

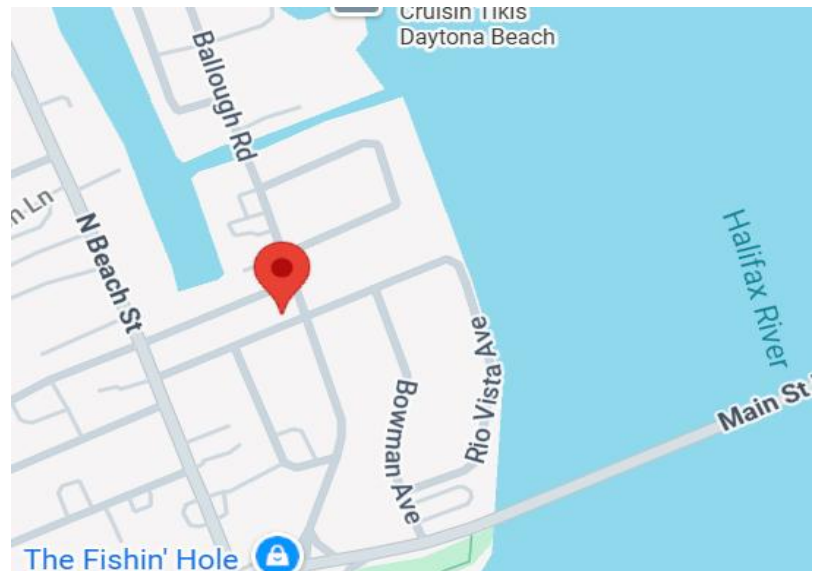
UPSCALE OFFICE / SHOWROOM / WAREHOUSE FOR LEASE

566 Ballough Rd Daytona Beach



PROPERTY SPECIFICATIONS

Size-	4,865 SF
Lease Price	\$14.00 PSF
Utilities	City of Daytona Beach and Florida Power and Light
Parking:	Small brick parking area for 6 cars, lot to rear for 20+ cars
Zoning:	M-1 (LOCAL INDUSTRY)
Construction:	Beautiful palm trees and tropical flowering shrubs



REMARKS

Prime 4,865 SF opportunity in Daytona's thriving Design District. Flexible open layout ideal for showroom, retail, office, or training use. Features include modern interior, central reception, one private office, two restrooms, LED lighting, and one overhead door. Brick-paved front parking plus large rear lot.



140 S Atlantic Ave, Suite 202
Ormond Beach, FL 32176

WWW.DAYTONACRE.COM

Kayla Williams
Commercial Sales Associate
386.338.1330

M-1 (LOCAL INDUSTRY)

Principal Uses by Zoning District

PERMITTED USES

AGRICULTURE:

PLANT NURSERY

COMMUNICATION USES:

NEWSPAPER OR MAGAZINE PUBLISHING, RADIO OR TELEVISION STUDIO, TELECOMMUNICATIONS FACILITY, COLLOCATED ON EXISTING STRUCTURE *OTHER* THAN TELECOMMUNICATIONS TOWER, TELECOMMUNICATIONS FACILITY, COLLOCATED ON EXISTING TELECOMMUNICATIONS TOWER, TELECOMMUNICATIONS TOWER, MONOPOLE UP TO 90 FEET HIGH, TELECOMMUNICATIONS TOWER, MONOPOLE *MORE* THAN 90 BUT NO MORE THAN 180 FEET HIGH

DAY CARE USES:

ADULT DAY CARE CENTER, CHILD CARE FACILITY

EDUCATION USES:

COLLEGE OR UNIVERSITY, PRIVATE SCHOOL WITH FEWER THAN 20 STUDENTS, PRIVATE SCHOOL WITH MORE THAN 20 STUDENTS, PUBLIC SCHOOL, VOCATIONAL OR TRADE SCHOOL

HEALTH CARE USES:

BLOOD/TISSUE COLLECTION CENTER, MEDICAL OR DENTAL CLINIC/OFFICE, MEDICAL OR DENTAL LAB

OPEN SPACE USES:

CEMETERY, PARK OR GREENWAY

TRANSPORTATION USES:

AIRCRAFT FLIGHT INSTRUCTION; AIRCRAFT FUEL SALES, AIRCRAFT OR AVIATION EQUIPMENT SALES OR RENTAL, AIRCRAFT REPAIR OR SERVICING, AIRPORT, SURFACE TRANSPORTATION PASSENGER STATION/TERMINAL, TRANSIT OPERATIONS CENTER

Tenant shall independently verify all zoning, permitted uses, and compliance requirements with the appropriate municipal and governmental authorities. Landlord and Broker make no representations or warranties regarding zoning or permitted use.



Realty Pros Commercial
140 S Atlantic Ave, Suite 202, Ormond Beach, FL 32176

M-1 (LOCAL INDUSTRY)

Principal Uses by Zoning District

UTILITY USES:

SOLAR ENERGY COLLECTION SYSTEM (AS A PRINCIPAL USE), UTILITY USE, MINOR

OTHER INSTITUTIONAL USES:

CLUB OR LODGE (NOT TO BE OPERATED AS A BAR, LOUNGE OR NIGHTCLUB), PLACE OF WORSHIP, SHELTER FOR VICTIMS OF DOMESTIC ABUSE

ANIMAL CARE USES:

ANIMAL SHELTER; KENNEL; VETERINARY HOSPITAL OR CLINIC

BOAT / MARINE SALES AND SERVICE USES:

BOAT DRY STORAGE FACILITY, BOAT OR MARINE PARTS SALES AND INSTALLATION, BOAT OR MARINE REPAIR AND SERVICING, BOAT OR MARINE SALES OR RENTAL, BOAT TOWING SERVICE, DOCKING FACILITY (RECREATIONAL BOAT), MARINA, YACHT CLUB

BUSINESS SUPPORT SERVICES USES:

BUSINESS SERVICE CENTER, CONFERENCE OR TRAINING CENTER, DAY LABOR SERVICE, EMPLOYMENT AGENCY, PARCEL SERVICES, TELEPHONE CALL CENTER, TRAVEL AGENCY

EATING AND DRINKING ESTABLISHMENTS:

CRAFT DISTILLERY, MICRO-BREWERY, MICRO-WINERY, RESTAURANT *WITHOUT* DRIVE-IN OR DRIVE-THROUGH SERVICE, SPECIALTY EATING OR DRINKING ESTABLISHMENT

MOTOR VEHICLE SALES AND SERVICE USES:

AUTOMOTIVE PARTS SALES AND INSTALLATION, AUTOMOTIVE WRECKER SERVICE, CAR WASH OR AUTO DETAILING, GAS STATION, PARKING LOT (AS PRINCIPAL USE), SALES OR RENTAL OF HEAVY VEHICLES, HEAVY RECREATION VEHICLES, AND TRAILERS, SALES OR RENTAL OF LIGHT VEHICLES AND LIGHT RECREATION VEHICLES, TAXI OR LIMOUSINE SERVICE FACILITY, TIRE SALES AND MOUNTING, VEHICLE REPAIR AND SERVICING

OFFICE USES:

BUSINESS SERVICES OFFICES, CONTRACTOR'S OFFICE, PROFESSIONAL SERVICES OFFICES

RECREATION / ENTERTAINMENT USES:

OTHER INDOOR RECREATION/ENTERTAINMENT USE, OTHER OUTDOOR RECREATION/ENTERTAINMENT USE, EVENT CENTER

RETAIL SALES AND SERVICE USES:

CREMATORY, HOME AND BUILDING SUPPLY CENTER, PERSONAL SERVICES ESTABLISHMENT, FURNITURE OR APPLIANCE STORE

SELF-SERVICE STORAGE USES:

SELF-STORAGE OR MINI-WAREHOUSE FACILITY

INDUSTRIAL SERVICES USES:

BUILDING, HEATING, PLUMBING, OR ELECTRICAL CONTRACTOR'S STORAGE YARD, CARPET CLEANING OR DYEING FACILITY, EDUCATIONAL, SCIENTIFIC, OR INDUSTRIAL RESEARCH AND DEVELOPMENT, ELECTRIC MOTOR REPAIR, MACHINE SHOP, OR TOOL REPAIR SHOP, FUEL OIL OR BOTTLED GAS DISTRIBUTION, FUEL OIL STORAGE, GENERAL INDUSTRIAL SERVICES, HEAVY CONSTRUCTION ESTABLISHMENT, HEAVY EQUIPMENT

Tenant shall independently verify all zoning, permitted uses, and compliance requirements with the appropriate municipal and governmental authorities. Landlord and Broker make no representations or warranties regarding zoning or permitted use.



Realty Pros Commercial
140 S Atlantic Ave, Suite 202, Ormond Beach, FL 32176

M-1 (LOCAL INDUSTRY)

Principal Uses by Zoning District

MANUFACTURING AND PRODUCTION USES:

BAKERY, BOAT MANUFACTURING, BOTTLING PLANT, CABINETOR FURNITURE MANUFACTURING, MANUFACTURING, ASSEMBLY, OR FABRICATION, HEAVY; MANUFACTURING, ASSEMBLY, OR FABRICATION, - LIGHT

WAREHOUSE AND FREIGHT MOVEMENT USES:

MOVING AND STORAGE FACILITY, TRUCK OR FREIGHT TERMINAL, WAREHOUSE STORAGE

WASTE-RELATED USES:

SALVAGE/RECYCLING FACILITY

WHOLESALE USES:

OTHER WHOLESALE USE

SPECIAL USE PERMIT

COMMUNICATION USES:

TELECOMMUNICATIONS TOWER, OTHER THAN THOSE LISTED AS PERMITTED USES

HEALTH CARE USES:

DRUG OR ALCOHOL TREATMENT FACILITY

BOAT / MARINE SALES AND SERVICE USES:

DOCKING FACILITY (COMMERCIAL), DOCKING FACILITY (COMMERCIAL PASSENGER BOAT)

RECREATION / ENTERTAINMENT USES:

COUNTRY CLUB, GOLF COURSE, OUTDOOR FACILITY FOR FIELD SPORTS, SWIMMING, OR COURT GAMES

RETAIL SALES AND SERVICE USES:

SHOPPING CENTER

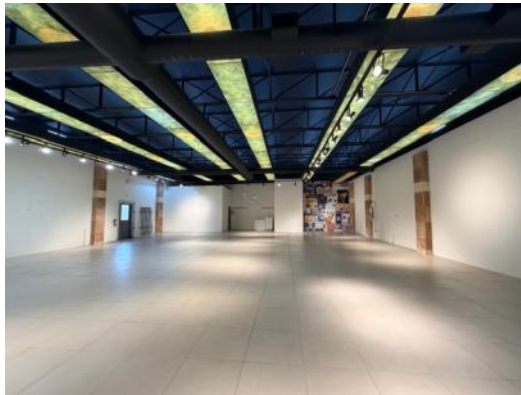
WASTE-RELATED USES:

CONSTRUCTION AND DEMOLITION DEBRIS DISPOSAL FACILITY, LAND CLEARING DEBRIS DISPOSAL FACILITY, MATERIALS RECOVERY FACILITY, RECOVERED MATERIALS PROCESSING FACILITY

Tenant shall independently verify all zoning, permitted uses, and compliance requirements with the appropriate municipal and governmental authorities. Landlord and Broker make no representations or warranties regarding zoning or permitted use.

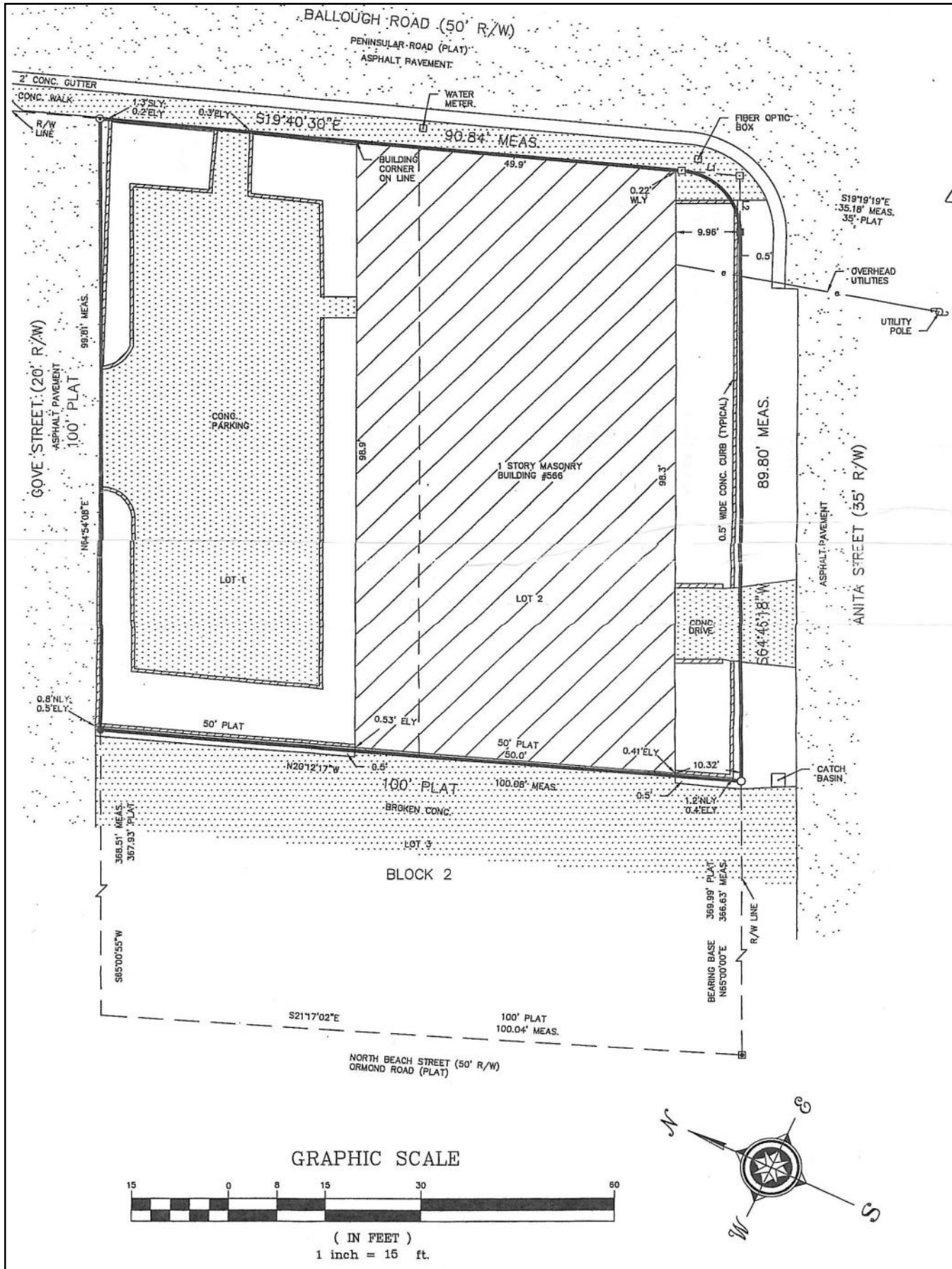


Realty Pros Commercial
140 S Atlantic Ave, Suite 202, Ormond Beach, FL 32176



Realty Pros Commercial
140 S Atlantic Ave, Suite 202, Ormond Beach, FL 32176

Survey Showing Building



Current Floorplan for units A1,A2,A3,A6,A7,A8 :

*Being used as 6,000SF but could be split into (2) 3,000SF units or (6) 1,000SF units



Realty Pros Commercial
140 S Atlantic Ave, Suite 202, Ormond Beach, FL 32176

AERIAL PHOTO



AERIAL MAP

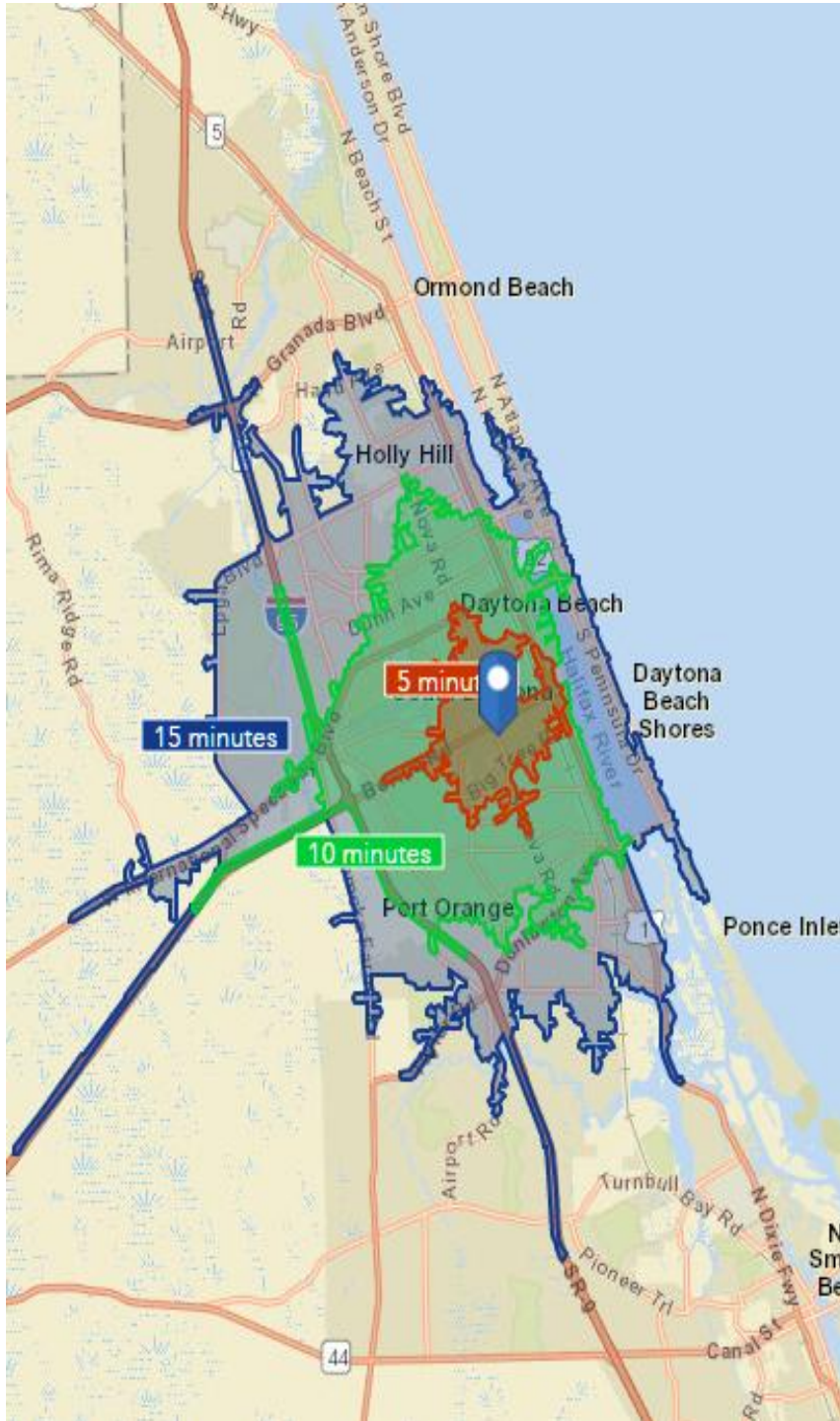


Realty Pros Commercial
140 S Atlantic Ave, Suite 202, Ormond Beach, FL 32176

DEMOGRAPHICS

Drive Times **5 Minutes** - **10 Minutes** - **15 Minutes**

MAP



5 MINUTE DRIVE TIME

KEY FACTS

21,791

Population

45.0

Median Age



2.0

Average Household Size

\$36,030

Median Household Income

BUSINESS



1,141

Total Businesses



9,924

Total Employees

10 MINUTE DRIVE TIME

KEY FACTS

83,125

Population

42.9

Median Age



2.1

Average Household Size

\$38,549

Median Household Income

BUSINESS



4,846

Total Businesses



53,732

Total Employees



Realty Pros Commercial
140 S Atlantic Ave, Suite 202, Ormond Beach, FL 32176