

Freestanding Beachside Office Building

640 N. Peninsula Drive
Daytona Beach, FL 32118



OFFERING SUMMARY

SALE PRICE:	\$349,900
FOR LEASE:	\$10.00 NNN
AVAILABLE SF:	3,482 SF
LOT SIZE:	0.58+/- Acres
YEAR BUILT:	1968 Renovated 2012
PARCEL NO:	5305-01-24-0160
ZONING:	RP, Residential/ Professional

PROPERTY OVERVIEW

3,482 SF Freestanding Beachside Office Building For Sale or Lease. 11 offices, conference room, 4 restrooms, breakroom, and reception area. Creative space with interior brick walls, lots of natural light, tongue and groove ceilings, laminate flooring, specialty lighting, and private outdoor atrium off the conference room. Craftsman stone wall along Peninsula Drive and Glenview Boulevard. Brick award winning design with extra land for future growth. 14 on-site parking spaces plus public on-street parking. Well maintained corner property renovated in 2012. Two HVAC units; one HVAC unit new in 2015. Estimated CAM, Real Estate Taxes, and Insurance \$3.75 per SF.

LOCATION OVERVIEW

Located at the southeast corner of Peninsula Drive and Glenview Boulevard, just one block north of Seabreeze Boulevard, an easy walk to shops and restaurants. Beachside location just a few blocks west of the ocean and east of Halifax River.

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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



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Location Maps



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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,867	41,442	104,426
Median age	40.5	38.7	40.8
Median age (Male)	38.4	37.8	39.1
Median age (Female)	42.7	39.6	42.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,190	17,591	43,760
# of persons per HH	2.2	2.4	2.4
Average HH income	\$40,702	\$40,976	\$43,101
Average house value	\$267,881	\$190,245	\$190,489

* Demographic data derived from 2010 US Census

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