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

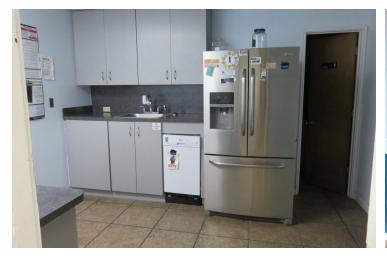
Located at the southeast corner of Peninsula Drive and Glenview Boulevard, just one block north of Seabreeze Boulevard, an easy walk to shops and restaurants. Beachside location just a few blocks west of the ocean and east of Halifax River.



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Additional Photos













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



Location Maps



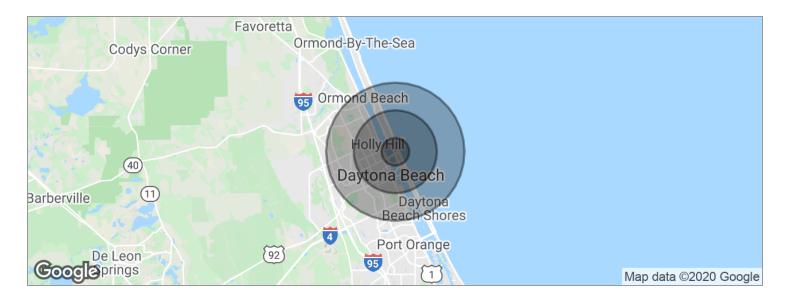


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Demographics Map



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
HOUSEHOLDS & INCOME Total households	1 MILE 2,190	3 MILES 17,591	5 MILES 43,760
Total households	2,190	17,591	43,760

^{*} Demographic data derived from 2010 US Census

