

Price Reduced! Retail + Four Apartments For Sale

604 Main Street

Daytona Beach, FL 32118



OFFERING SUMMARY

SALE PRICE: \$525,000

BUILDING SIZE: 7,832 SF

LOT SIZE: 8,560 SF

YEAR BUILT: 1931, 1982, 1986

PARCEL NO: 5304-01-14-0031

ZONING: RDB-2 Redevelopment
Beachside – Specialty
Retail

PROPERTY OVERVIEW

Located in Daytona Beach's legendary Main Street entertainment district, the heart of the city's world-renowned motorcycle festivals. Rental income potential in parking lot during Bike Week and Main Street special events.

Parking lot approximately 4,300 SF and will accommodate a 40' x 60' tent.

Established location with rare on-site parking space.

4,231 SF Retail located on the first floor currently vacant plus 525 SF Office on second floor.

4 one bedroom apartments on second floor.

Walk to the beach and Bike Week events.

LOCATION OVERVIEW

Located at the southeast corner of Main Street and Oleander Avenue between the Halifax River and Atlantic Avenue.

John W. Trost, CCIM

Principal | Senior Advisor

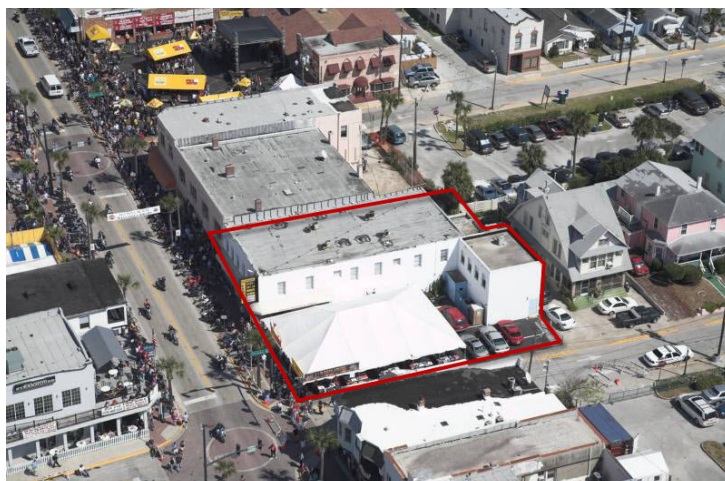
386.301.4581

john.trost@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos

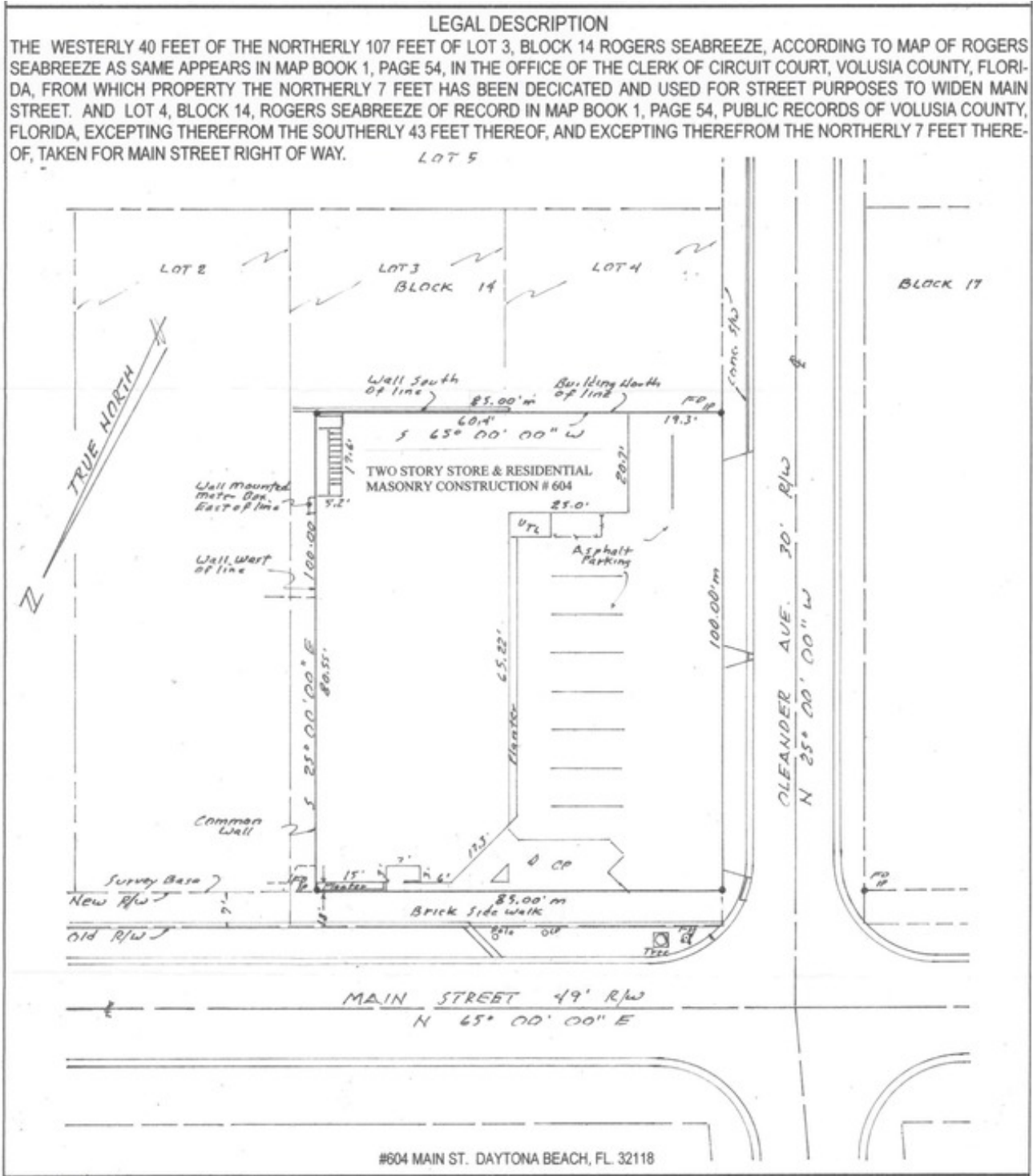


John W. Trost, CCIM
Principal | Senior Advisor
386.301.4581
john.trost@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Survey

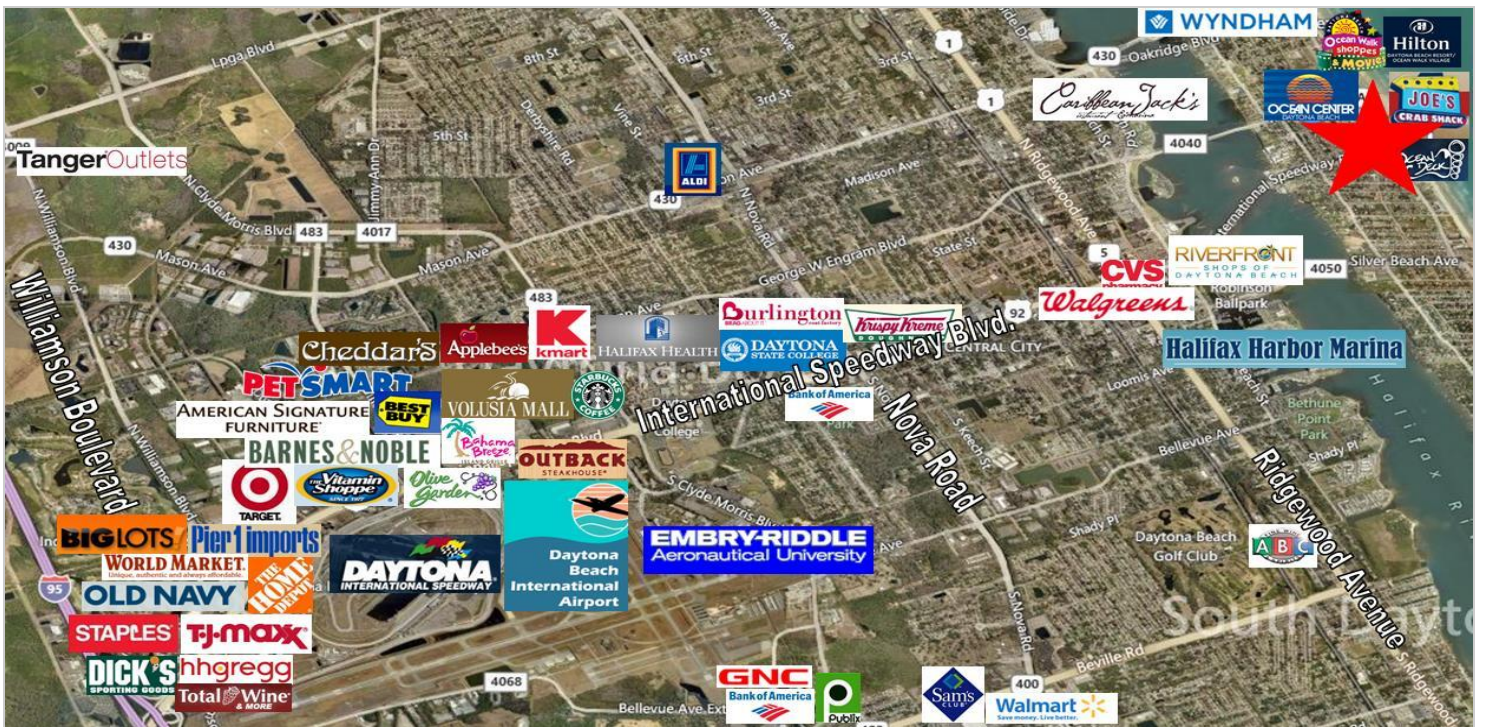


John W. Trost, CCIM
 Principal | Senior Advisor
 386.301.4581
 john.trost@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Maps

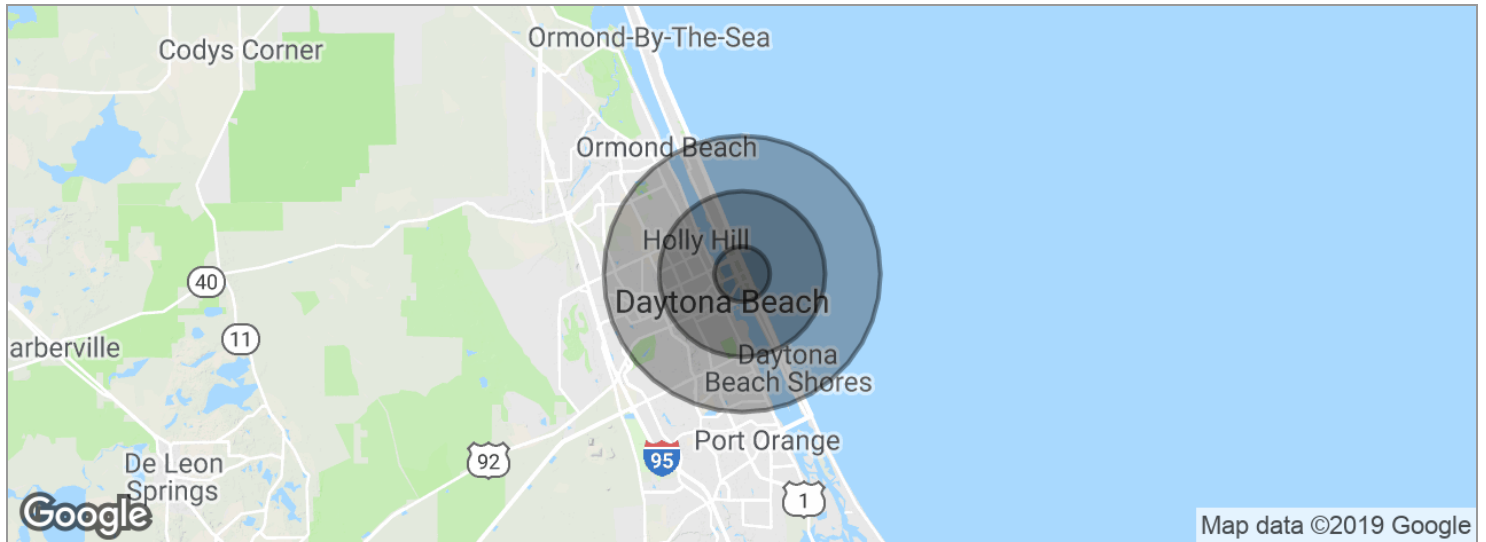


John W. Trost, CCIM
 Principal | Senior Advisor
 386.301.4581
 john.trost@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,112	40,756	100,395
Median age	44.5	39.1	40.5
Median age (Male)	42.6	37.9	38.9
Median age (Female)	46.5	39.9	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,143	17,473	41,825
# of persons per HH	1.9	2.3	2.4
Average HH income	\$38,155	\$40,647	\$43,233
Average house value	\$267,027	\$182,972	\$182,478

* Demographic data derived from 2010 US Census

John W. Trost, CCIM
 Principal | Senior Advisor
 386.301.4581
 john.trost@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.