

# DAYTONA BEACH CAR WASH FOR SALE

731 MASON AVENUE  
DAYTONA BEACH, FL 32114

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**Carl W. Lentz IV, MBA, CCIM**

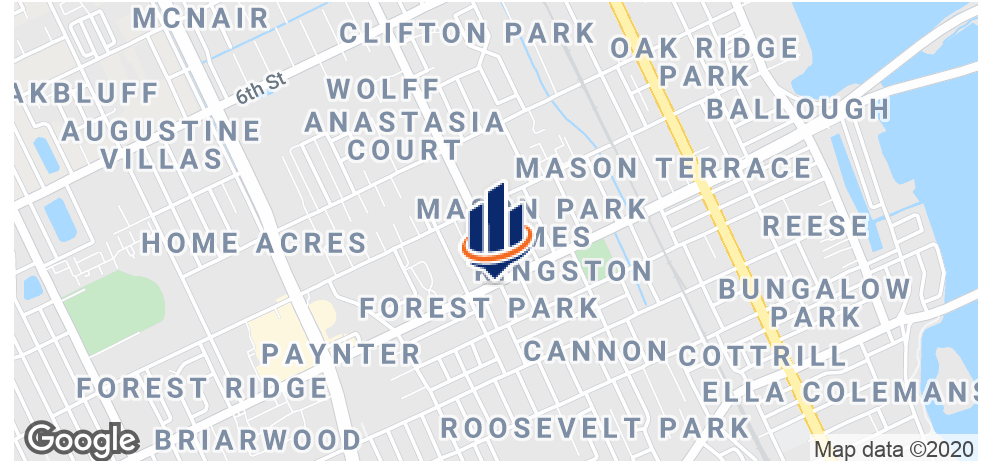
Managing Director

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$199,000
Lot Size:	0.29 Acres
Year Built:	1972
Building Size:	308 SF
Zoning:	BA District-Business Automotive
Market:	Daytona Beach
Traffic Count:	21,500
Price / SF:	\$646.10

## PROPERTY OVERVIEW

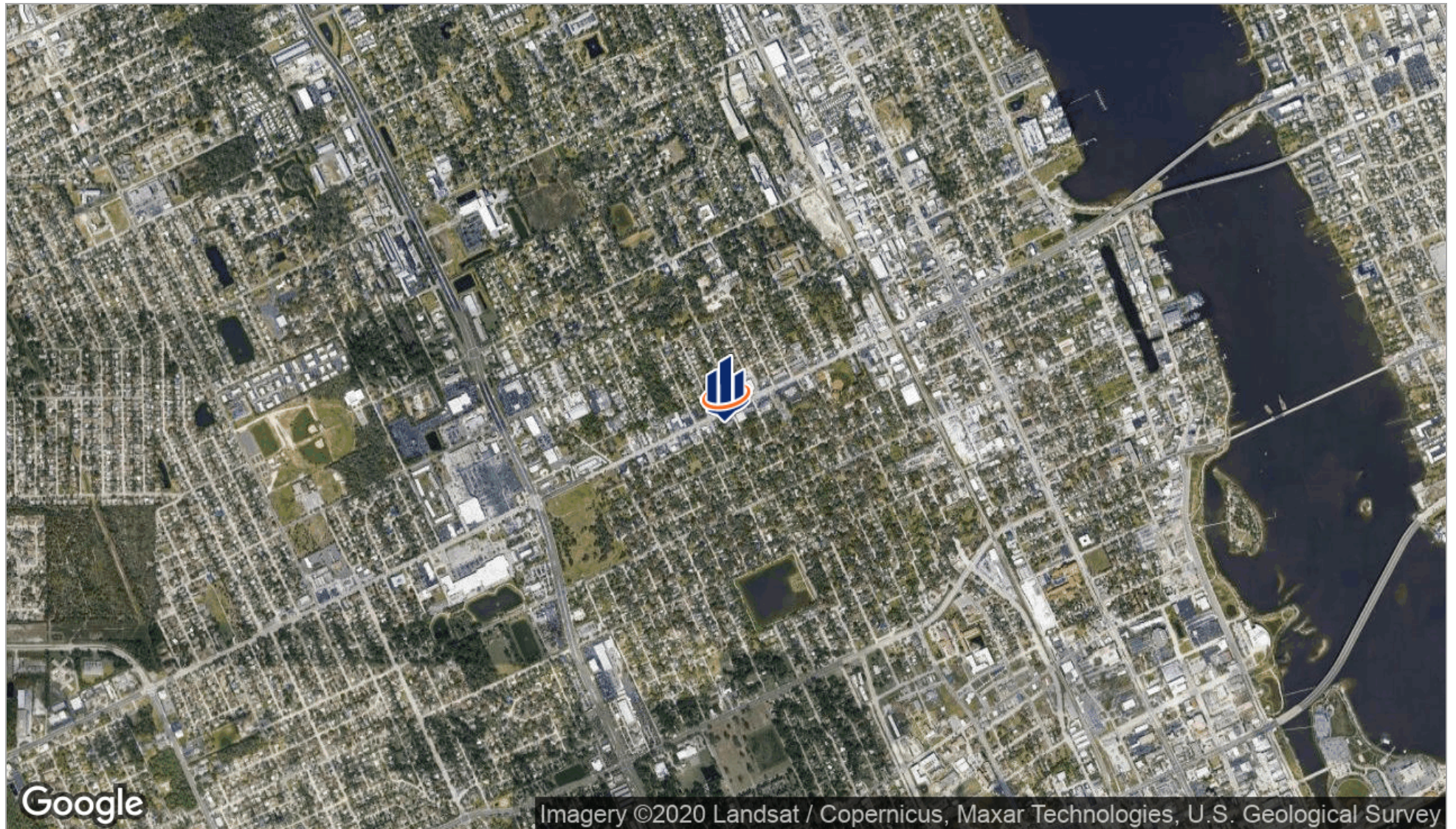
This corner has 126 feet of frontage on Mason Avenue in Daytona Beach, FL and was formerly utilized as a car wash. There are 5 Bays with an equipment room. All of the equipment remains in place and is in need of repairs. The land size is 0.29 acres with excellent exposure to Mason and access from both Mason and Harrington Street. Zoning is Business Automotive[BA] in the City of Daytona Beach allowing for a multitude of uses[See attached schedule].

## PROPERTY HIGHLIGHTS

- 5 Bay Car Wash
- Equipment Still in Place-Repairs Needed
- 0.29 Acre Corner Site in Daytona Beach
- Business Automotive[BA] Zoning
- 126' Frontage on Mason



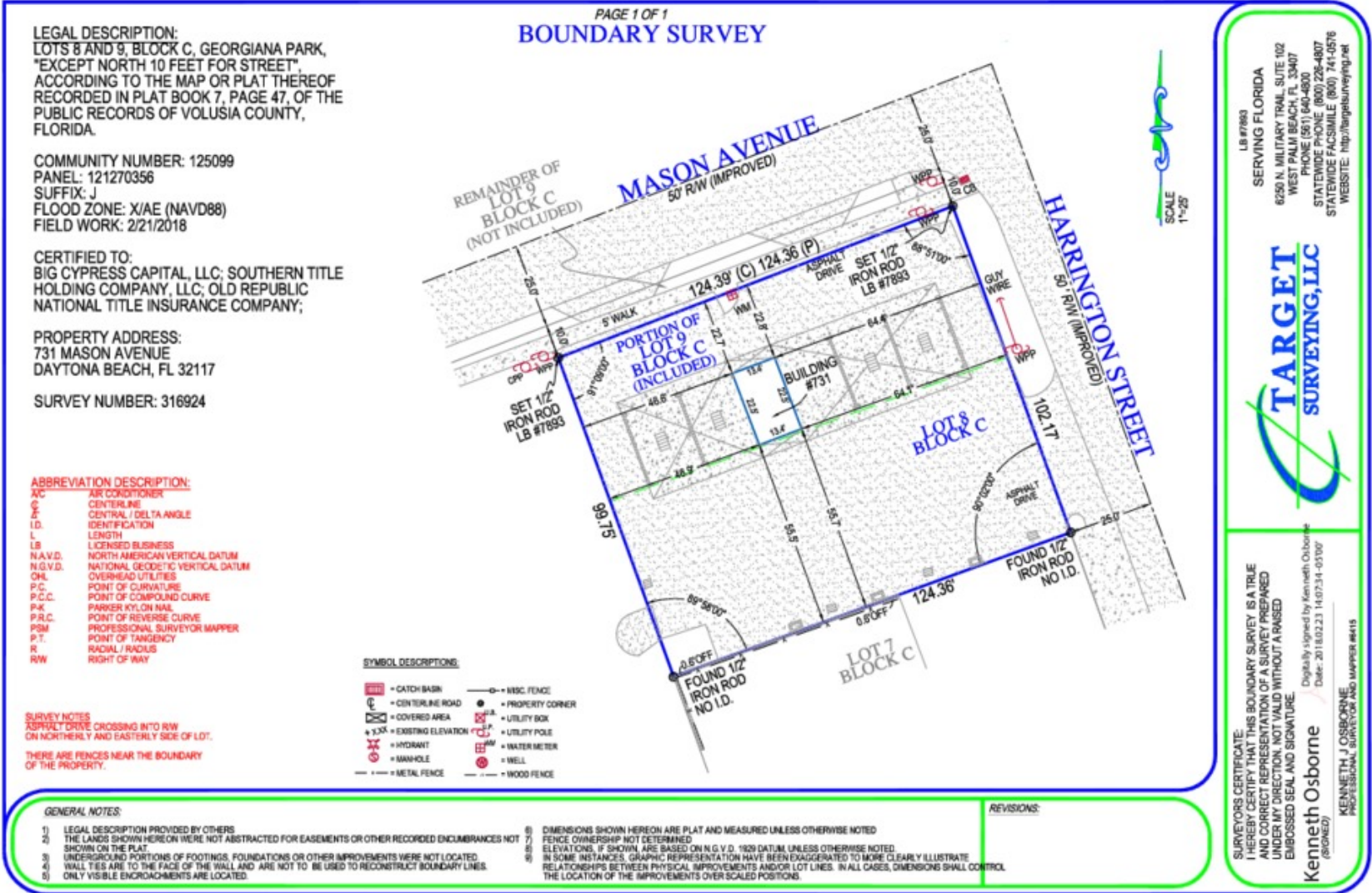
# Location Maps





# Aerial Map







# Zoning Permitted Uses

## BA Zoning Permitted Uses

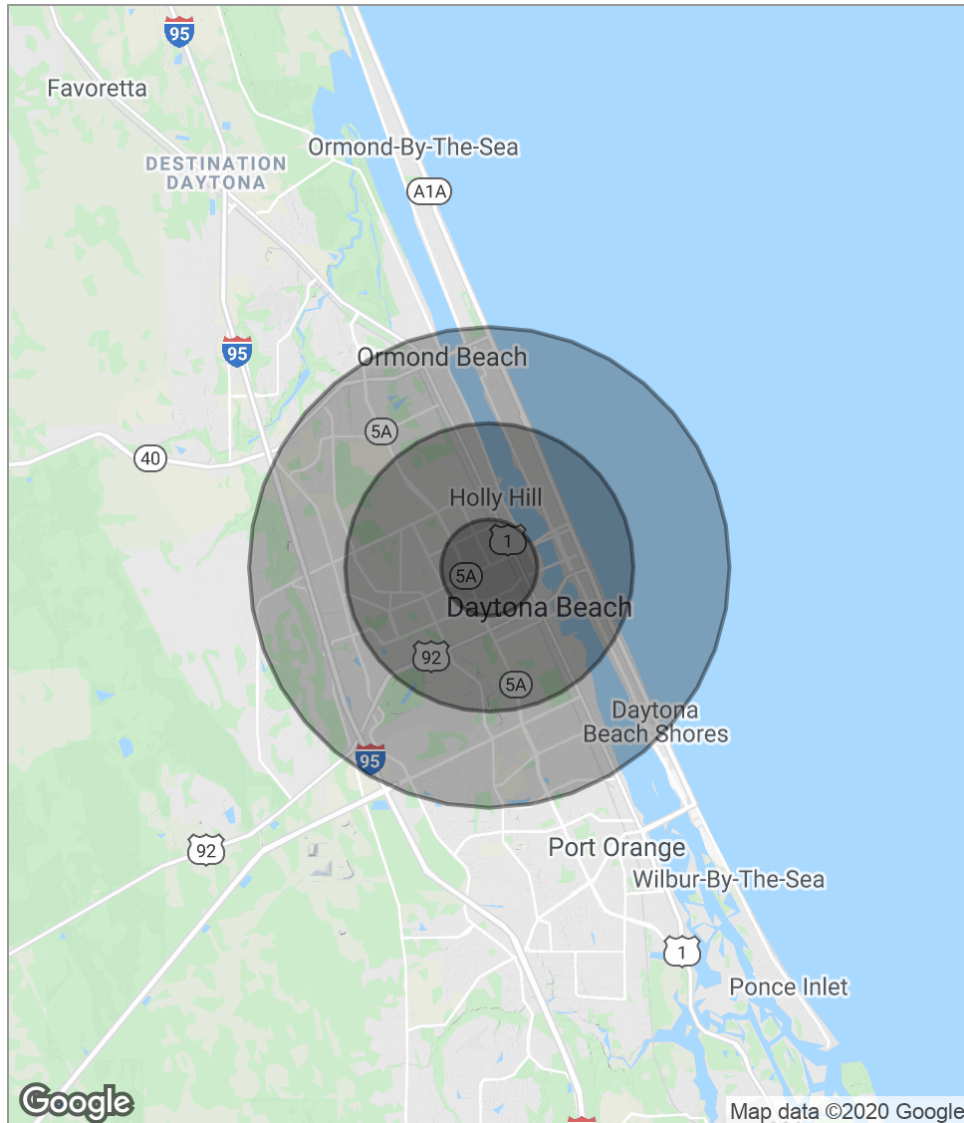
Plant Nursery	Medical or Dental-Clinic/Office/Lab	Adult Bookstore/Theater	Car Wash or Auto Detailing
Multifamily Dwelling	Medical Treatment Facility	Animal Grooming/Kennel	Gas Station
Newspaper or Magazine Publishing	Nursing Home Facility	Veterinary Hospital or Clinic	Parking Lot
Radio or Television Studio	Cemetery	Business Service Center	Sales of Heavy Vehicles/Trailers
Telecommunications Facility	Civic Center	Brewpub	Vehicle Repair & Servicing
Daycare Uses	Club or Lodge	Nightclub	Tire Sales & Mounting
Education Uses	Place of Worship	Restaurant with/without drive-through service	Bank or Financial Institution

\*Please see "Volusia County Zoning Uses" in documents tab for a full list of permitted and specialty uses

# Retailer Map



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,592	64,511	121,524
Median age	34.2	37.7	40.5
Median age [Male]	33.0	36.3	38.6
Median age [Female]	34.3	39.6	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,066	26,005	50,464
# of persons per HH	2.6	2.5	2.4
Average HH income	\$36,848	\$38,537	\$43,532
Average house value	\$154,638	\$165,051	\$173,693

*\* Demographic data derived from 2010 US Census*





## CARL W. LENTZ IV, MBA, CCIM

Managing Director

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### PROFESSIONAL BACKGROUND

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with 20 years of experience in the commercial real estate industry. He manages operations at the areas largest commercial real estate brokerage firm covering Volusia and Flagler Counties as well as the Greater Jacksonville market. He has a long history of success in assisting clients in the sale, lease or acquisition of commercial real estate across Central and North Florida. For the past 15 years, he has represented local, regional and national clients for their retail, office, industrial and investment needs.

Carl is actively involved in the local community and is a former Daytona Beach City Commissioner, former member of the Daytona Beach Economic Development Advisory Board, Past President of the SMA Healthcare Foundation, Crime Stoppers of Northeast Florida, Tiger Bay of Volusia County and and is an active member of the Civic League of Volusia County.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

SVN | Alliance is located in Ormond Beach, FL and provides sales, leasing, tenant representation and corporate real estate services in the Greater Daytona Beach Area. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

### EDUCATION

MBA- University of Central Florida- 2008

BA- Emory University- 1997

Phillips Exeter Academy- 1993