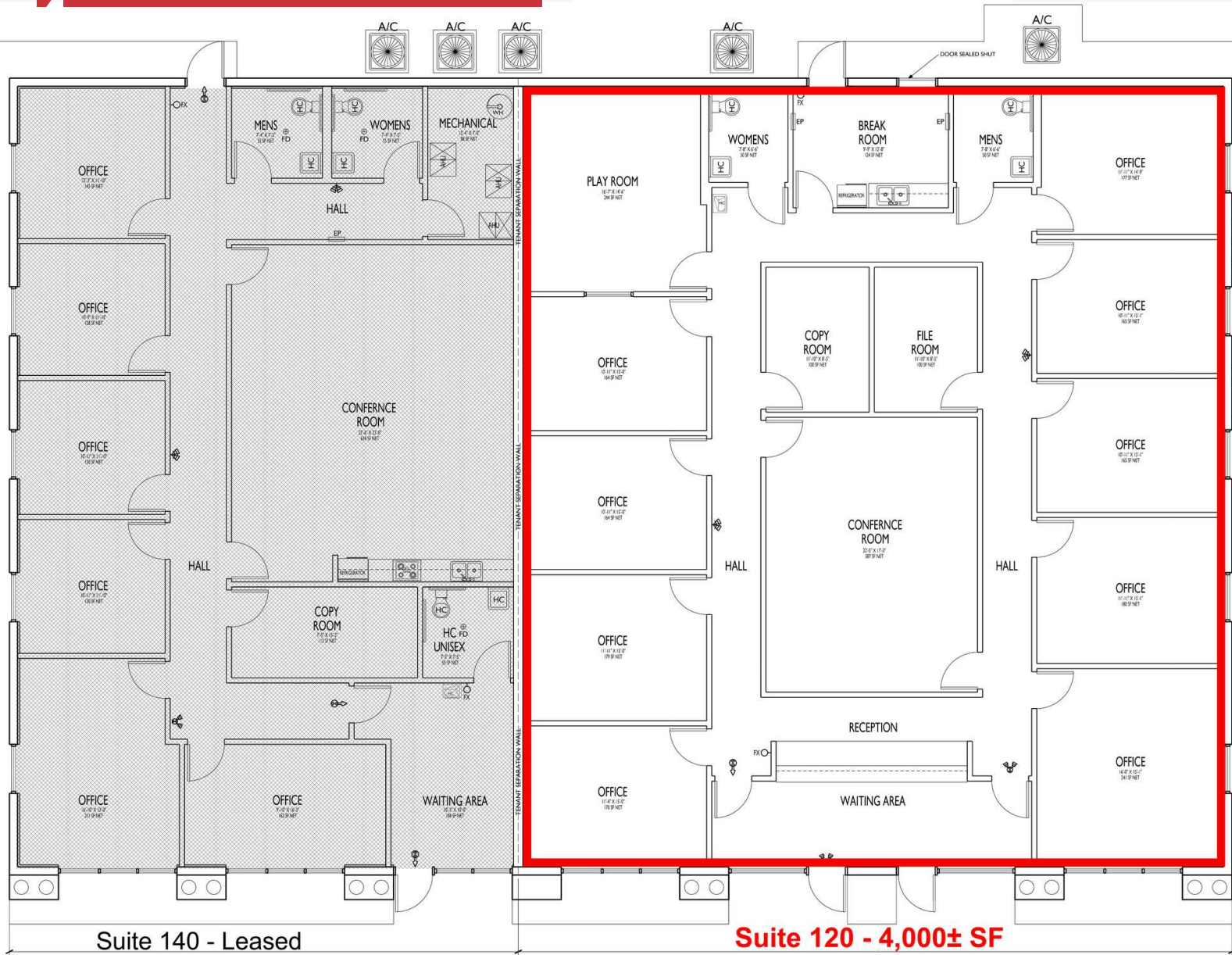
For more information

**Ted Lightman, CCIM**

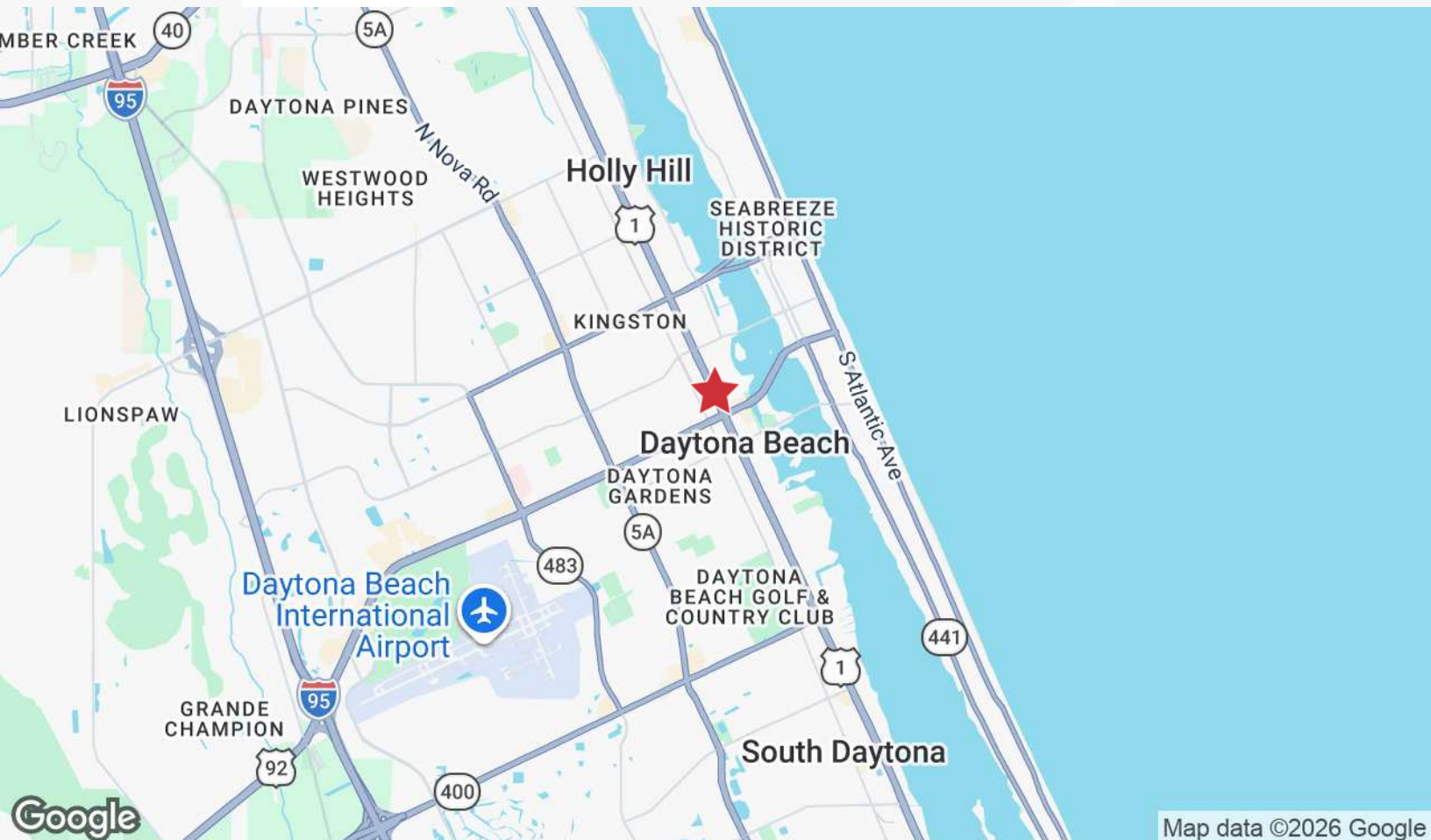
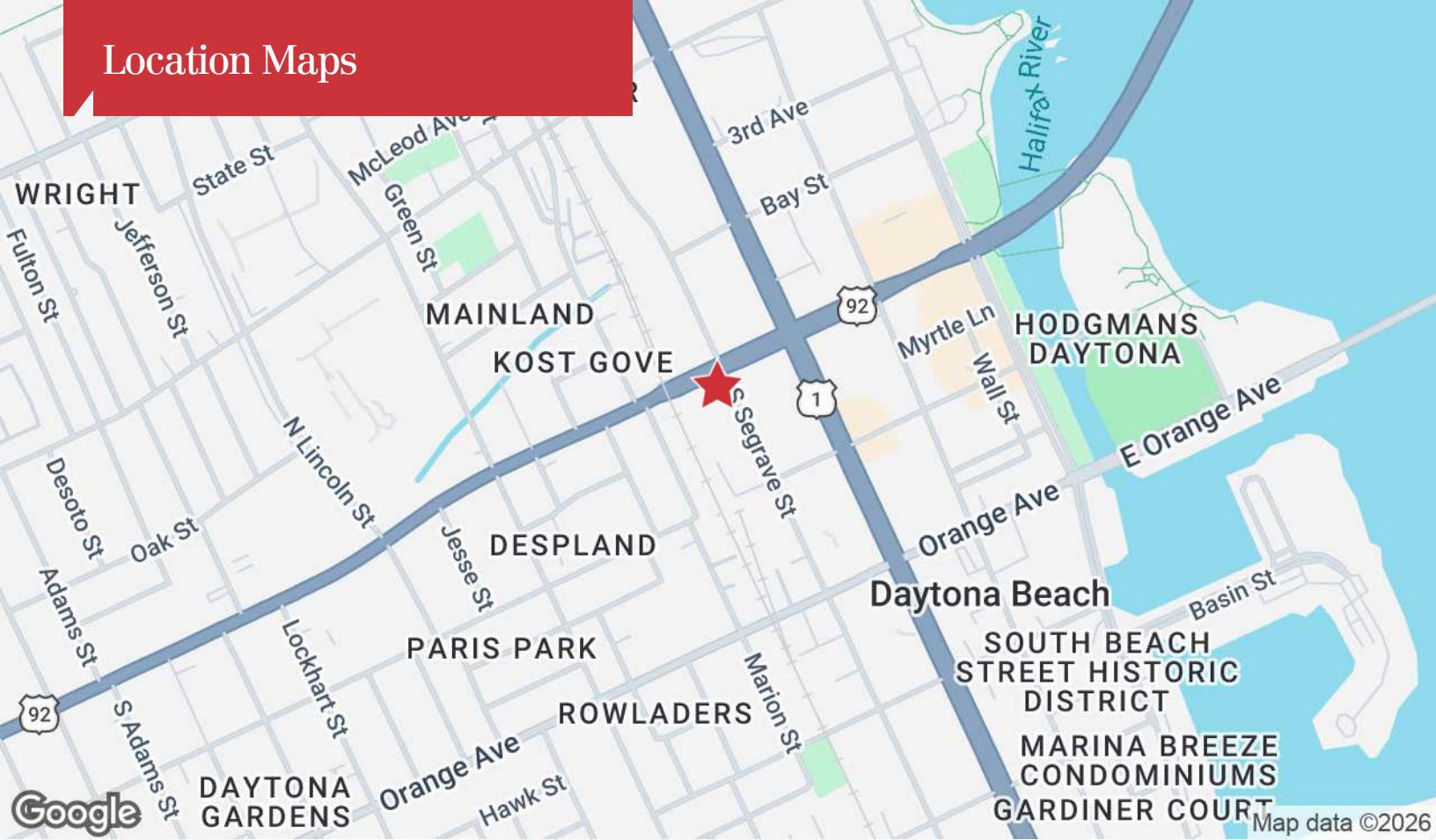
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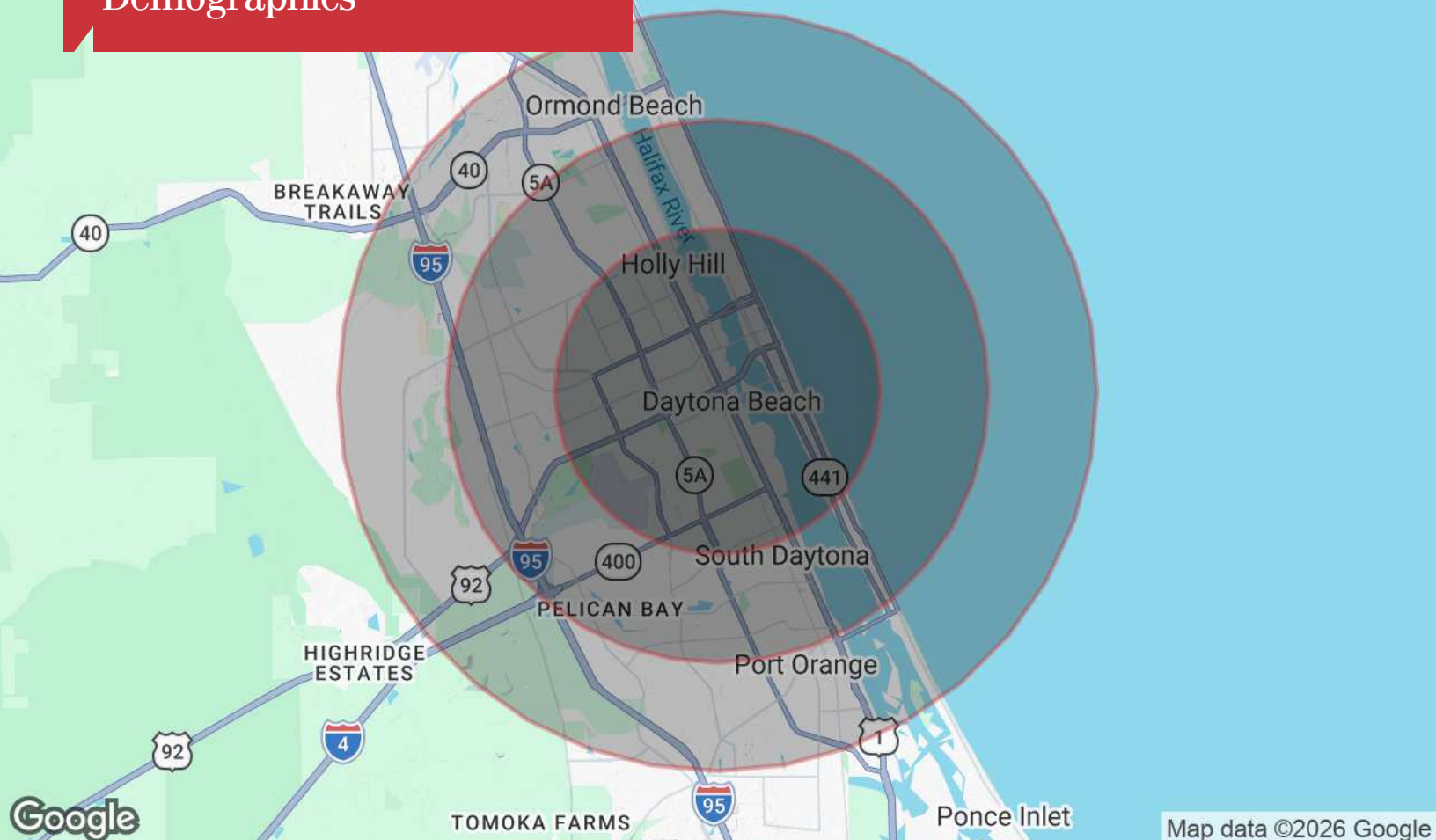
# Floor Plan & Photos



# 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