

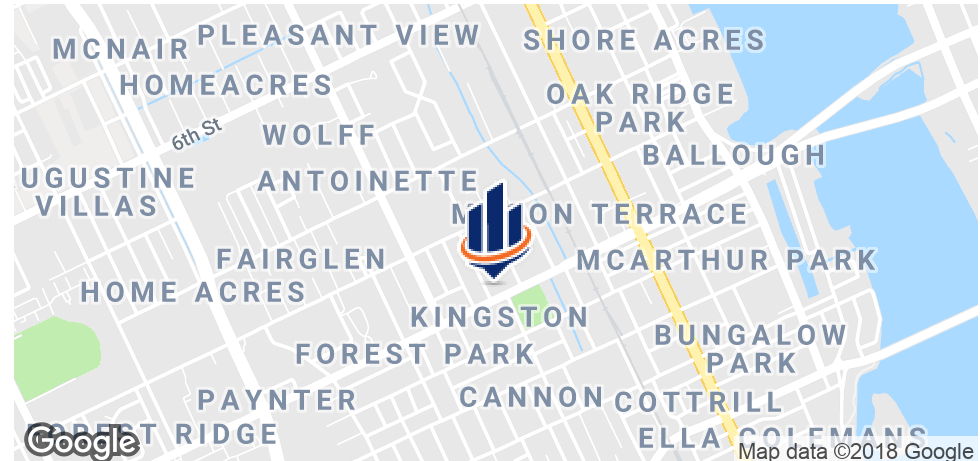


# DAYTONA BEACH RETAIL/OFFICE FOR LEASE

600 MASON AVENUE  
DAYTONA BEACH, FL 32117

Carl W. Lentz IV, MBA, CCIM  
Managing Director  
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# Property Summary



## OFFERING SUMMARY

Available SF:	1,820 - 7,237 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	96,789 SF
Year Built:	2008
Building Size:	19,786
Renovated:	2008
Zoning:	PD-G
Market:	Daytona Beach
Traffic Count:	20,600

## PROPERTY OVERVIEW

1,037 - 6,200 Square Feet Available for Lease. The entire complex is also for sale. Built in 2008, this complex of investment properties has 3 buildings with a total of 19,785 Square Feet. There is significant upside investment potential or and end user can use up to 6,200 square feet in the front building while collecting income on the other two buildings that are fully occupied. The property is completely secured with gates and a wall around the entire perimeter. Natural gas is available on site for all 3 buildings.

Building A is 8,037 square feet, fronts Mason Avenue and currently has three tenants. There is 2,335 - 3,865 square feet available for lease or can be utilized by an end user. All of the spaces currently have tenants in place.

Parking is more than adequate for all three buildings. The front building provides a great retail opportunity and can be leased at a NNN rate of \$12 per square foot per year. Annual operating expenses are +/- \$49,000, including: Insurance-\$7,646 RE Tax- \$31,259 Repairs- \$5,140 and Utilities \$12,500.

For further information please visit <https://svn.com/find-properties/?propertyId=600masonave>

# Available Spaces



**LEASE RATE:** \$12.00

**TOTAL SPACE:** 2,335 - 6,200 SF

**LEASE TYPE:** NNN

**LEASE TERM:** Negotiable

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Building A- Suites 120, 130	Office Condo	\$12.00 SF/yr	NNN	3,685 SF	24+	
Building A- Suites 140	Retail/Office Condo	\$12.00 SF/yr	NNN	2,335 SF	24+	

# Additional Photos



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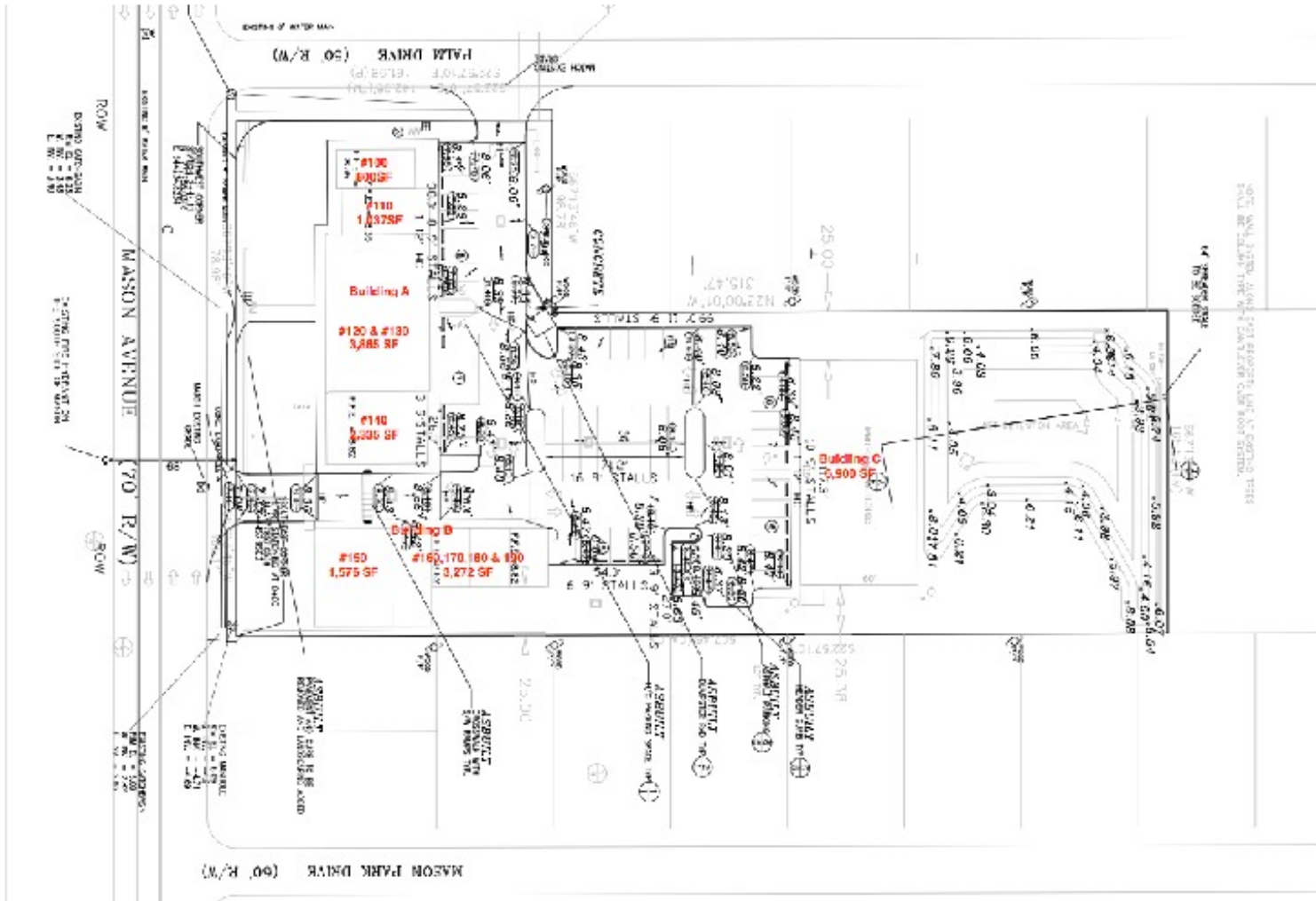
# Additional Photos



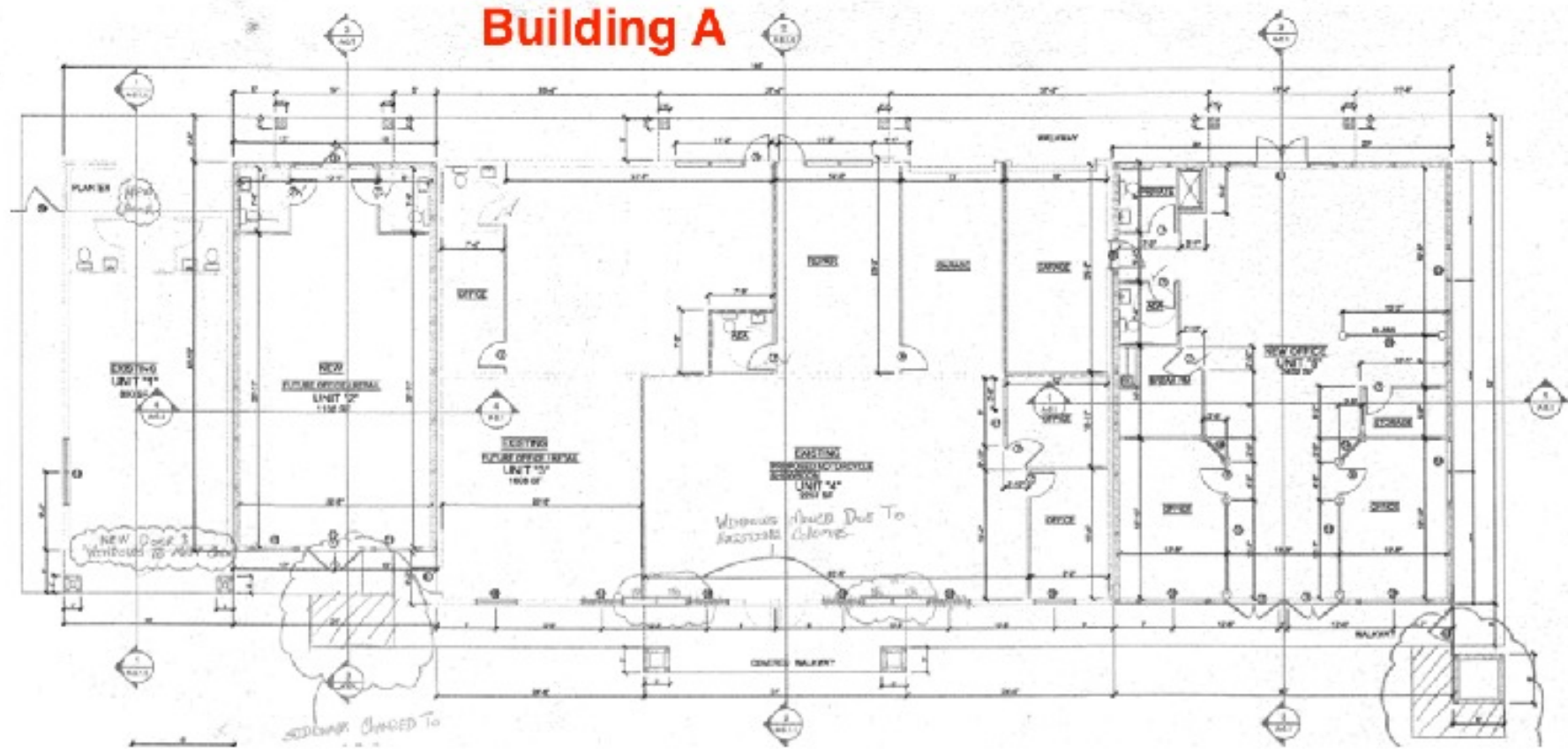
# Building A



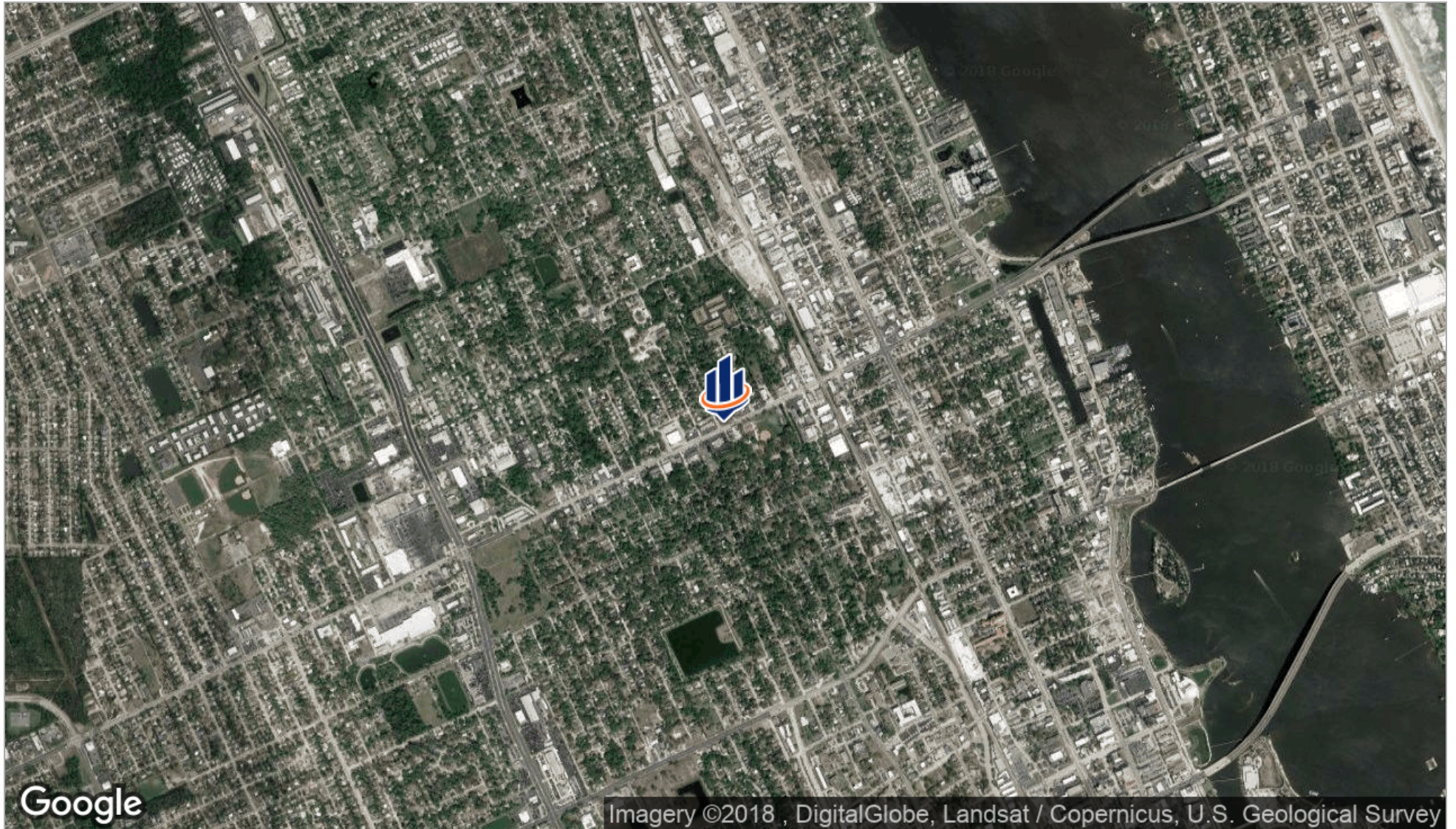
# Site Plan







# Location Maps



## **CARL W. LENTZ IV, MBA, CCIM**

Managing Director



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## **PROFESSIONAL BACKGROUND**

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with over 15 years of experience. The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

In 2016 and 2017, SVN was named the 6th most recognized commercial real estate brand by the Lipsey Company.

SVN | Alliance is located in Ormond Beach, FL and provides sales, leasing, tenant representation and corporate real estate services in the Greater Daytona Beach Area. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

## **EDUCATION**

CCIM  
MBA- University of Central Florida- 2008  
BA- Emory University- 1997  
Phillips Exeter Academy- 1993