



FOR SALE OR LEASE | OFFICE BUILDING

# FREESTANDING BEACHSIDE OFFICE BUILDING

630 N. Wild Olive Avenue, Daytona Beach, FL 32118



## SALE OVERVIEW

<b>SALE PRICE:</b>	\$525,000
<b>FOR LEASE:</b>	\$10.00 NNN
<b>AVAILABLE SF:</b>	1,740+/- SF - 5,344 SF
<b>LOT SIZE:</b>	0.56+/- Acres
<b>BUILDING SIZE:</b>	5,344 SF
<b>YEAR BUILT:</b>	1980
<b>PARCEL NO:</b>	5305-01-35-0140
<b>ZONING:</b>	RP 'Residential/ Professional'

## PROPERTY DESCRIPTION

Beachside Office Building For Sale or Lease. Recently renovated with new paint and flooring. Could be divided into two units approximately 1,740 SF and 3,604 SF. Full kitchen in breakroom. Within walking distance to Seabreeze Boulevard, Ocean Center, and the Ocean (A1A). Beachside business district location across from 444 Seabreeze Boulevard and Wells Fargo. Low maintenance concrete parking front and rear with 20 parking spaces. Ready for immediate occupancy! Estimated CAM, Real Estate Taxes, and Insurance \$4.00 per SF. May be purchased with 624 N. Wild Olive Avenue and 623 N. Grandview Avenue as a bulk purchase.

## LOCATION OVERVIEW

Located just north of Seabreeze Boulevard on the east side of Wild Olive Avenue.



**JOHN W. TROST, CCIM**  
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[Additional Photos](#)



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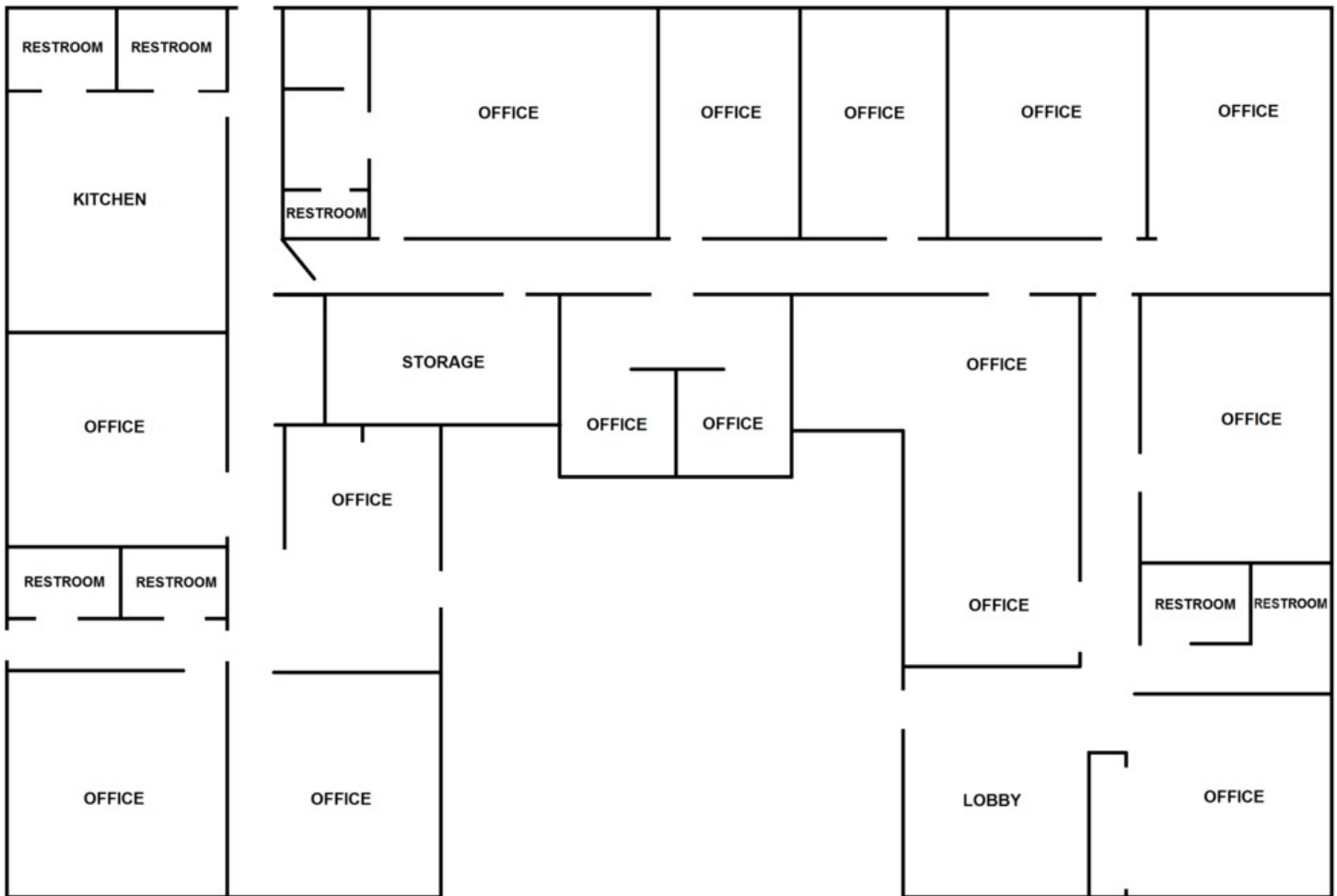


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## Floor Plan



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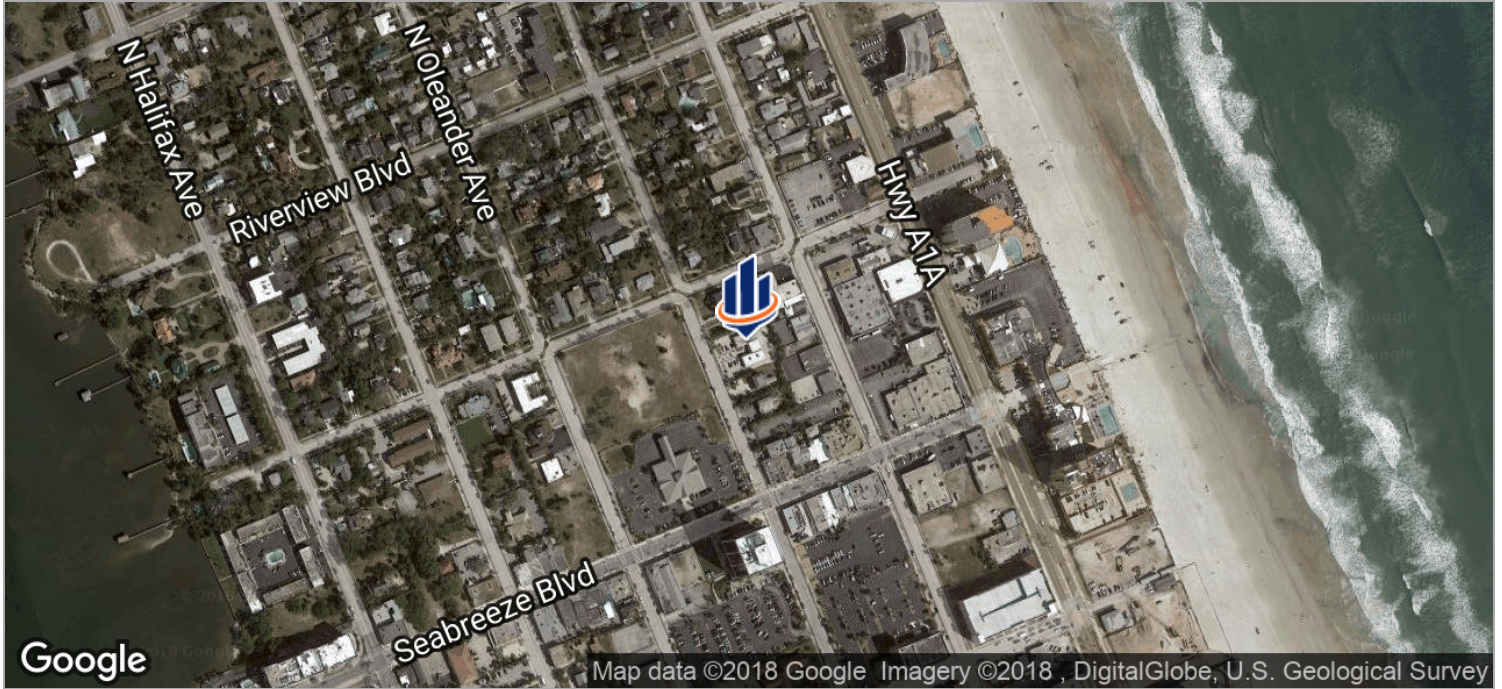


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Location Maps



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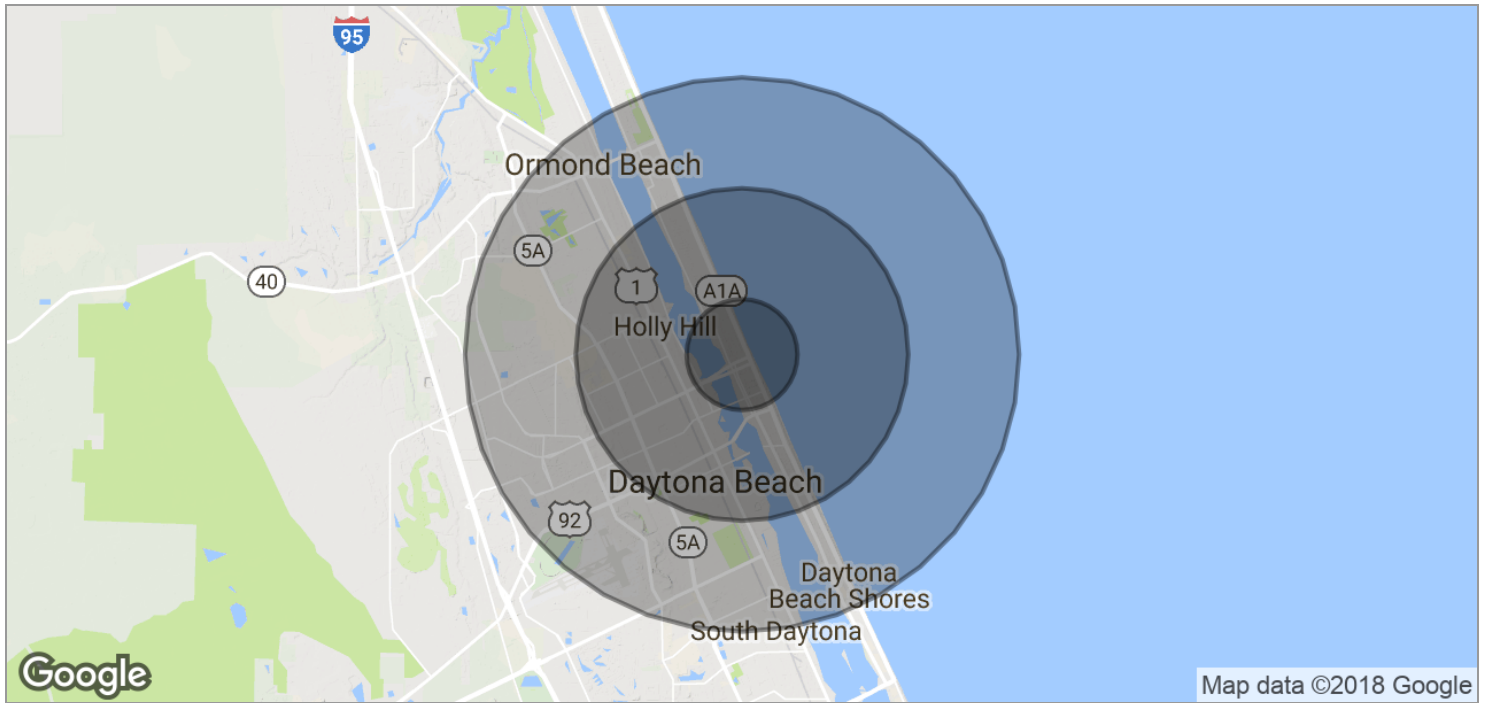


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## Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,067	47,947	100,770
MEDIAN AGE	48.9	39.6	40.3
MEDIAN AGE (MALE)	47.8	38.0	38.8
MEDIAN AGE (FEMALE)	50.4	40.7	42.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,872	16,822	39,685
# OF PERSONS PER HH	1.8	2.3	2.4
AVERAGE HH INCOME	\$45,107	\$44,982	\$48,300
AVERAGE HOUSE VALUE	\$255,096	\$173,664	\$176,639



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