# For Lease

## 3,500 SF First Floor Office Space For Lease

259 Bill France Boulevard, Daytona Beach, FL 32114




| OFFERING SUMMARY | |
|---|---|
| **LEASE RATE:** | $35.00 NNN |
| **AVAILABLE SF:** | First Floor: 3,500 SF |
| **YEAR BUILT:** | 2005 |
| **TRAFFIC COUNT:** | 15,100 AADT |
| **ZONING:** | BR-2, Business Retail |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| **TOTAL HOUSEHOLDS** | 2,085 | 21,335 | 57,059 |
| **TOTAL POPULATION** | 4,890 | 53,397 | 127,861 |
| **AVERAGE HH INCOME** | $53,341 | $63,180 | $69,063 |

### PROPERTY DESCRIPTION

3,500 SF Office Space available For Lease.
Located on the first floor of a distinctive Mediterranean-style former bank building with drive-thru lanes.
The space has a professional front entrance with a vestibule, and two restrooms.
The space is ready for a tenant's own buildout, and a proposed floor plan is available showing open office, conference, storage and private office layouts.
It is well suited to financial, medical, legal, insurance or corporate users who want a high-image building with on-site parking.

### LOCATION DESCRIPTION

Located on Bill France Blvd just north of International Speedway Blvd. The site has two access points and a signalized intersection. Nearby are Daytona International Speedway, Halifax Health, Daytona State College, Daytona Beach International Airport, and more. Approximately 2 miles from I-95, with quick access to I-4.

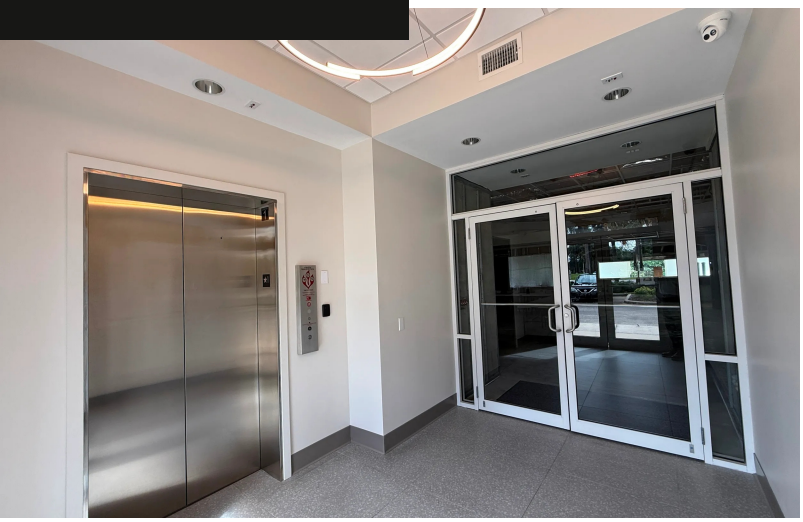
**John W. Trost, CCIM**
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change

# Additional Photos

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# Existing Floor Plan

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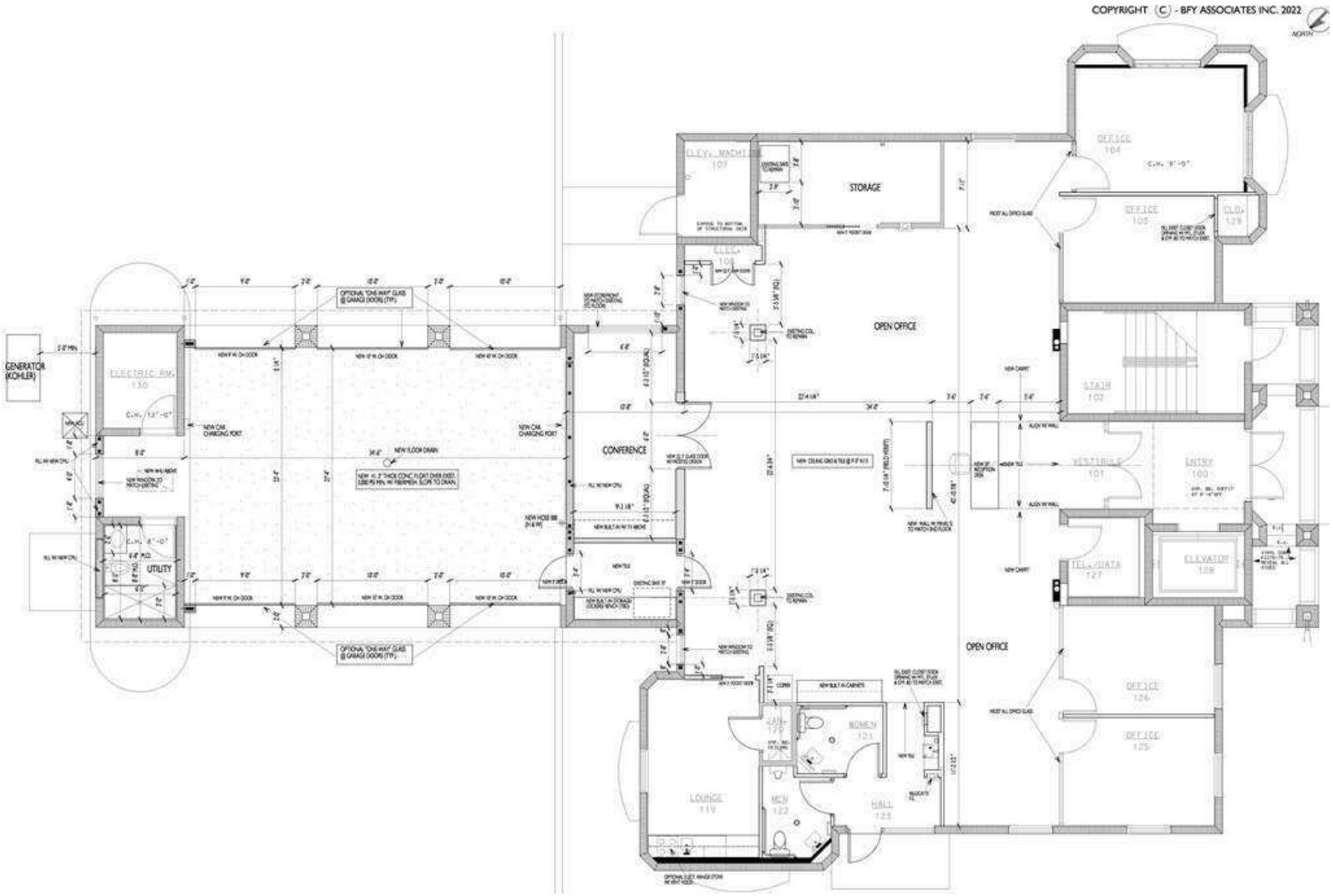

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# Proposed Floor Plan

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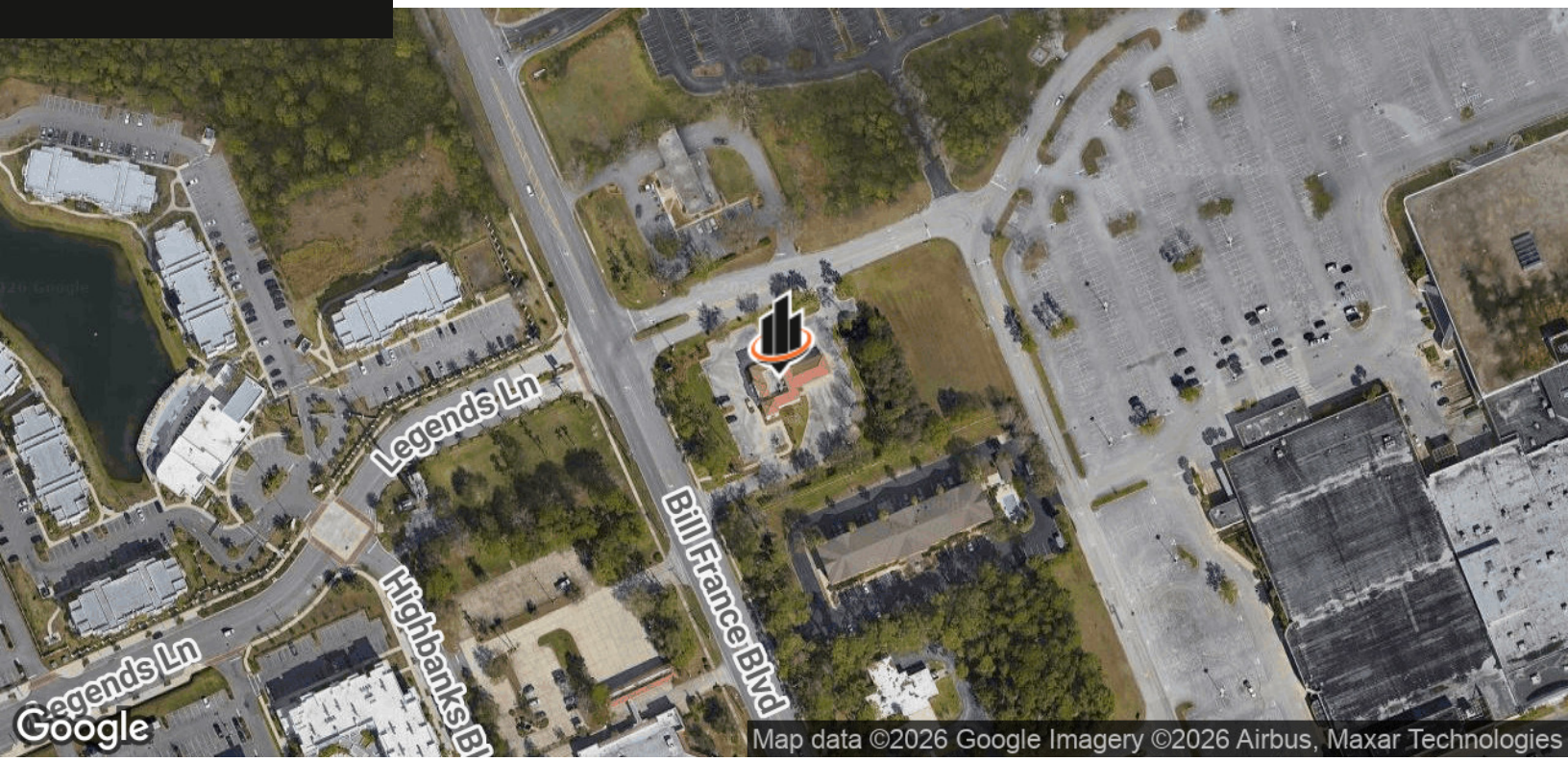

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# Location Maps

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