



FOR SALE | OFFICE

FREESTANDING OFFICE BUILDING

125 S. Palmetto Avenue, Daytona Beach, FL 32114



SALE OVERVIEW

SALE PRICE:	\$399,500
LOT SIZE:	0.57+/- Acres
BUILDING SIZE:	6,594 SF
YEAR BUILT:	1969
PARCEL NO:	5339-09-01-0030
ZONING:	RDD-2 Redevelopment Downtown - Central Business District

PROPERTY DESCRIPTION

6,594 SF Freestanding Office Building on 0.57+/- Acres.
 2 conference rooms, 14 offices, 2 open admin areas, 3 restrooms, breakroom, lobby, and reception.
 Freshly painted with new carpet and laminate in foyer.
 Fenced and secure parking area with 32 parking spaces plus 1 handicap space and on-street parking available.
 Exterior courtyard with decorative fencing.
 Great building facade for company name.
 Excellent location for a Real Estate Office, Attorneys, Accountants, Financial Planner, etc.
 Ready for immediate occupancy.
 One block from the Historic Beach Street District with 60+ Riverfront Shops and Eateries.
 Just a few blocks from proposed Brown & Brown Insurance 10-story, \$25 million riverfront headquarters and Volusia County Justice Center.

LOCATION OVERVIEW

Located on the east side of Palmetto Avenue between International Speedway Boulevard and Magnolia Avenue.



JOHN W. TROST, CCIM
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Interior Photos



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Exterior Photos



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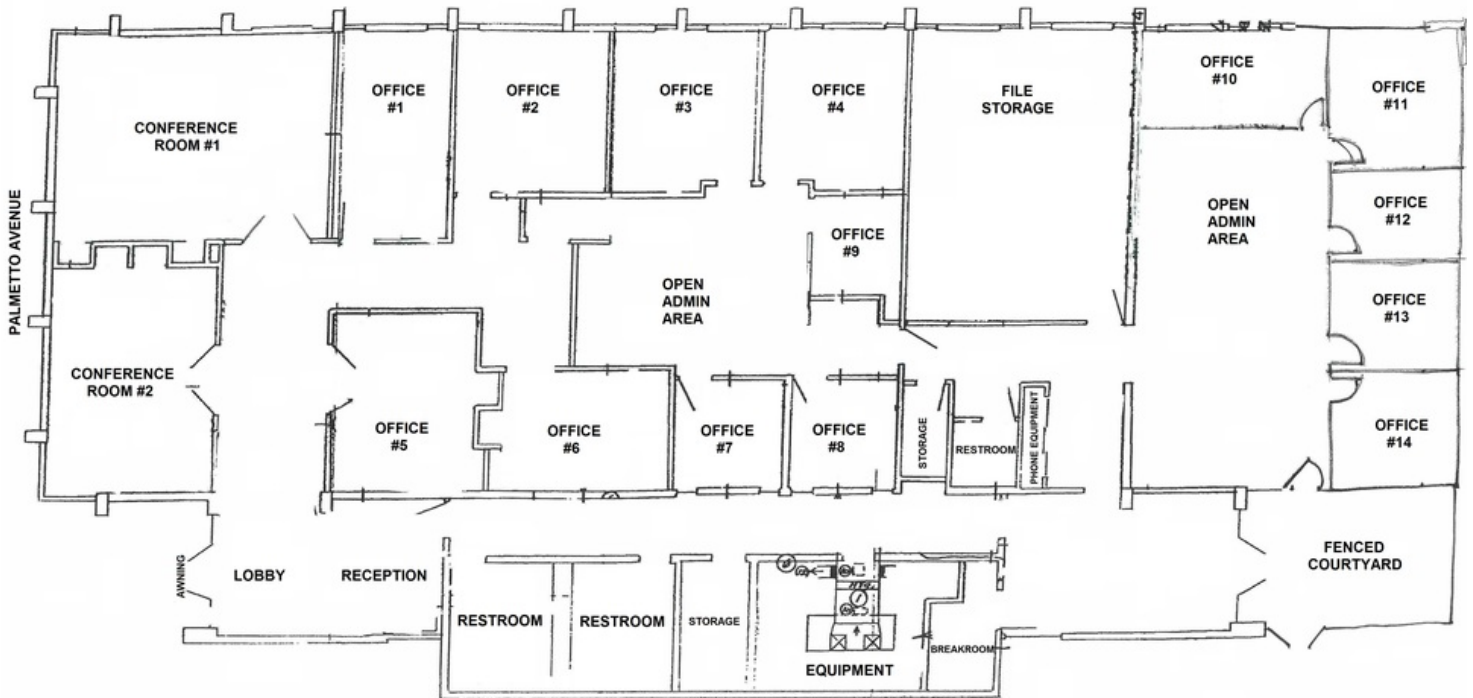


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Floor Plan



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Location Maps



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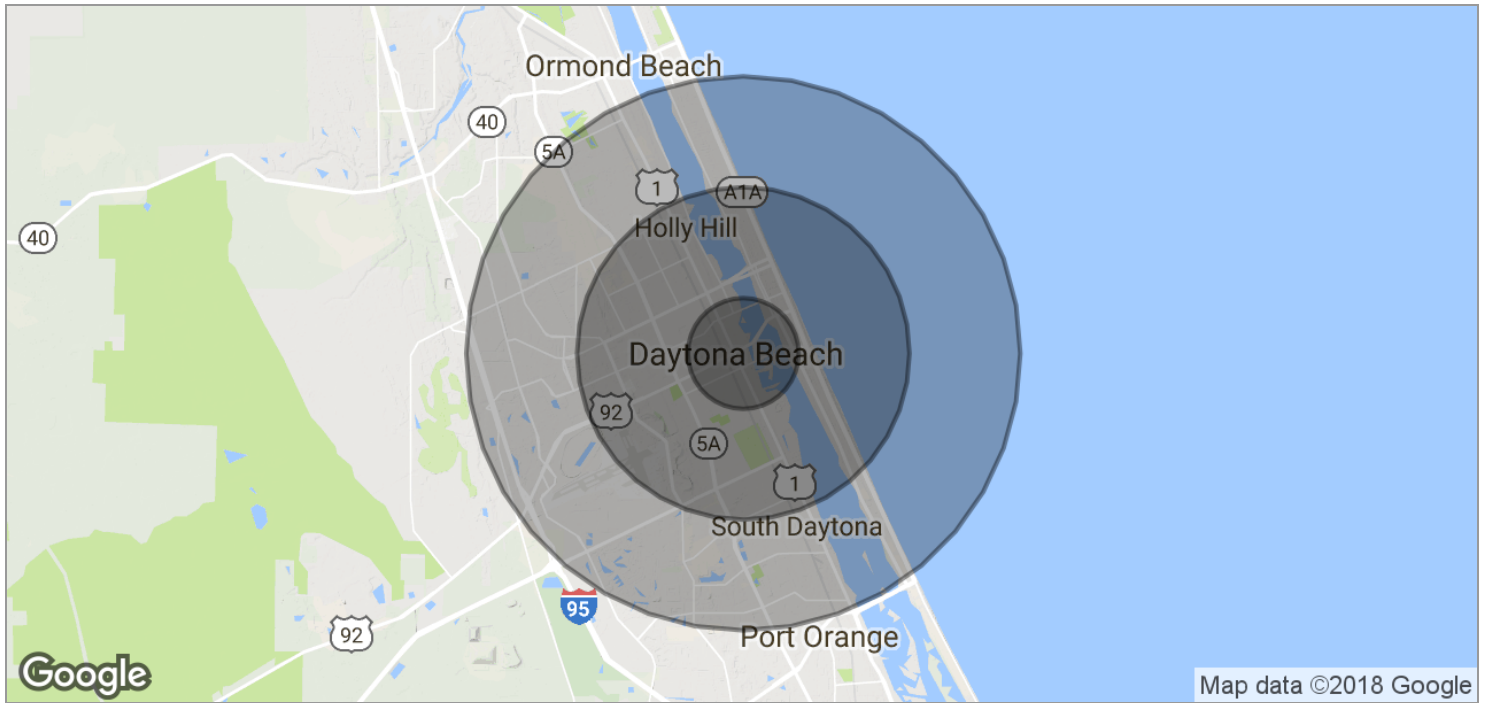


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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,431	55,098	119,042
MEDIAN AGE	32.2	37.8	40.6
MEDIAN AGE (MALE)	31.1	36.7	38.8
MEDIAN AGE (FEMALE)	33.0	39.2	42.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,233	22,270	49,623
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$30,326	\$40,587	\$43,385
AVERAGE HOUSE VALUE	\$267,677	\$175,232	\$192,464



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