

FREESTANDING RETAIL BUILDING



PROPERTY DESCRIPTION

5,504 SF Freestanding Building on 0.49+/- Acres with 150+/- front feet on Nova Road.

Could be two first floor retail units; four restrooms on the first floor, 30' x 40' warehouse with 14' ceiling height and two overhead doors 10' wide x 12' high plus 14' x 27' storage, and a second floor large 1,200 SF one bedroom apartment.

Pylon Sign has tremendous visibility to north and south bound traffic.

Parking for up to 20 vehicles.

Secure window guards.

High traffic location with several auto dealerships in close proximity along Nova Road.

Zoning permitted uses include: Office, Retail, Medical, Pharmacy, Upper Story Dwelling, Restaurant, Boat or Marine Sales & Service, Car Wash or Auto Detailing, etc.

Owner will consider holding financing.

LOCATION DESCRIPTION

Located on the west side of Nova Road between Mason Avenue and International Speedway Boulevard.

Approximately 4.3 miles to Interstate 95 and 0.8 miles to International Speedway Boulevard.

JOHN W. TROST, CCIM

Principal | Senior Advisor

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OFFERING SUMMARY

SALE PRICE: \$799,000

LOT SIZE: 0.49+/- Acres

BUILDING SIZE: First Floor 4,304 SF
Second Floor 1,200 SF
Total 5,504 SF

YEAR BUILT: 1986 & 2003

PARCEL NO: 5238-17-07-0120

TRAFFIC COUNT: 35,500 AADT

ZONING: BR-2, Business Retail

LOCATION ADDRESS

550 N. Nova Road
Daytona Beach, FL 32114

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ADDITIONAL PHOTOS



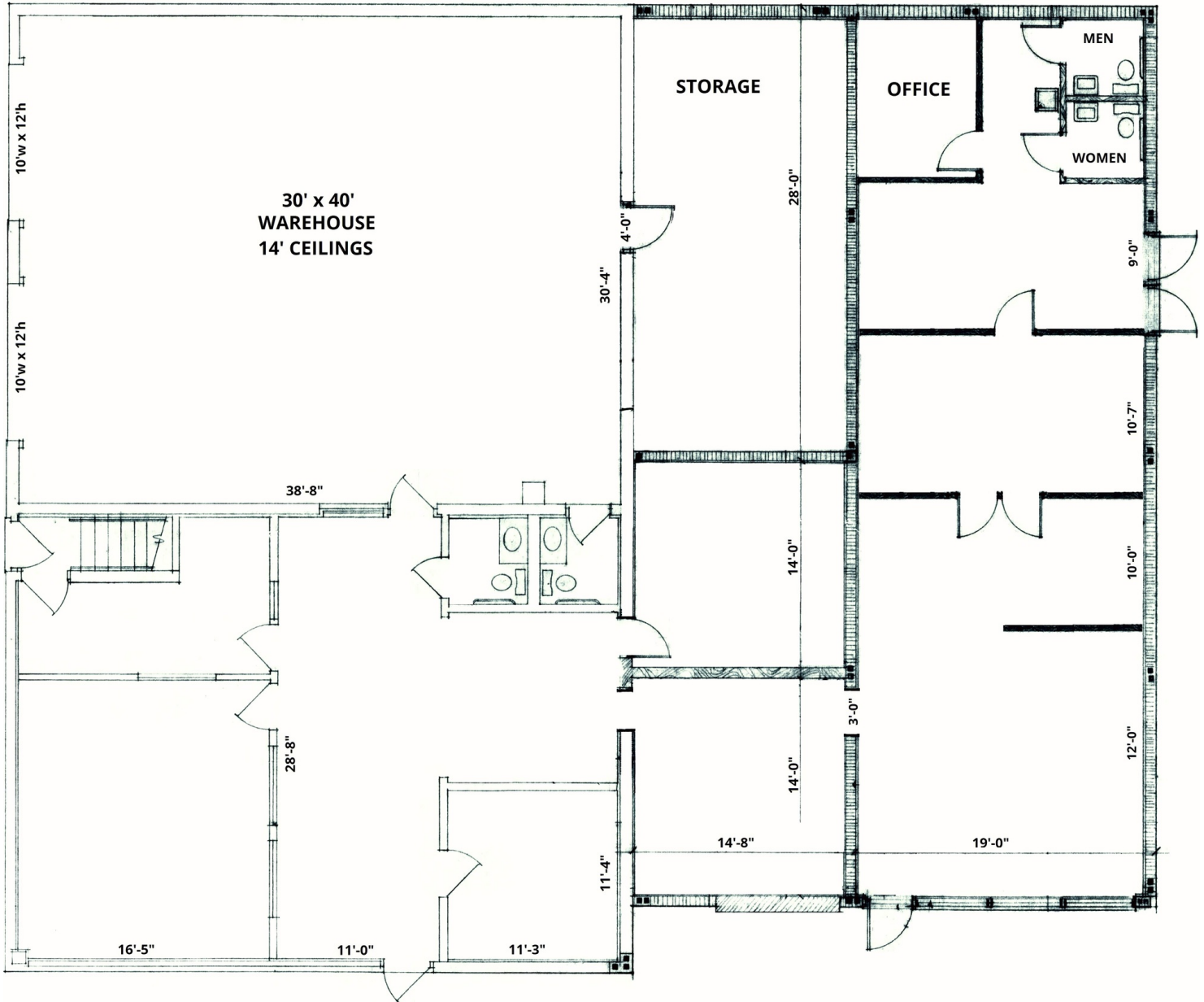
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FLOOR PLAN FIRST FLOOR



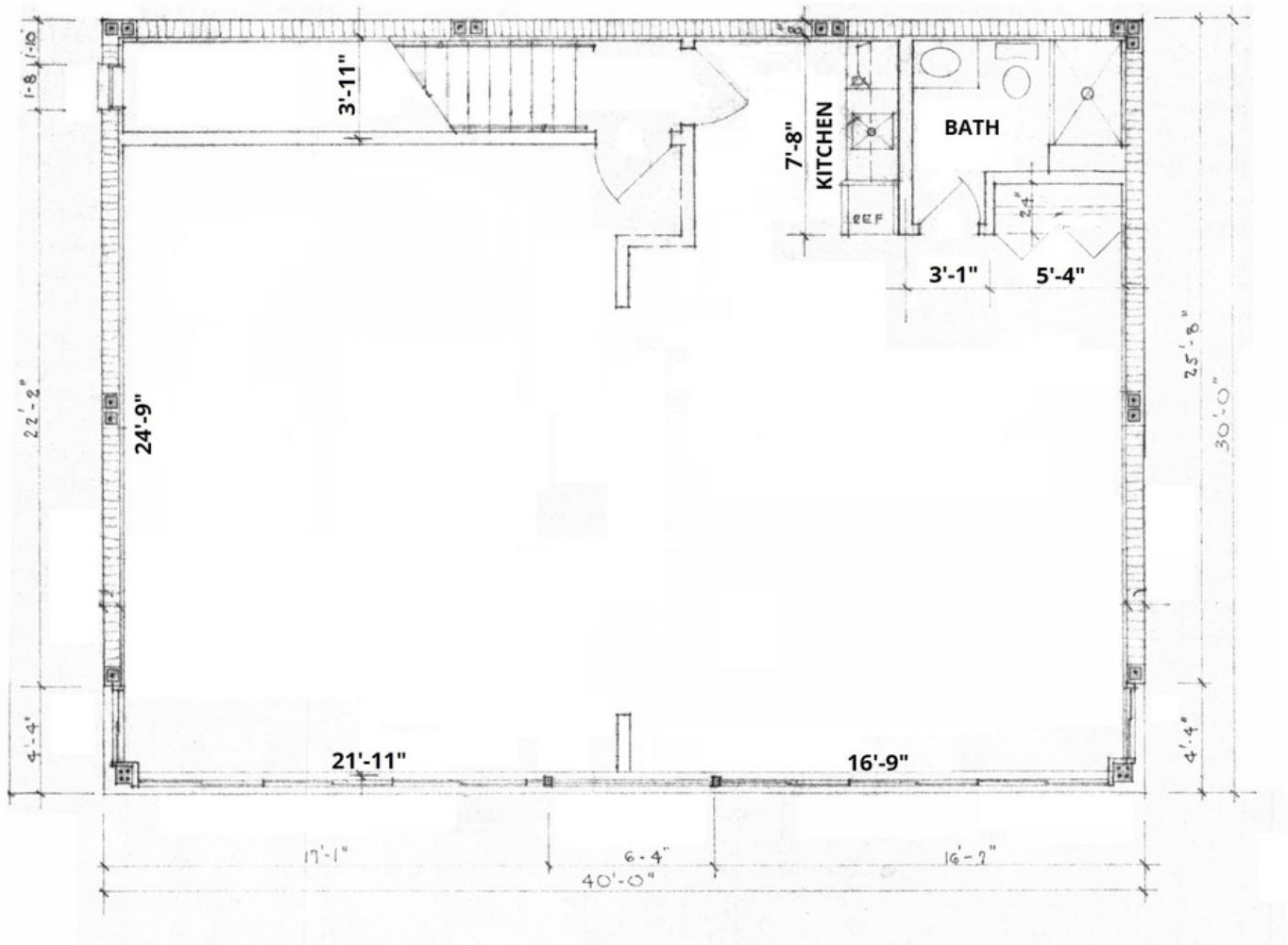
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FLOOR PLAN SECOND FLOOR



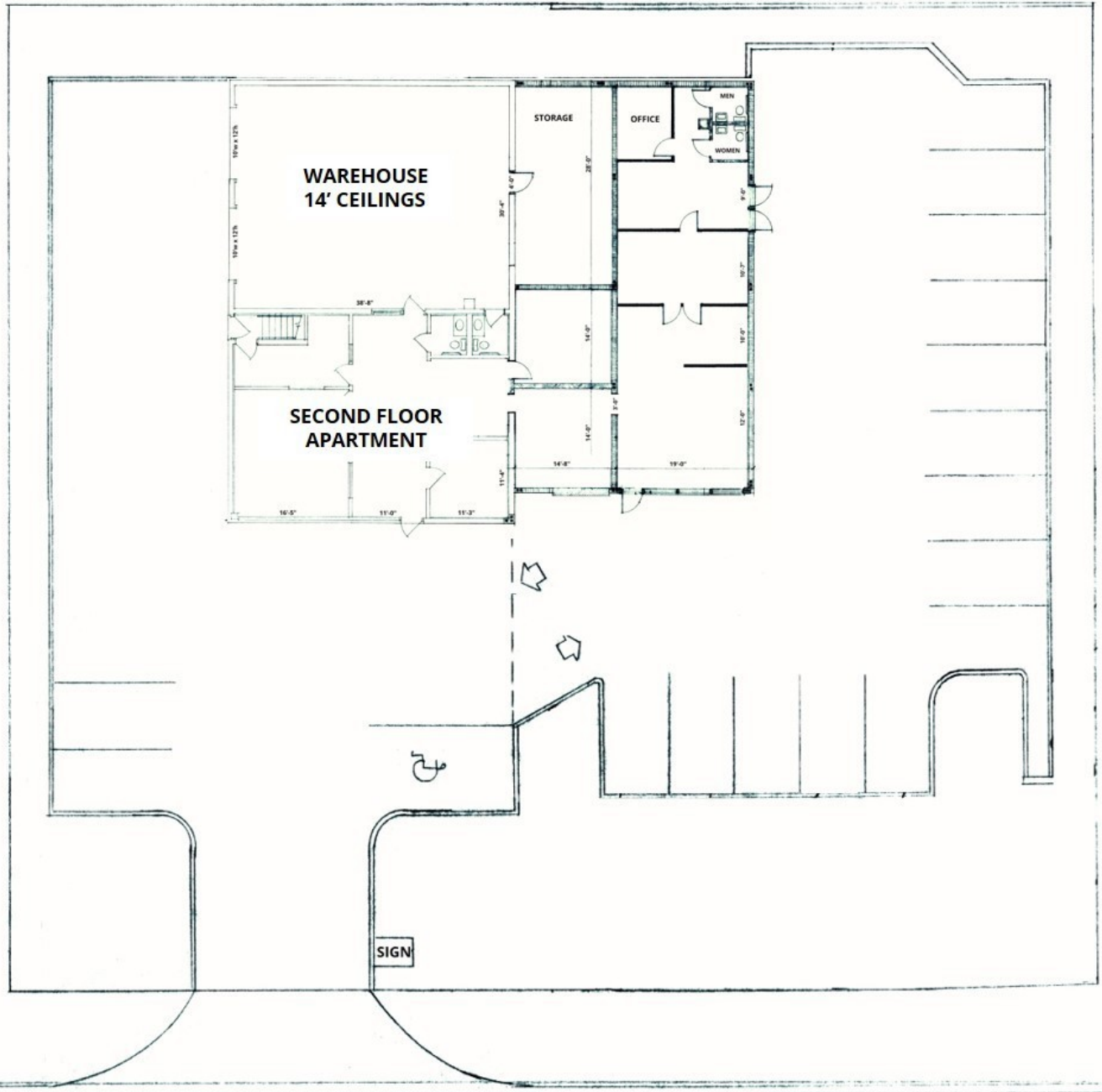
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SITE PLAN



NOVA ROAD

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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,080	69,051	128,743
AVERAGE AGE	31.6	36.0	40.7
AVERAGE AGE (MALE)	31.2	34.8	38.7
AVERAGE AGE (FEMALE)	31.5	38.2	43.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,125	29,499	58,423
# OF PERSONS PER HH	3.0	2.6	2.4
AVERAGE HH INCOME	\$39,619	\$46,825	\$56,297
AVERAGE HOUSE VALUE	\$152,047	\$165,265	\$178,682

* Demographic data derived from 2010 US Census

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