

Executive Summary



LEASE OVERVIEW

AVAILABLE SF: Unit A: 4,400+/- SF
Unit B: 1,200+/- SF

LEASE RATE: \$12.00 NNN

BUILDING SIZE: 25,520 SF

YEAR BUILT: 1984

ZONING: T-5 Tourist/Highway
Interchange

PROPERTY DESCRIPTION

One story 25,520+/- Multi-Purpose Building with full commercial kitchen, dining room, banquet rooms, and classroom. Water views from all points from the rear of the building. Great for House of Worship, Professional Offices or Banquet Facilities. Just off International Speedway Boulevard and visible from Interstate 95. Located within Indigo Lakes Country Club community. Just minutes to \$800 million One Daytona mixed-use project, Colleges, Daytona International Speedway, Halifax Health Medical Center, and Trader Joe's distribution center. Approximately \$2.7 Billion in projects within five miles of the site. Estimated CAM, Real Estate Taxes, and Insurance \$5.00 per SF based on square footage of tenant occupancy.

AVAILABLE SPACE:

Unit A: Full Kitchen and Dining Room - 4,400+/- SF

Unit B: Unique office setting with brick fireplace and woodwork - 1,200+/- SF

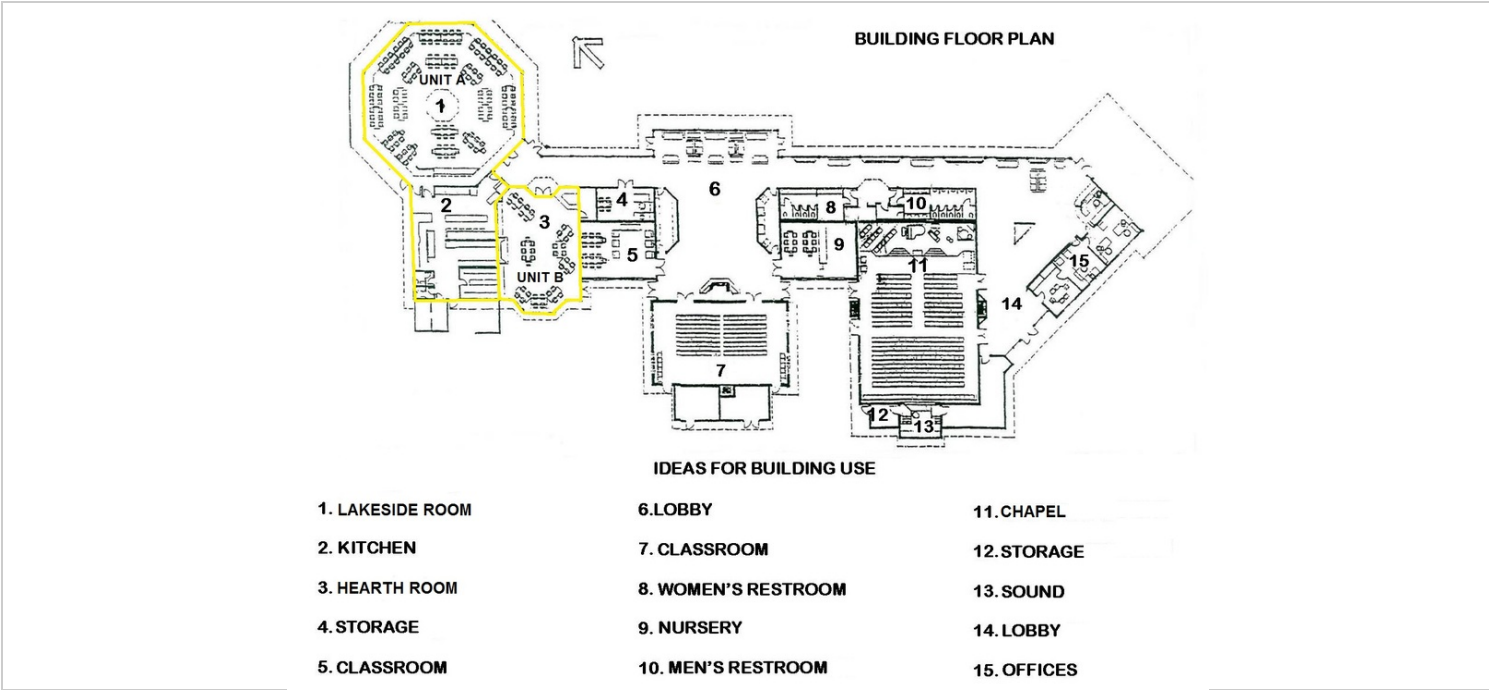
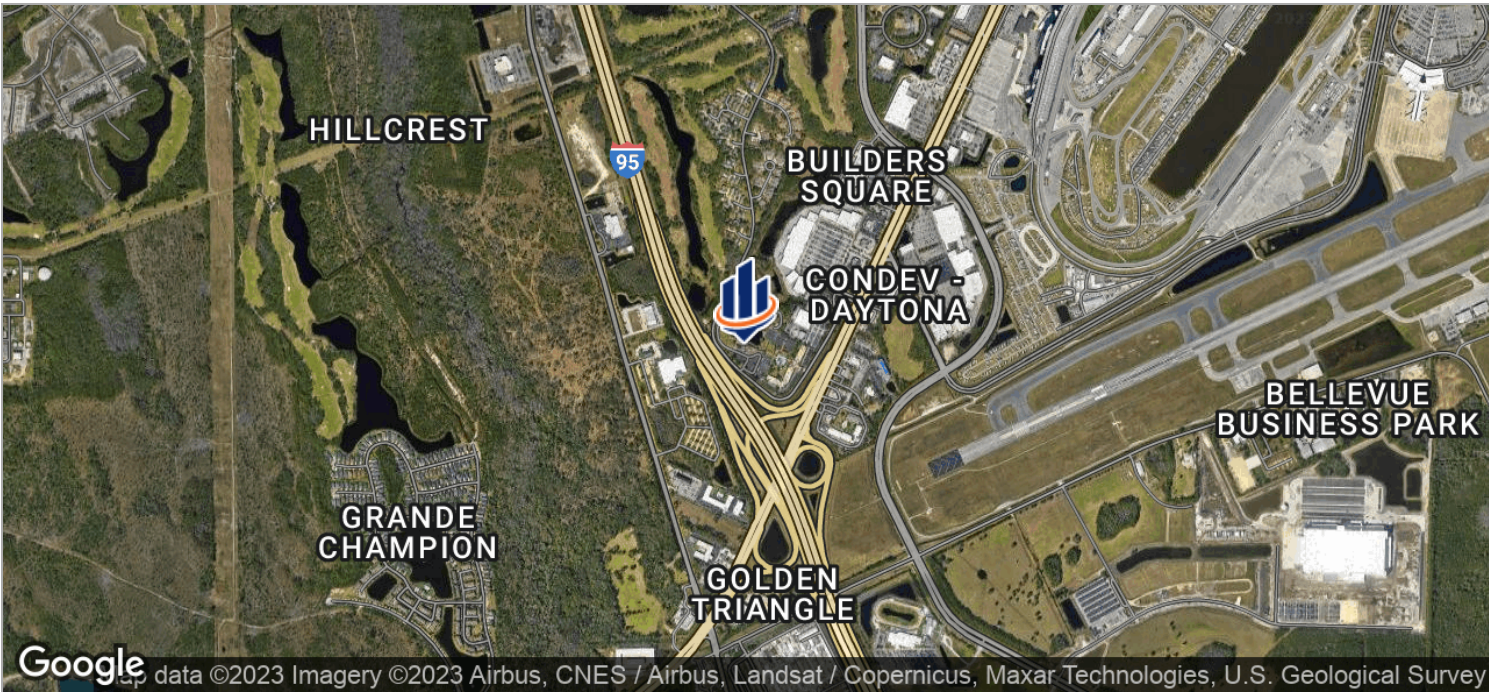
LOCATION OVERVIEW

Located on Indigo Drive north of International Speedway Blvd. and east on Interstate 95.

Additional Photos



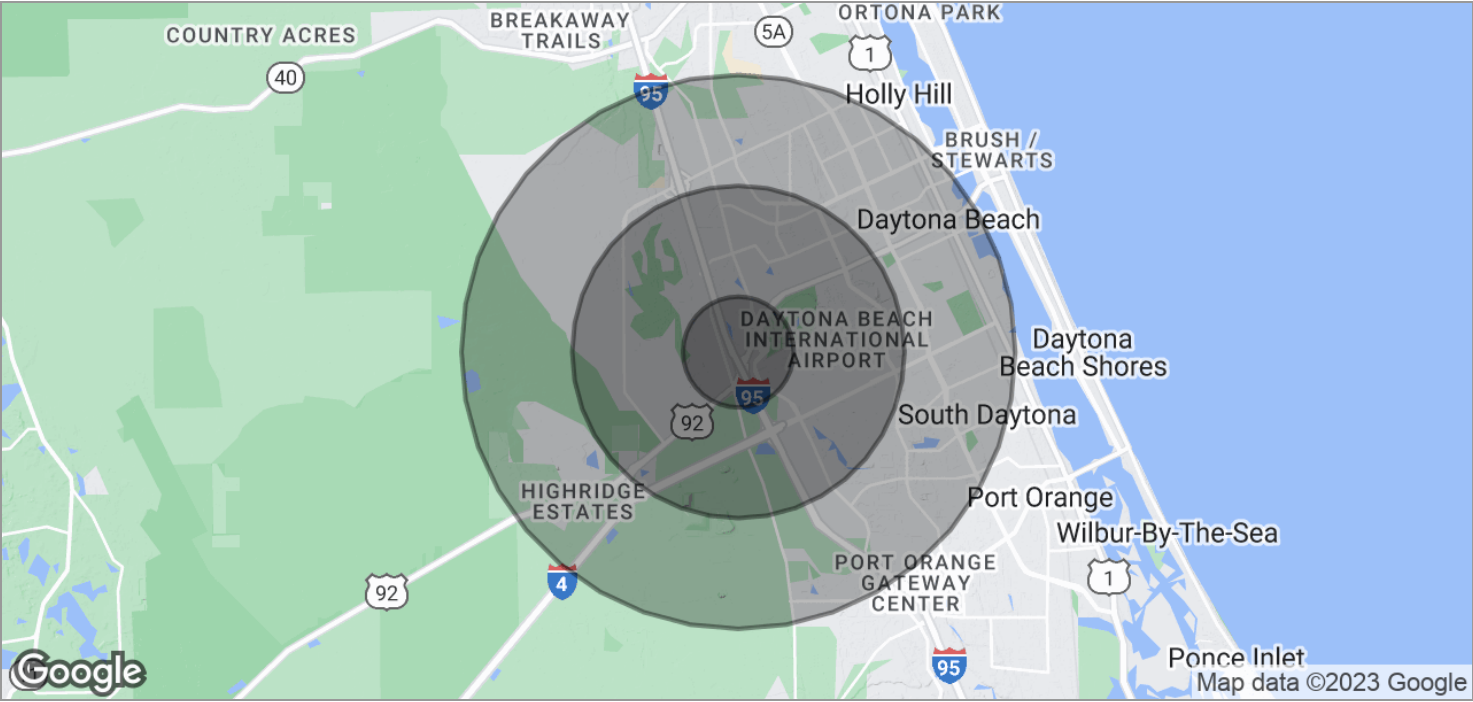
Location Maps



IDEAS FOR BUILDING USE

- | | | |
|------------------|---------------------|-------------|
| 1. LAKESIDE ROOM | 6. LOBBY | 11. CHAPEL |
| 2. KITCHEN | 7. CLASSROOM | 12. STORAGE |
| 3. HEARTH ROOM | 8. WOMEN'S RESTROOM | 13. SOUND |
| 4. STORAGE | 9. NURSERY | 14. LOBBY |
| 5. CLASSROOM | 10. MEN'S RESTROOM | 15. OFFICES |

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,272	19,741	82,993
MEDIAN AGE	23.7	29.3	37.9
MEDIAN AGE (MALE)	24.6	29.0	36.2
MEDIAN AGE (FEMALE)	30.0	34.6	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	679	6,733	32,108
# OF PERSONS PER HH	3.3	2.9	2.6
AVERAGE HH INCOME	\$38,842	\$45,078	\$42,883
AVERAGE HOUSE VALUE	\$339,818	\$331,638	\$193,645