

# GOLF VIEW PLAZA

Beville Road, South Daytona, FL

Join established restaurants, insurance and medical professionals, a hair salon & barber shop in this South Daytona plaza.

Located just west of the intersection of busy thoroughfares - Beville Road & Ridgewood Avenue, there is good visibility and signage on Beville Road.

Reasonable lease terms and a variety of options in square footage make this a perfect place for any business to flourish.



Offered by:  
**MICHAEL BAXTER**  
 Senior Advisor  
 386-999-1762  
 michael.baxter@svn.com

**LEASED**

~~UNIT 529 1900 SF \$1,295/mnth~~

UNIT 549 800 SF \$595/mnth

UNIT 565 960 SF \$1,025/mnth

**LEASED**

~~UNIT 567 900 SF \$895/mnth~~

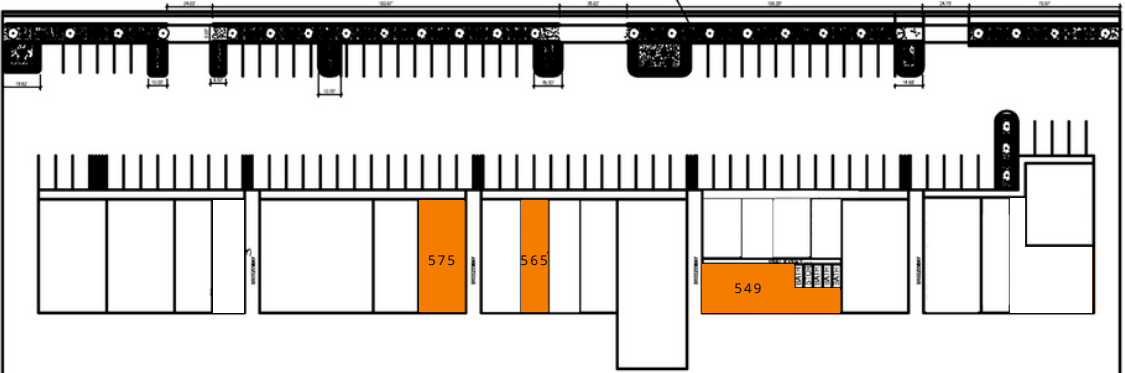
**LEASED**

~~UNIT 557 600 SF \$795/mnth~~

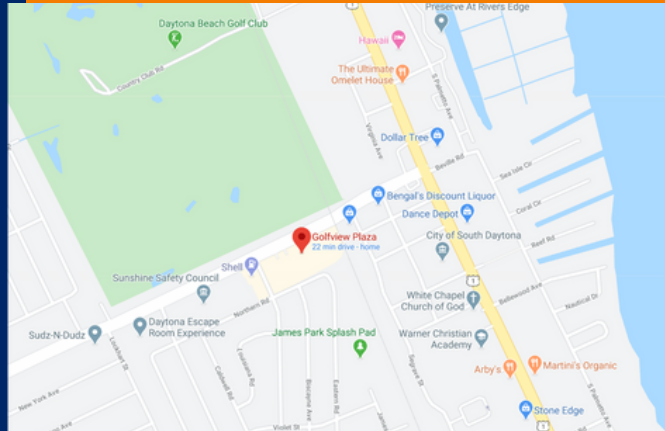
UNIT 575 1440 SF \$1,075/mnth

**LEASED**

~~UNIT 585 960 SF \$1,025/mnth~~



BEVILLE PLAZA, SOUTH DAYTONA



# Property Summary



## OFFERING SUMMARY

Available SF:	600 - 1,900 SF
Lease Rate:	\$595 - 1,395 [MG]
Lot Size:	3.41 Acres
Year Built:	1975
Building Size:	33,600 SF
Renovated:	1983
Zoning:	BGC
Market:	Daytona Beach
Traffic Count:	26,000

## PROPERTY OVERVIEW

SVN Alliance is proud to present space for lease in Golf View Plaza, South Daytona. Multiple spaces are available in this plaza on a high traffic thoroughfare. Great location for small retail and office space offered at reasonable pricing.

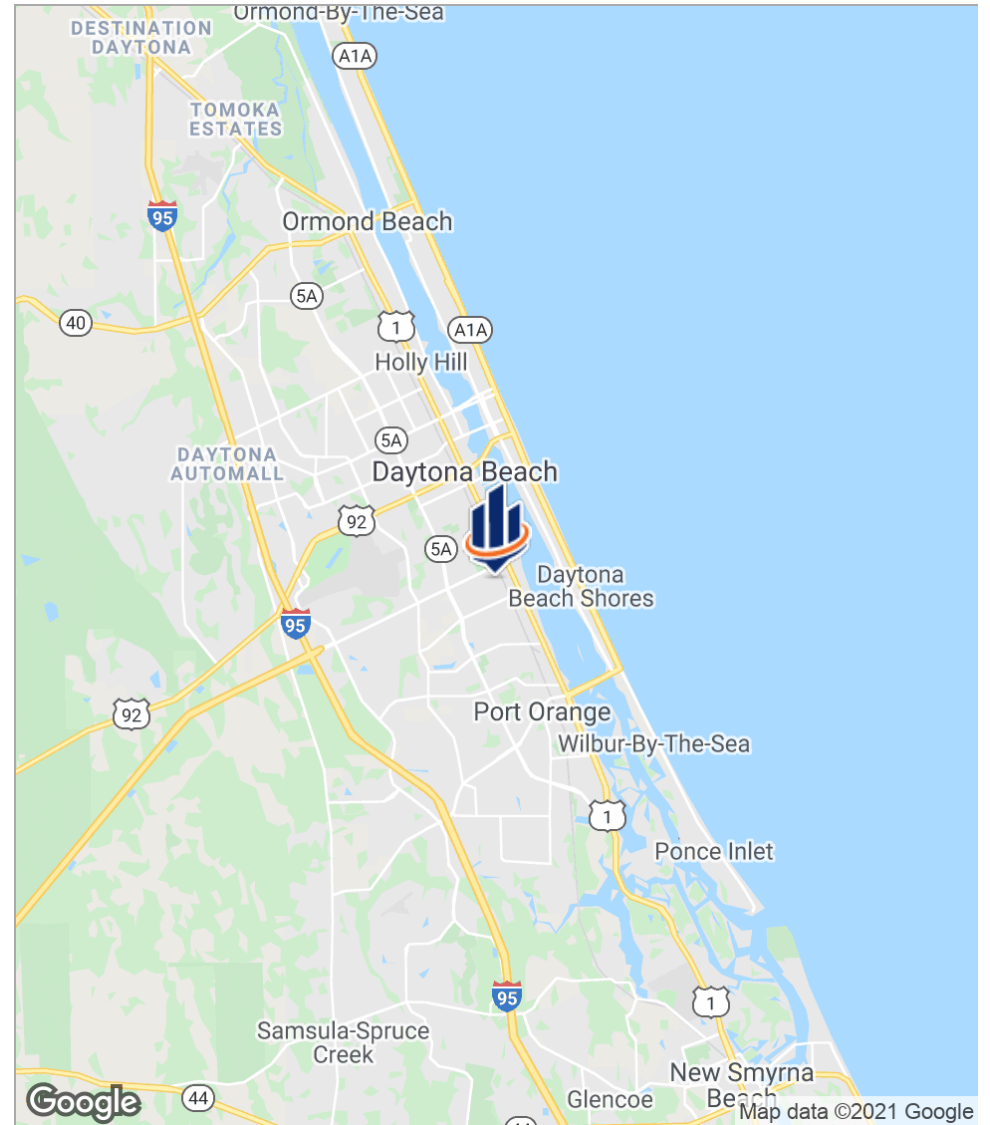
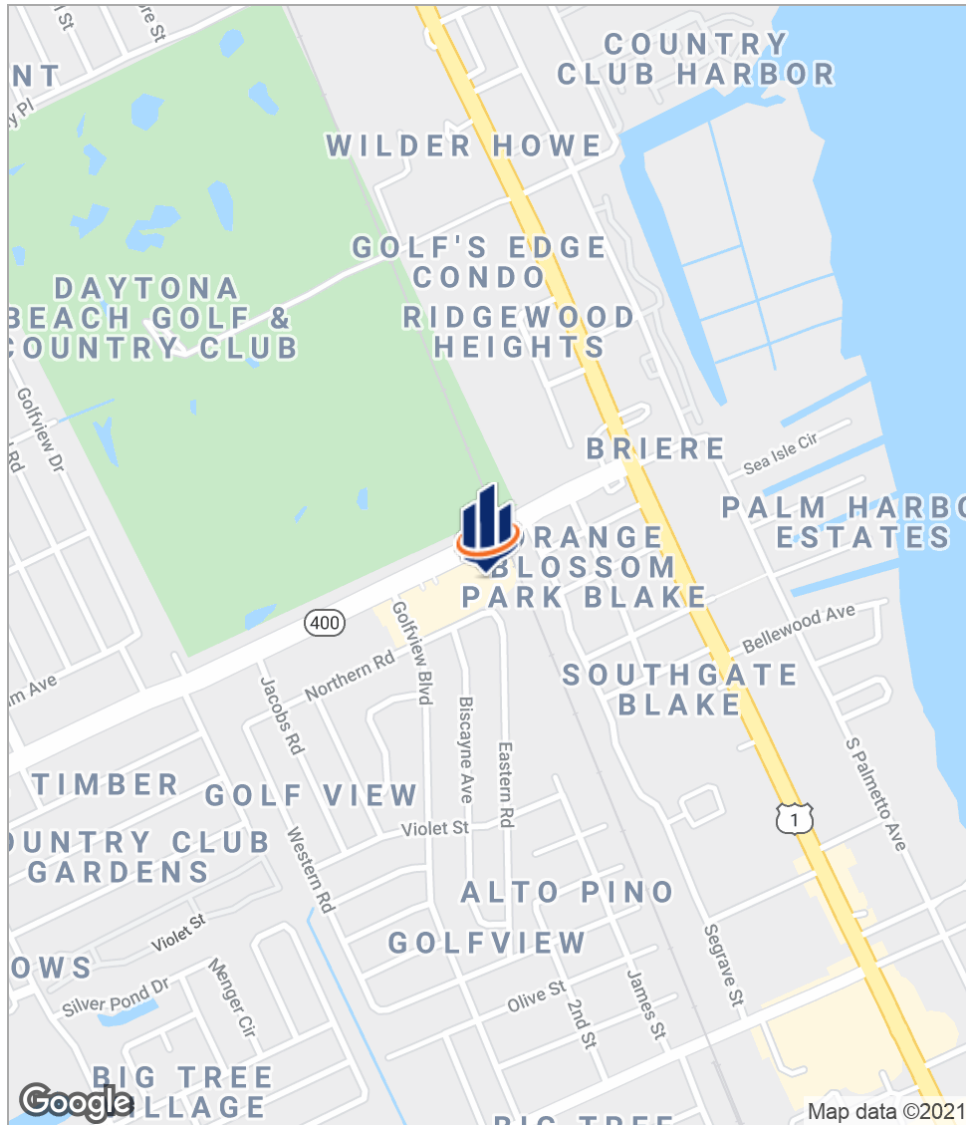
## PROPERTY HIGHLIGHTS

- Affordable space on busy, Beville Road in South Daytona.
- Owner is motivated to rent these spaces.
- Tenant pays rent, utilities, and sales tax.
- Owner pays real estate taxes, property insurance, common area maintenance.
- Ideal for small retail/office building looking to capitalize on high traffic and low rent.

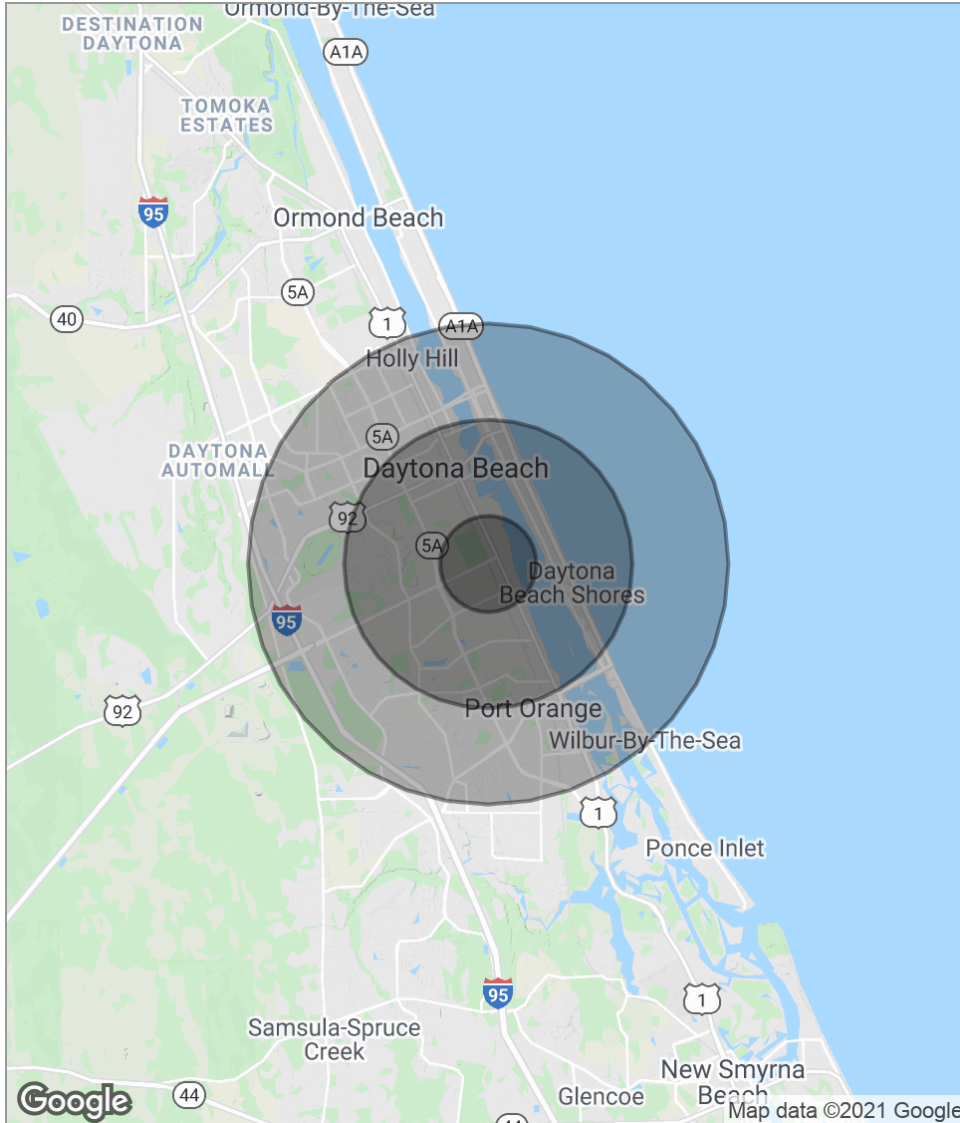
# Additional Photos



# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,509	58,189	125,232
Median age	43.1	42.1	41.6
Median age (Male)	41.9	40.1	39.5
Median age (Female)	43.1	44.4	44.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,872	24,818	52,413
# of persons per HH	2.2	2.3	2.4
Average HH income	\$42,312	\$43,706	\$45,053
Average house value		\$212,279	\$198,049

\* Demographic data derived from 2010 US Census

# Advisor Bio



## MICHAEL BAXTER

Senior Advisor

michael.baxter@svn.com

**Direct:** 386.999.1762 | **Cell:** 386.999.1762

## PROFESSIONAL BACKGROUND

Michael Baxter is a Senior Advisor focusing on income producing investment property in the Central and North Florida markets. Michael joined the SVN | Alliance team with ten years of commercial real estate experience in Pennsylvania where he specialized in investment properties, primarily focusing on apartment complexes, strip centers, self storage facilities and manufactured home park brokerage. Michael was Top Producer in his office the past five years and a top 3 commercial agent in his market. He has relocated to the Daytona Beach area with his wife and two children.

Michael received a Bachelor of Arts in Government from Cornell University in Ithaca, NY. After obtaining his degree, he worked at an abstract company and a real estate law practice before beginning his career in commercial real estate.

## EDUCATION

BA-Cornell University-2009

### SVN | Alliance Commercial Real Estate Advisors

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