

STREET RETAIL & OFFICE SPACE FOR LEASE

224-226 Beach Street, Daytona Beach, FL 32114



AVAILABLE UNITS

2nd Floor Office

- Unit 204
- Unit Size: 731 sq ft
- Reception and Two Private Offices
- Parking: On Street Parking
- Large Public Parking Lot in Rear
- Rent: \$731 per Month Gross

Nestled in the Heart of Charming Downtown Daytona Beach

Beautifully Renovated Historic Building

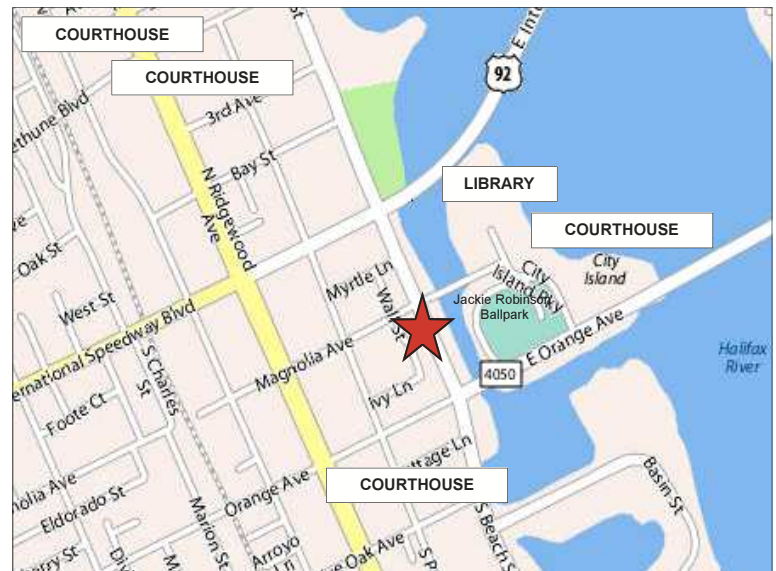
Large Public Parking Lot in Rear

Located between two Beachside Access Roads

Across from City Island; Jackie Robinson Stadium,
County Library, Saturday Farmer's Market

Active Redevelopment Area
Eligible for City Grant Program

Participate in the Many Downtown Events



**Commercial
Real Estate FL**

Presented by:

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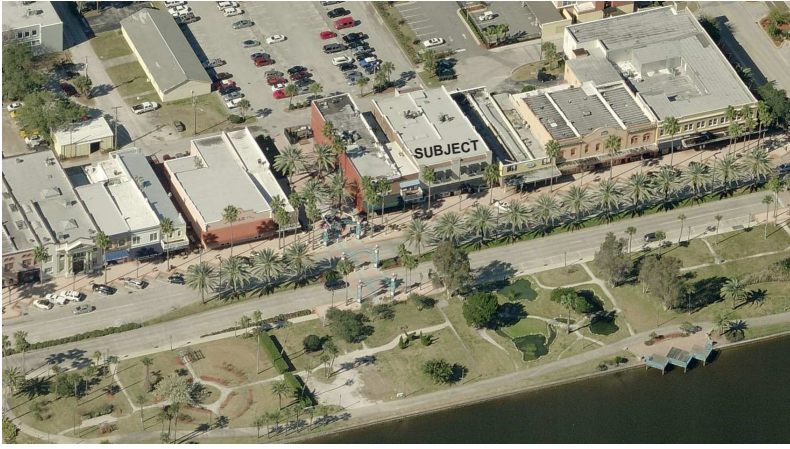
Ron920@gmail.com



**Prudential Commercial Real Estate FL
120 S. Palmetto Ave., Daytona Beach, FL 32114**

ROCK SOLID IN COMMERCIAL REAL ESTATE

All information believed accurate but not warranted.



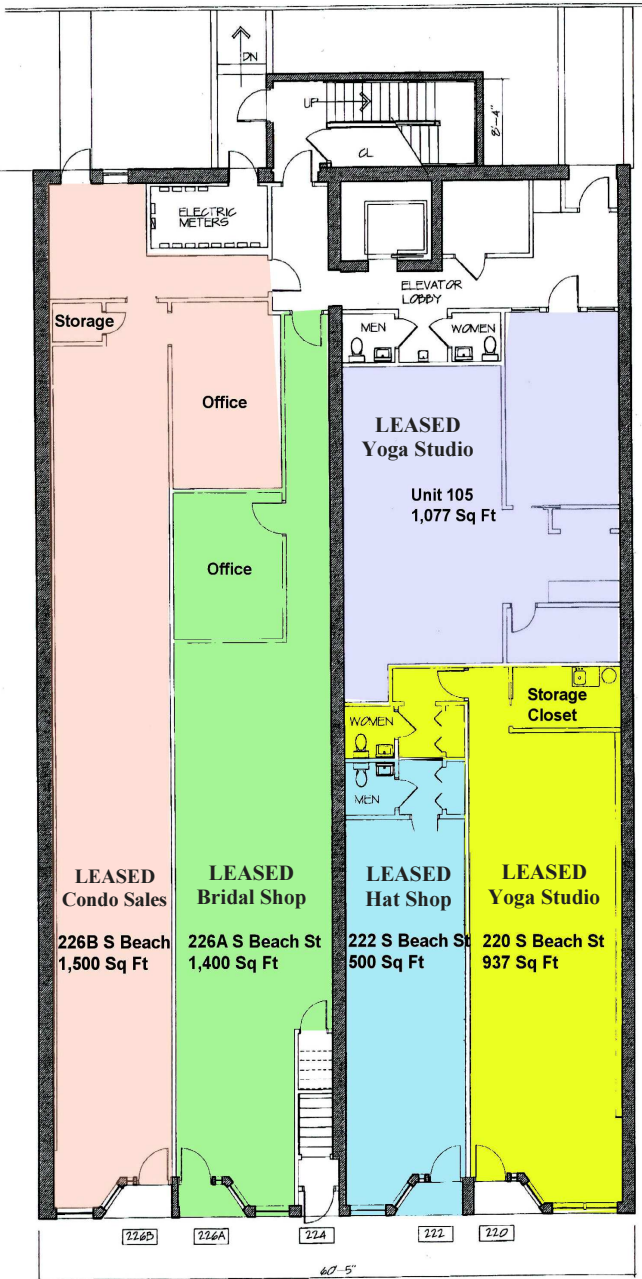
LOCATION: Located among popular restaurants, pubs, retail shops, yoga studio and 2nd floor offices.

Across from Riverfront Park, Jackie Robinson Stadium; home to the Daytona Beach Cubs minor league baseball club, the Daytona Beach Regional Library; events include weekly movies, exercise classes and group meetings, and City Island Farmer's Market open every Saturday.

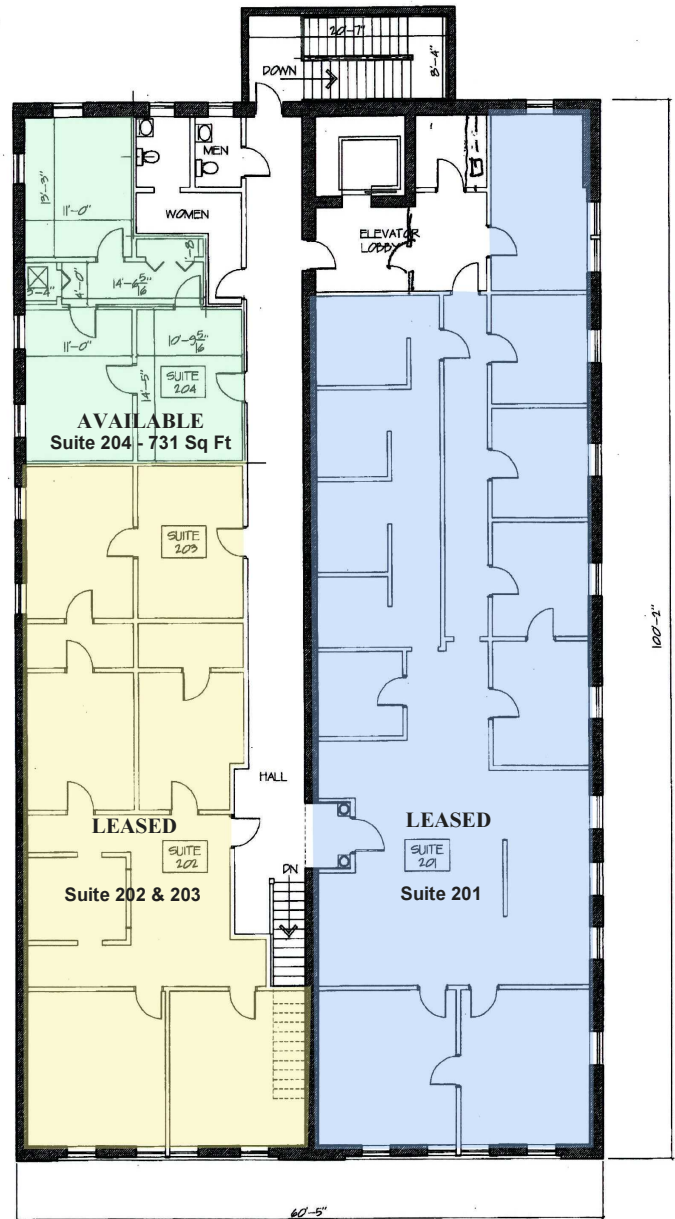
Near multiple Courthouses.

Easy access to the area's major routes.

1st Floor Street Retail



2nd Floor Office Suite

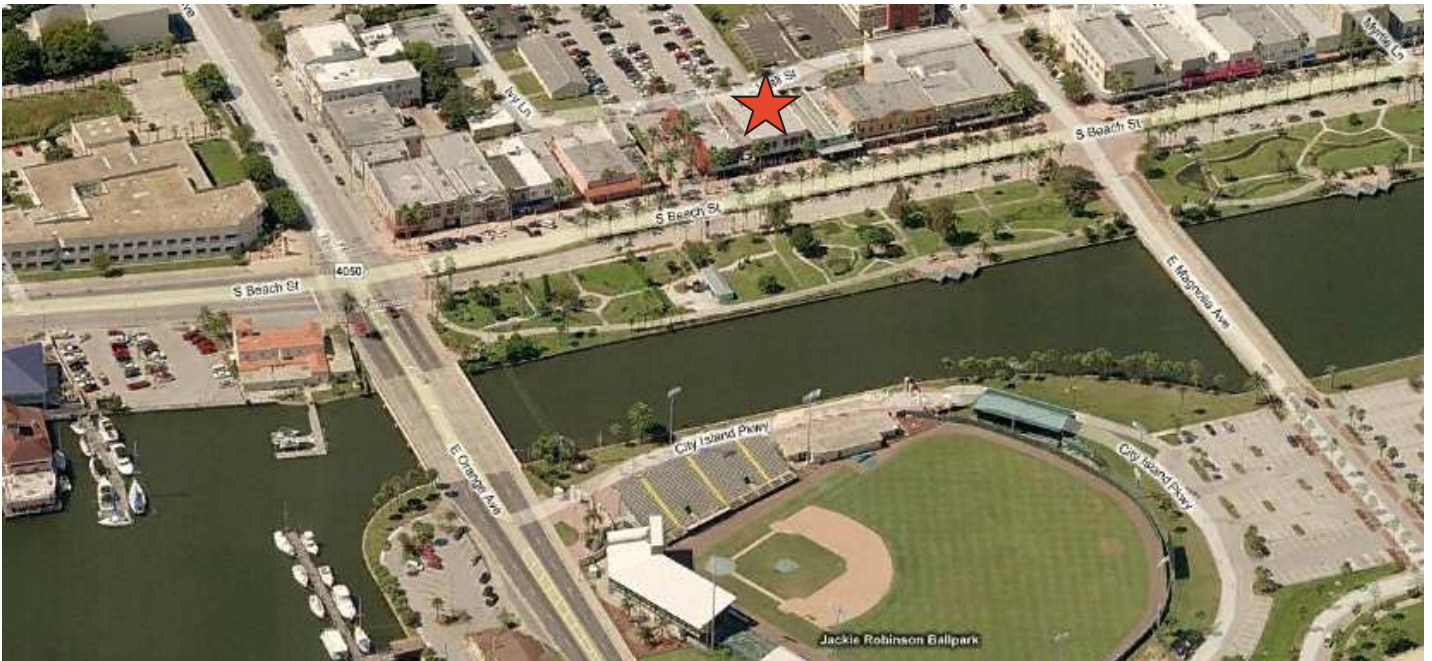


SOUTH BEACH STREET

Location Map



Aerial View

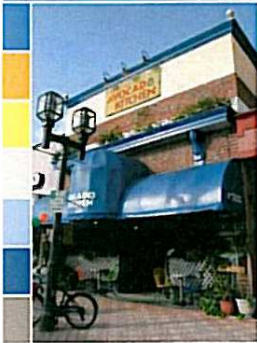


Unit 204 Pictures

PRUDENTIAL COMMERCIAL REAL ESTATE FL



Grants for New or Existing Small Businesses



Do Business in Daytona Beach

- ❖ **Business Façade**
- ❖ **Leasehold Improvement**
- ❖ **Lease Subsidy**

Daytona Beach CRA provides incentives in the form of matching grants to encourage the retention and relocation of businesses to targeted areas within the Redevelopment Areas. The goal of these programs is to increase the occupancy rates of commercial buildings within all of the redevelopment areas. The grants assist businesses with costs related to interior and exterior improvements and lease subsidies during the start-up of a new business.

Project Eligibility >>>

Any existing or new business within targeted areas of the Redevelopment Areas are eligible to apply for assistance. Generally, the following are targeted areas:

1. Main Street Redevelopment Area: Commercial Corridors
2. Downtown Redevelopment Area: Beach Street Shopping District – (Retail & Restaurants)
3. Downtown Redevelopment Area: Downtown Development Authority Area (Professional Offices)
4. Midtown: Major Commercial Corridors

In addition, the business should meet the criteria for targeted businesses within those areas as part of the strategy recommended by the applicable Redevelopment Advisory Board.

Project Funding >>>

Business Façade or Leasehold Improvement

- ❖ Existing businesses may receive awards of up to 50% of the total project cost with no single grant exceeding \$2,500.
- ❖ New, expanded or relocated targeted businesses may receive awards of up to 75% of the total project cost with no single grant exceeding \$6,000.

Lease Subsidy

- ❖ New, expanded or relocated targeted businesses may receive lease subsidies of up to six months rent with no single grant exceeding \$6,000.

Business Façade >>>

PURPOSE

The program is intended to assist businesses with costs related to signage, awnings and exterior improvements to buildings.

ELIGIBLE PROJECTS

In general, the intent of the grant is for visible improvements of the exterior façade for commercial buildings. The following exterior improvements are eligible:

- Installation or rehabilitation of doors or windows.
- Signage for new or existing businesses.
- Repainting that is consistent with approved color scheme.
- Installation or replacement of fabric awnings.

Leasehold Improvement >>>

PURPOSE

The program assists retail merchants, restaurants, and professional offices with costs related to improving interior spaces in leased buildings.

ELIGIBLE PROJECTS

In general, the intent of the grant is for funding improvements to visible spaces within businesses, such as public reception areas or customer service areas. The following interior improvements are eligible:

- Fixed improvements to interior spaces.
- Interior painting
- Flooring (tile, carpet or wood)
- Ceiling improvements (including drop – ceiling systems)
- Additional lighting
- Storefront lighting
- Installation of kitchen equipment for restaurants.

Lease Subsidy >>>

PURPOSE

The program assists retail merchants, restaurants, and professional offices with costs related to leasing buildings within the Downtown Redevelopment Area.

ELIGIBLE BUSINESS

Any new business locating, or existing business relocating, into targeted areas of the City of Daytona Beach Community Redevelopment Areas are eligible to apply for assistance. The program is only available in Downtown.

Rental subsidies may be approved for one-third of the business's monthly rent, up to a maximum of \$500/month subsidy. Eligible projects may receive awards of up to six months rent for a minimum two year lease with no single grant exceeding \$6,000. There is a two year limit between tenants. An individual business may receive the funding one time.



Area Convention & Visitors Bureau

www.DaytonaBeachCVB.org



DAYTONA BEACH AREA TOURISM 2010-2011

Number of Visitors

7 Million

Visitors stayed in area hotels, motels, rental condominiums, timeshare units and vacation homes or with friends and family.

Total Visitor Expenditures

\$3 Billion

Spent in restaurants, grocery stores, retail stores, lounges, gas stations, etc. The vast majority of this is spent on things other than accommodations

Lodging Industry Employment

2,500

Lodging Industry Payroll

\$46 Million

Tourism Industry Employment

37,000

Includes jobs in gift stores, 140 attractions, restaurants, food purveyors, etc.

Tourism Industry Payroll

\$430 Million



Ocean Center

The CVB's Meetings & Conventions Department partners with the Ocean Center and area hotels to identify those larger conventions with the potential to utilize the Ocean Center.

A recent expansion has drawn more attention to the Ocean Center, a stunning mixeduse convention and entertainment complex. The result is great potential for booking larger conventions and hosting more varied types of groups. Add to that a strong base of quality hotels and ongoing property renovations, and now, more than ever, the Daytona Beach area has what it takes to attract more business.

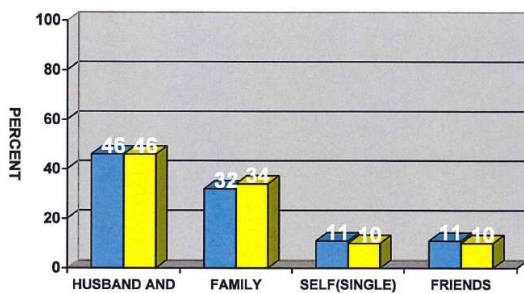
For 2010-2011, the effort's total advertising budget was \$210,000.

In 2010-2011, **42 definite future bookings** were confirmed, representing **39,400 room nights** and an **economic impact of \$22 million**.

DAYTONA BEACH VACATION WAS FOR:

■ AUGUST 2010

■ AUGUST 2011

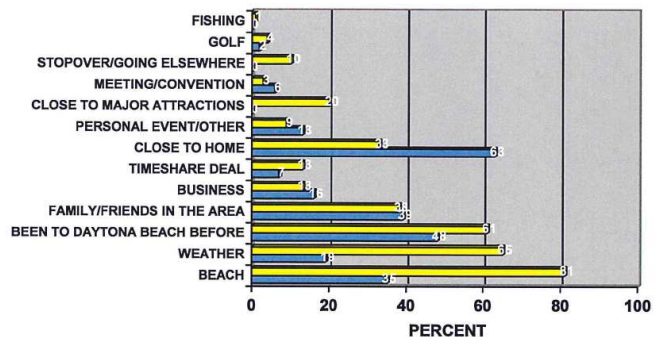


Includes total group of visitors from Florida and out of state.

REASONS TO CHOOSE DAYTONA BEACH WERE:

■ FLORIDA VISITORS

■ OUT OF STATE VISITORS



JACKIE ROBINSON STADIUM DOWNTOWN DAYTONA BEACH

Located on the Corner of
East Orange Avenue and South Beach Street



Jackie Robinson Stadium is a popular National Landmark attracting young and old, and everyone in between, to Downtown Daytona Beach.

General Stadium Information:

Seating: 4,200

71 Daytona Tortugas Home Games April – August

DAYTONA CUBS BALLGAME ATTENDANCE

| | |
|------------------------------------|----------------|
| 2014 PER GAME AVERAGE: | 2,470 |
| SEASON AVERAGE (Since 2008): | Over 150,000 |
| SEASON ATTENDANCE RECORD: | 2008 – 164,007 |
| YEARS IN THE FLORIDA STATE LEAGUE: | 22 |

Jackie Robinson Stadium also serve as home field to the Bethune-Cookman University Wildcats Baseball Team and hosts 6-10 High School Baseball games per year.

The stadium also is host to numerous special events including:

Annual Daytona Blues Festival

Making Strides Against Cancer Walk

Chili Cook-Off

Junior League's Kids in the Kitchen

Legends Game featuring Rollie Fingers to benefit The Greatest Save and more!



About Downtown Daytona Beach

Downtown Daytona Beach is the Historic Commercial and Residential core of the Greater Daytona Beach Area. Home to a wide range of local restaurants, shops, public facilities, professional offices,



services, entertainment centers and residential opportunities. Downtown Daytona Beach sits as a unique, walkable district where folks can live, work, shop and play.

Downtown is intersected by three main beachside access thoroughways, International Speedway Blvd., Orange Avenue and Main Street.

This Active Redevelopment Area has seen both restorations and total reconstructions.



The Daytona Beach Partnership Association, a Non-Profit 501(c)3 Main Street Organization,

has the mission to promote and enhance the continued economic development of downtown Daytona Beach while protecting its historic heritage.



Historic Beach Street

Downtown's main promenade, Beach Street, boasts a mile-long riverfront park lined with over 50 shops and eateries.



Brimming with Old World charm, Beach Street features a brick walkway paving the way for the beautiful Historic Buildings that line this riverfront street. The large public parking lot in the rear has decorative walkways to the shops and offices.

Beach Street has museums, exhibits, numerous downtown events such as art and music festivals, wine tasting, parades, water activities, nightclubs, cafes and Florida's oldest Saturday Farmer's Market.



Every season fans fill up the stands to see Daytona's professional baseball team, The Daytona Cubs, play in the historic Jackie Robinson Stadium on the waterfront.



City Island, across from the lively Beach Street Shops, is home to Jackie Robinson Stadium, County Library and two County Courthouses. Weekly Farmer's Market every Saturday.

Arriving in late 2005 is the \$29 million state-of-the-art theater complex, The News-Journal Center. Mile long Riverside Park on the Halifax River.



Experience the only neighborhood in Daytona Beach where you can see a Broadway play, stop by the Halifax Historical Museum, enjoy the London Symphony Orchestra, catch a baseball game, photograph the manatees, launch your boat from the Halifax Harbor Marina or the Sunset Harbor Yacht Club, shop and dine out with friends all within walking distance.

Downtown Businesses & Attractions



Retail & Restaurants

| | |
|---------------------|-----|
| Jewelry Stores | (5) |
| Home Décor | |
| Interior Decorating | (2) |
| Galleries | (4) |
| Antiques | (4) |
| Apparel | (2) |
| Pawn & Thrift | (3) |
| Magic Shop | (1) |
| Gift & Flower Shops | |
| Print Shops | (2) |
| Book & Music | (3) |
| Hair/Tanning Salons | (6) |
| Drug Stores | (2) |
| Restaurants | |
| Café/Deli | (9) |
| Seafood | (1) |
| Diner | (1) |
| Pizzeria | (1) |
| Sports | (3) |
| Asian Cuisine | (3) |
| Fine Dining | (2) |
| Fast Food | (3) |

Local Destinations/Entertainment Venues

| |
|-------------------------------------|
| Chocolate Factory |
| The Halifax Historic Museum |
| City Island Library |
| The Coliseum Concert & Dance Hall |
| News-Journal Performing Arts Center |
| Halifax Harbor Marina |
| The Daytona Beach Rowing Club |
| Halifax River Yacht Club |
| County and State Courthouses |
| South Beach Dance Academy |
| Quanita's Social Dancing |
| Renew Yoga Studio |

Professional Offices Include

| |
|----------------------|
| Law |
| Dentist |
| Engineering |
| Bank |
| Accounting |
| Software |
| Real Estate/Mortgage |
| Government Offices |

Buddy Budiansky CCIM



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Buddy Budiansky is the Vice President of the Commercial Services Division of Prudential Commercial Real Estate FL. He joined Prudential in 1992 and has been a commercial Realtor since 1989 and a Broker/Associate since 1993. Buddy specializes in office properties and general commercial sales, leasing, and development in the Greater Daytona Beach Area.

Buddy is a CCIM designee (Certified Commercial Investment Management, awarded by the National Association of Realtors). This designation is currently held by only 10,000 of the 150,000 commercial Realtors in the world.

In 2008 Buddy received the Transnational Referral Certification from the International Consortium of Real Estate Associations networking him with certified international property specialists worldwide.

Buddy also served as President of the Kiwanis of Daytona Beach and is a member of the Downtown Beach Street Partnership.

Awards and Memberships

Awards and Achievements

REALTOR of the Year Awards
Prudential Leading Edge Society Awards
Prudential President's Circle Awards
Prudential Chairman's Circle Diamond Awards
Prudential Chairman's Circle Gold Awards
Ranked 4th in the Country Prudential Sales Team
Top 1% in Sales in the Country Prudential

Transactions Negotiated

State of Florida Department of Revenue
Century Clinical Research, Inc.
Small Business Administration
Eaton Hydraulic Supply
Florida Health Care
Suntrust Bank
Apria Health Care
Check Point

Ron Frederick, P.A.



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Ron Frederick, Senior Commercial Real Estate Specialist, has been with Prudential Commercial Real Estate FL since 1999. Active in real estate development for over 25 years, Ron has a vast knowledge of commercial real estate from the ground up.

Ron's background takes him far beyond real estate sales, to the hands on experience of planning, engineering, architecture, construction, and beyond.

Although specializing in warehouse and flex space, Ron has worked on all types of commercial projects with some of the largest national tenants in the area.

Before entering the commercial real estate field, Ron owned and operated a large manufacturing and distribution facility, employing as many as 70 people.

Professional Organization Memberships

Daytona Beach Area Association of Realtors
Florida Association of Realtors
National Association of Realtors
Central Florida Commercial Realtors
Volusia Economic Development
Daytona Beach Chamber of Commerce
Holly Hill Chamber of Commerce

Carrier International Air Conditioning (United Technologies)
Tru Green Chemlawn (A Division of Servicemaster)
Florida Department of Child Services Enforcement
Trane (A Division of Ingersoll Rand)
Internal Revenue Service
Rand McNally, Inc.
Blockbuster, Inc.
Rentway