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Daytona Beach, FL 32118

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Realty Pros Commercial in compliance with all applicable fair housing and equal opportunity laws.

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Property Description

Unlock the immense potential of this iconic 12,222-square-foot building. Situated in a high-visibility corridor of Daytona Beach, this prime mixed-use property blends historic charm with exceptional income versatility, making it a standout addition to any investment portfolio.

Key Features & Investment Highlights:

Ground-Floor Commercial Space: Flexible street-level storefront ideally suited for professional services, boutique retail, office space, or neighborhood eateries. High foot traffic and prominent frontage offer maximum exposure for long-term commercial tenants.

Four Upper-Level Apartments: The second floor features four spacious residential units—perfect for traditional long-term rentals or maximizing cash flow via short-term/event-driven rentals during Daytona Beach’s premier annual events (Bike Week, Biketoberfest, Spring Break, and race weeks).

Flexible RDB-2 Zoning: Zoned Redevelopment Downtown Beachside (RDB-2), providing a wide array of permitted commercial and residential uses to suit your investment strategy.

Offering Summary

Sale Price:	\$999,000
Number of Units:	5
Lot Size:	8,716 SF
Building Size:	12,222 SF

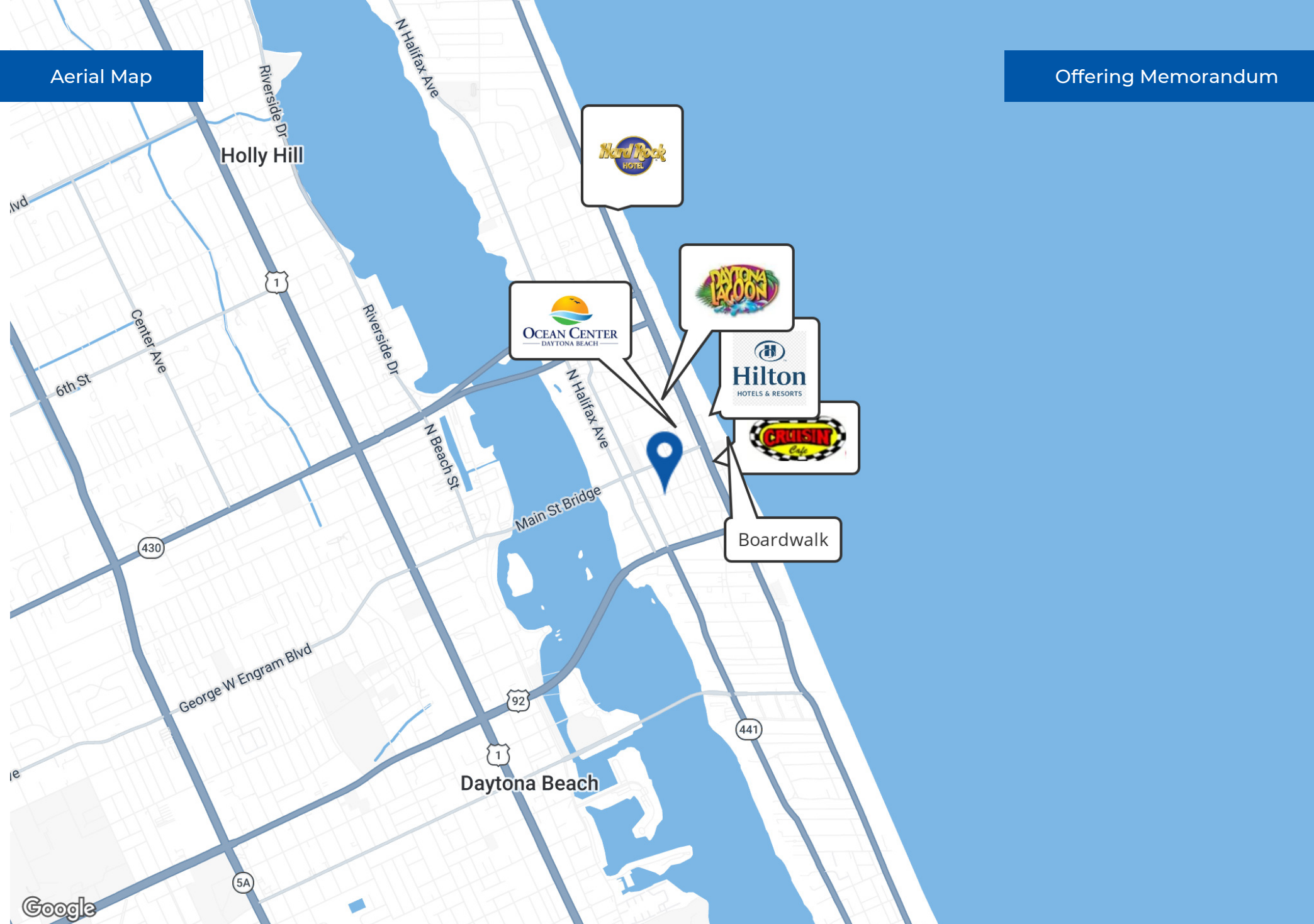
Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	341	1,025	2,952
Total Population	549	1,664	5,529
Average HH Income	\$44,412	\$47,083	\$59,598

Additional Photos



Offering Memorandum



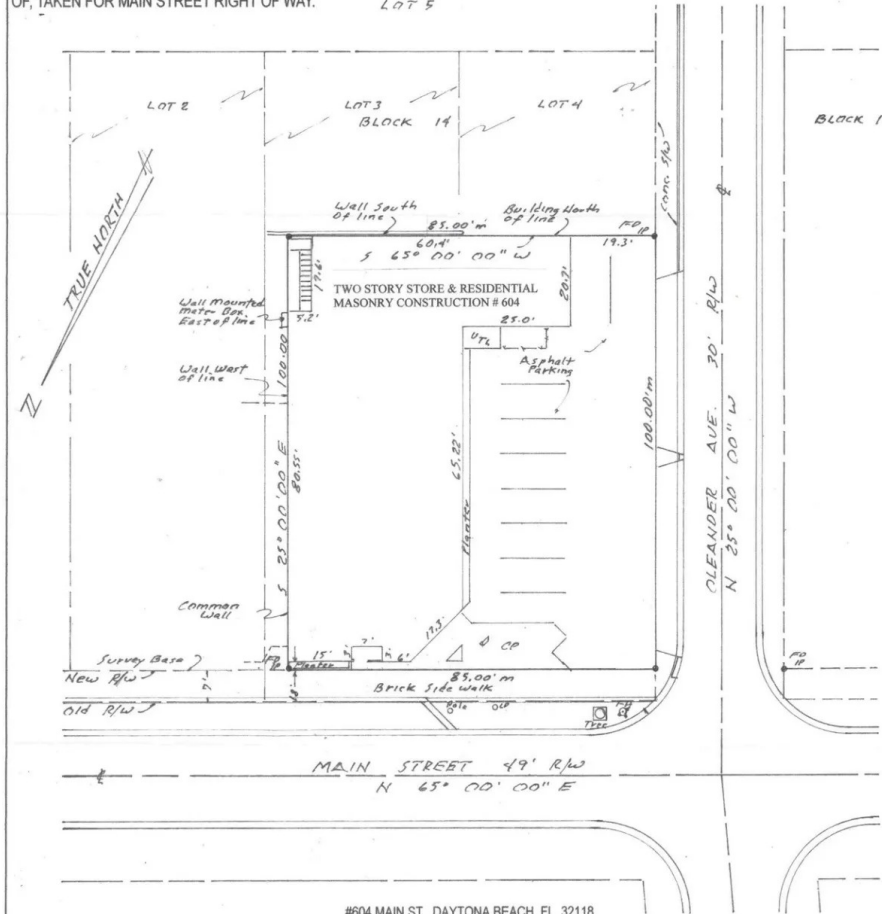


Site Plans

LEGAL DESCRIPTION

NORTHERLY 107 FEET OF LOT 3, BLOCK 14 ROGERS SEABREEZE, ACCORDING TO MAP OF ROGERS MAP BOOK 1, PAGE 54, IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, VOLUSIA COUNTY, FLORIDA, FROM WHICH PROPERTY THE NORTHERLY 7 FEET HAS BEEN DEDICATED AND USED FOR STREET PURPOSES TO WIDEN MAIN STREET. AND LOT 4, BLOCK 14, ROGERS SEABREEZE OF RECORD IN MAP BOOK 1, PAGE 54, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, EXCEPTING THEREFROM THE SOUTHERLY 43 FEET THEREOF, AND EXCEPTING THEREFROM THE NORTHERLY 7 FEET THEREOF, TAKEN FOR MAIN STREET RIGHT OF WAY.

LOT 5



#604 MAIN ST. DAYTONA BEACH, FL. 32118

SURVEYOR'S NOTES

- LEGAL DESCRIPTION PROVIDED BY CLIENT.
- BEARING STRUCTURE IS ASSUMED UNLESS OTHERWISE STATED.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAN OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- ELEVATIONS IF SHOWN REFER TO NGVD 1929 DATUM.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE: "X" FIRM 12127C0357" H " 125099 2-19-14

LEGEND:

AC AIR CONDITIONER	CM CONCRETE MONUMENT	FH FIRE HYDRANT	MHE MANHOLE ELECTRIC	POR POINT OF REFERENCE	SP SCREENED PORCH	WM WATER METER
CB CATCH BASIN	CONC CONCRETE	FPT FL POWER TRANSFORMER	NTS NOT TO SCALE	PP POWER POLE	SAW SIDEWALK	WV WATER VALVE
CL CENTER LINE	CP CONCRETE PAD	IP IRON PIPE	OWP OVERHEAD POWER	R RADIAL LINE	TEL TELEPHONE	
CLF6 CHAIN LINK FENCE 4FT	D DEED	IR IRON ROD	P PLAT	RW RIGHT OF WAY	TV TELEVISION	
CLF8 CHAIN LINK FENCE 8FT	FD FOUND	M MEASURED DISTANCE	POB POINT OF BEGINNING	SMH SANITATION MANHOLE	WFS WOODEN FENCE 6 FT.	

CERTIFIED TO: (1) SUNTRUST BANK (2) SOUTHERN TITLE HOLDING COMPANY, INC. (3) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (4) BEACH PHOTO SERVICE, INC. A FLORIDA CORPORATION (5) B & B STUDIOS, INC. A FLORIDA CORPORATION

TYPE OF SURVEY DATE REMARKS

BOUNDARY 9-16-15

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED FLORIDA SURVEYOR.

JOB NO. 15180 SCALE: 1"=20' DRAWN BY CR CREW CR COUNTY CODE 127 SHEET NO. 1051

CLYDE H. ROGERS, PSM #5290

Offering Memorandum



TOTAL: 1046 sq. ft.
1st floor: 63 sq. ft., 2nd floor: 983 sq. ft.
EXCLUDED AREAS: FOYER: 34 sq. ft., ROOM: 3315 sq. ft., HALL: 366 sq. ft.,
HALF BATH: 72 sq. ft., UNDEFINED: 24 sq. ft., STORAGE: 65 sq. ft.,
WALLS: 273 sq. ft.



FLOOR PLAN CREATED BY CURCASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

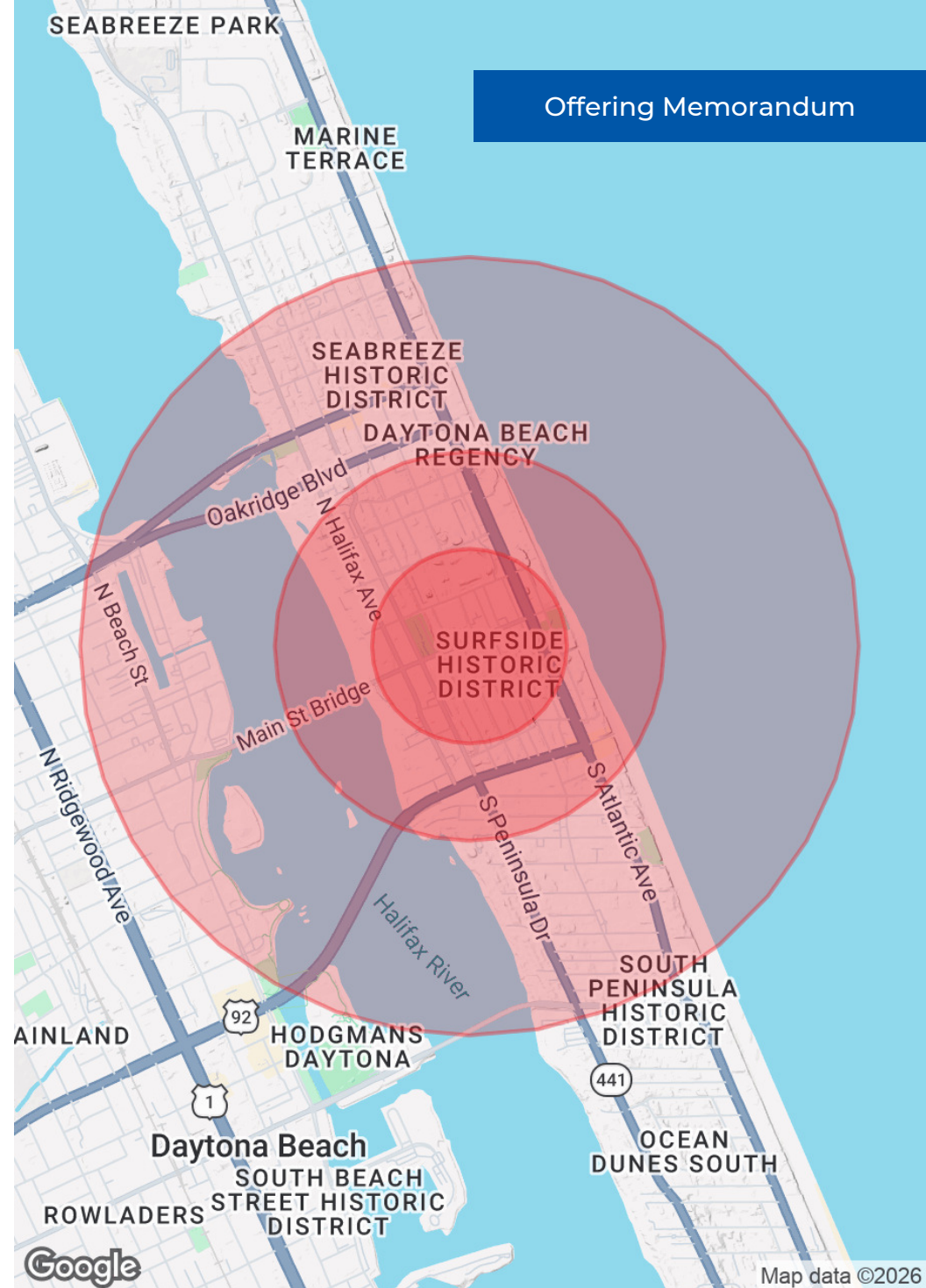
Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	549	1,664	5,529
Average Age	46.7	45.4	46.5
Average Age (Male)	51.8	54.4	51.2
Average Age (Female)	51.8	48.0	46.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	341	1,025	2,952
# of Persons per HH	1.6	1.6	1.9
Average HH Income	\$44,412	\$47,083	\$59,598
Average House Value	\$343,871	\$294,941	\$282,104

2023 American Community Survey (ACS)

Offering Memorandum



**Kayla Williams**

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Professional Background

Kayla Williams is a top-performing commercial real estate professional in Florida, known for her high-level execution, strategic insight, and consistent production. A LoopNet Power Broker Award winner, Top Gun Award recipient, and Executive Pro Club member, she has closed over \$50 million in career sales volume. Her results-driven approach has earned the trust of landlords, tenants, and investors in complex, high-value transactions.

Based in Volusia County and active throughout Central Florida, Kayla also operates in key markets including Orlando, Jacksonville, Miami, and Sarasota. She specializes in commercial leasing, acquisition sales, asset investments, and land development. With a strong understanding of market trends, asset positioning, and demographics, she consistently maximizes value for her clients.

Kayla partners with Ron Frederick to deliver a comprehensive, full-service approach. Ron brings over 25 years of development experience, with a focus on warehouse and industrial flex projects. This partnership combines brokerage expertise with deep development knowledge, giving clients a competitive edge.

While Kayla leads marketing, negotiations, and transaction strategy, Ron provides insight into site planning, zoning and land use, municipal approvals, and construction feasibility. Together, they offer a complete perspective across retail, office, industrial flex, and land assets.

Whether representing tenants, owners, or investors, Kayla delivers the market expertise, strategic positioning, and execution needed to succeed.

Specialties: Landlord and Tenant Representation, Acquisition Sales, Asset Investments, Land Sales and Development

Asset Classes: Retail, Office, Industrial Flex, Commercial Land

Markets: Volusia County, Central Florida, and statewide (Orlando, Jacksonville, Miami, Sarasota)

Credentials: LoopNet Power Broker, Top Gun Award, Executive Pro Club, \$50M+ Closed

Realty Pros Commercial

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