



portunity | Offering Memorandum | Daytona Beach, FL

Key Daycare/Office Space | \$615,000.00





# Investment Summary

Offering Memorandum  
Daycare/Office Building



# Investment Summary

Excellent opportunity to acquire a well-positioned commercial property currently operating as a childcare/daycare facility in Daytona Beach. This ±3,300 SF building is situated on a prominent corner lot along a main thoroughfare with strong exposure to approximately 19,500 AADT, offering outstanding visibility and accessibility. The interior is thoughtfully configured for childcare use, featuring a welcoming reception area and waiting room, multiple classrooms, and a fully equipped kitchen. The property also includes a secure, fully fenced playground area, ideal for outdoor activities. Additional highlights include high-visibility monument signage, providing excellent street presence and branding potential for future users. The existing layout supports continued daycare operations or can be adapted for a variety of professional, educational, or service-oriented uses.

## Investment Highlights

Recent Updates

Recent Renovations

6 Classrooms/Offices

8 Bathrooms

Large Playground

Corner Lot

Easy Ingress and Egress

## Location Highlights

Daytona Beach, FL

High Visibility

Path of Growth

Central Location

Proximity to schools, shopping  
Historic sites, beach & river

Historic Area

## Uses

Assisted Living

Business/Prof Offices

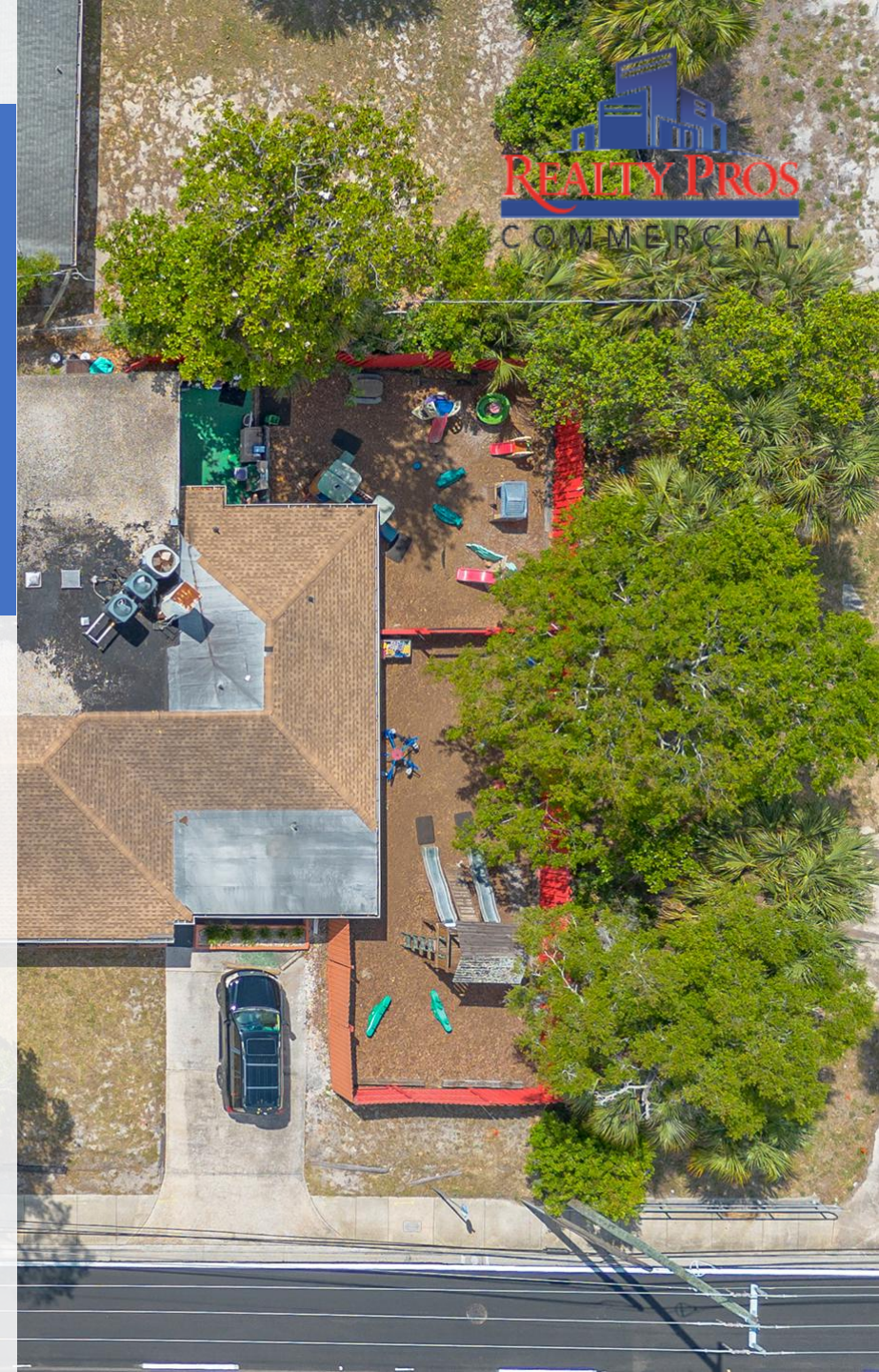
Business Services

Nursing Home Facility

Professional Services

Places of Worship

Child Care Facility



# Property Information



## Property:

Street: 1087 Mason Ave  
City State Zip: Daytona Beach, FL  
Parcel ID: 5238-08-07-0130  
Units: 1  
Buildings: 1  
Year Built: 1970  
Year Reno: Various  
Taxes: \$3,849 (2025)  
Lot Size: .26 Acres  
Lot SF: 11,326 SF  
Building Size: 3,246 SF  
Landscaping: Mature  
Topography: Flat  
Price: \$615,000.00  
Financing: Traditional CRE/  
Cash



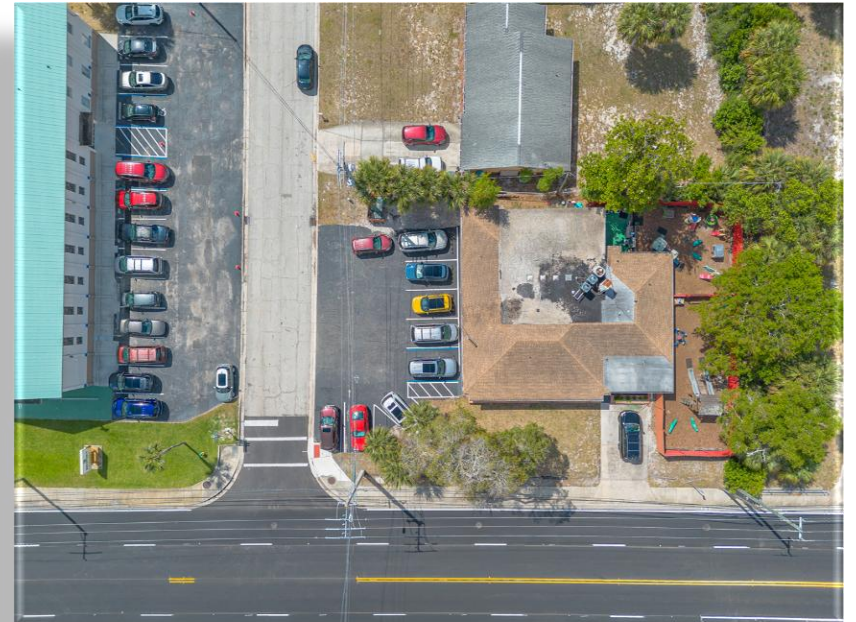
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# Historic Daytona Beach, FL



Historic Downtown Daytona Beach, situated along the Halifax River on Beach Street, is a cornerstone of the city's ongoing revitalization and a focal point for business and investment. The district is characterized by its early 20th-century architecture, walkable streetscape, and proximity to major attractions such as the Jackie Robinson Ballpark and the new Riverfront Esplanade. With a strong mix of local retailers, restaurants, professional services, and cultural venues, the area attracts both residents and visitors year-round. Supported by city-backed redevelopment initiatives, infrastructure upgrades, and steady growth in tourism and residential development, Historic Downtown Daytona Beach presents a compelling opportunity for commercial real estate investors and business owners seeking visibility, foot traffic, and long-term growth potential in a vibrant, historic setting.

# Traffic Count

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# Contact Information



For more information, please contact:

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# Confidentiality Statement

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.