



FOR SALE | 100% OCCUPIED MIXED USE-FREE STANDING BUILDING

## **LANDMARK BUSINESS PARK - BUILDING 3**

955 Foster Way, South Daytona, FL 32119



**HARKINS**  
COMMERCIAL  
REAL ESTATE

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PRESENTED BY

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# EXECUTIVE SUMMARY

**Harkins Commercial, Inc** is pleased to present, for sale, this prime investment opportunity located in South Daytona, FL.

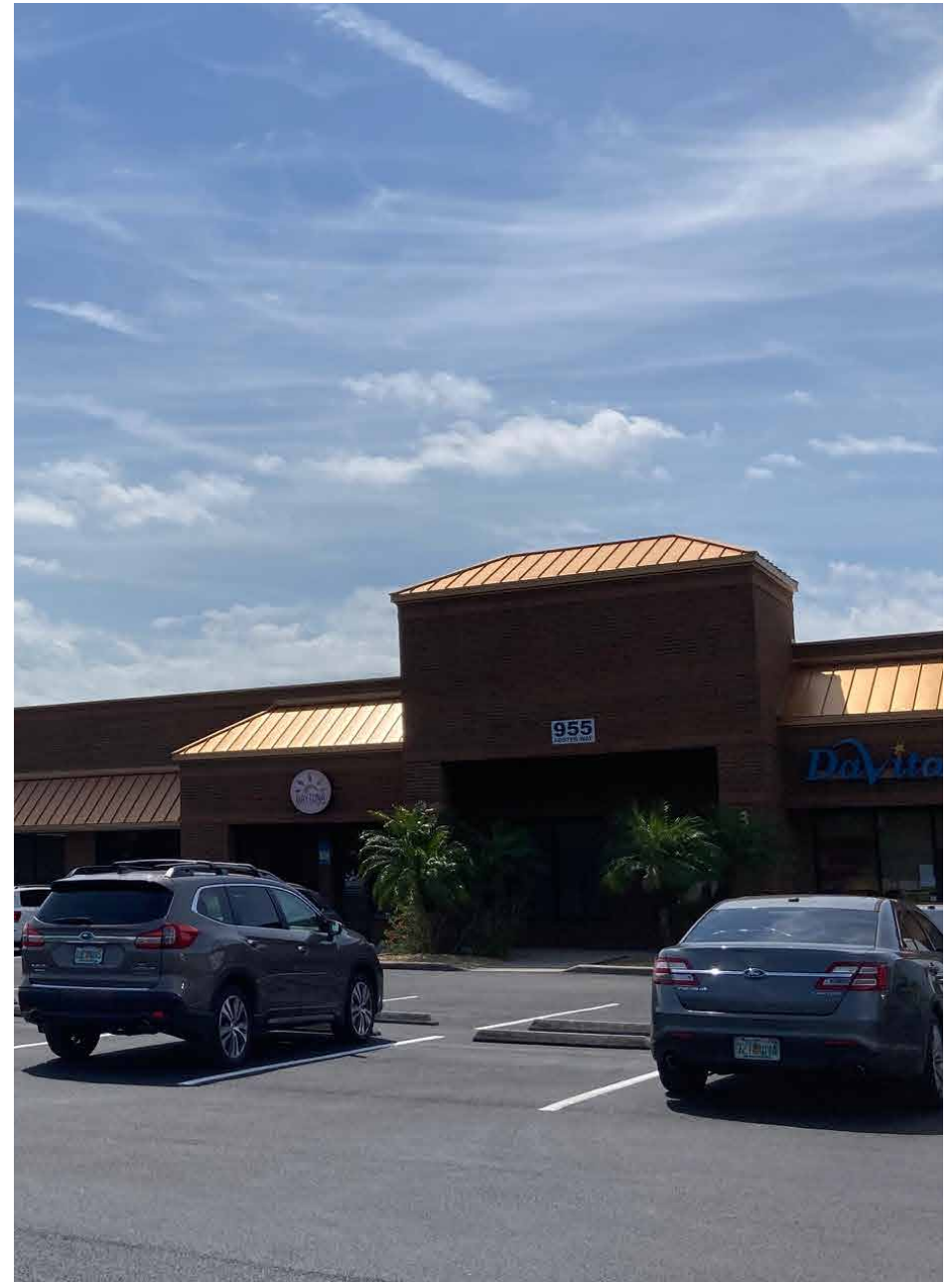
Landmark Business Park is a mixed-use business park consisting of 4 free-standing buildings, totaling over 60,000 SF on 10+ acres. This portfolio enjoys direct road frontage on S. Nova Rd., with over 30,000 TPD's, and direct access going north and south off Nova Road.

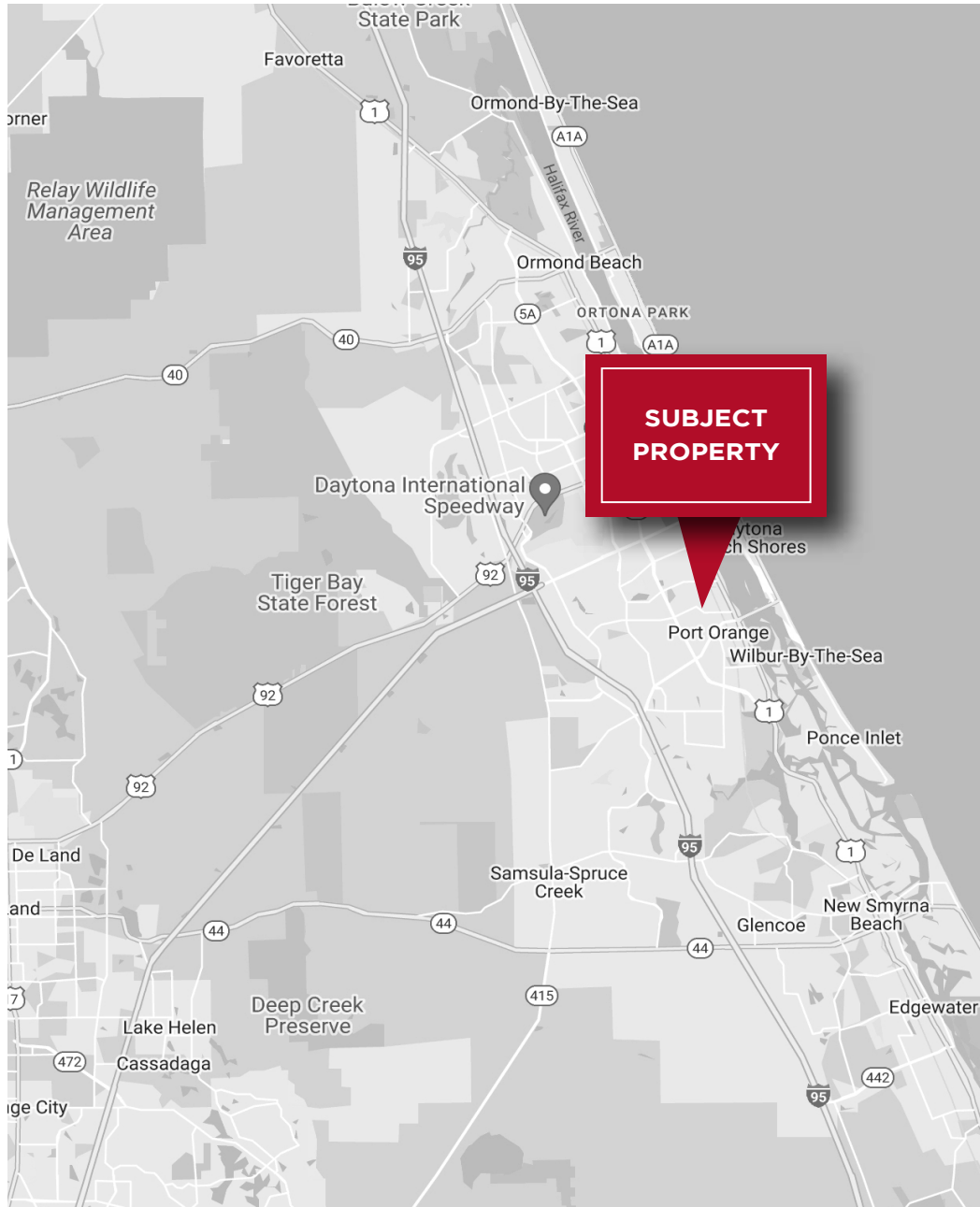
Located at 955 Foster Way (BLDG 3) and within Landmark Business Park, this 25,000 SF, mixed-use building that is 100% occupied with 6 tenants. The tenant mix is outstanding with local, national, and global tenants within the facility. The current ownership has taken great pride in improving this property over the last 5 years, and the tenant mix has proven that this work has not gone unnoticed. Most recently, parking lot and landscape projects have been completed.

Located within minutes of the new intersection of I-4 and Interstate 95 and all the developments of the area that include thousands of new multi-family units, single family homes, and retail/commercial projects. Huge upside with rental increases to market.

## INVESTMENT SNAPSHOT

<b>Price:</b>	<b>\$3,400,000</b>
<b>Price Per SF:</b>	\$136.00/SF
<b>CAP Rate:</b>	6.0%
<b>Year Built:</b>	2008
<b>Zoning:</b>	City of South Daytona
<b>Building SF:</b>	25,000 SF
<b>Building Class:</b>	B





## DAYTONA | FLORIDA

### ***World's Most Famous Beach***

Set against balmy breezes and anchored by miles of clean, hard-packed white sand, Daytona Beach was dubbed "The World's Most Famous Beach" in the early 1900s. Located on the east coast of Central Florida, Daytona Beach is internationally known for its racing roots, hosting some of the largest motorsports events in the world including the Daytona 500, also known as the "Great American Race."

### ***Community***

Tourists and residents alike treasure our cheery brand of southern hospitality. The nearly 500,000 residents in the Daytona Beach metro area and 10 million visitors enjoy moderate weather, quality educational choices, exceptional recreational activities, an active arts community and, of course, one of the most beautiful, family-friendly beaches in Florida.

### ***Weather***

The climate in Daytona Beach is also ideal. The area enjoys mild, year-round temperatures which range from an average of 59.3F (20.6C) in the winter to an average temperature of 78.5F (30.4C) in the summer.

So whether it's watching a fast-paced sporting event, a relaxing stroll on the beach, or anywhere in between, Daytona Beach can accommodate many different speeds and lifestyles.

# EXECUTIVE SUMMARY

## INVESTMENT HIGHLIGHTS

- 100% Leased Multi-Tenant Free Standing Building
- Professionally-managed
- Excellent location, minutes from the beach and several area amenities such as Daytona International Speedway, Embry - Riddell Aeronautical University, Publix and other national retailers

## INVESTMENT DETAILS

<b>Asking Price:</b>	<b>\$3,400,000</b>
<b>CAP Rate:</b>	6.0%
<b>CAM:</b>	\$1.86/SF
<b>Insurance:</b>	\$.80/SF**
<b>Real Estate Tax:</b>	\$2.73/SF ** <i>**Subject to change</i>

## TENANT SNAPSHOT



**Davita Dialysis:** Ste. 308 - Occupies 7,600 SF



**Dean Stewart Photography:** Ste. 322 - Occupies 2,500 SF



**Daytona Christian Center:** Ste. 308 - Occupies 5,000 SF

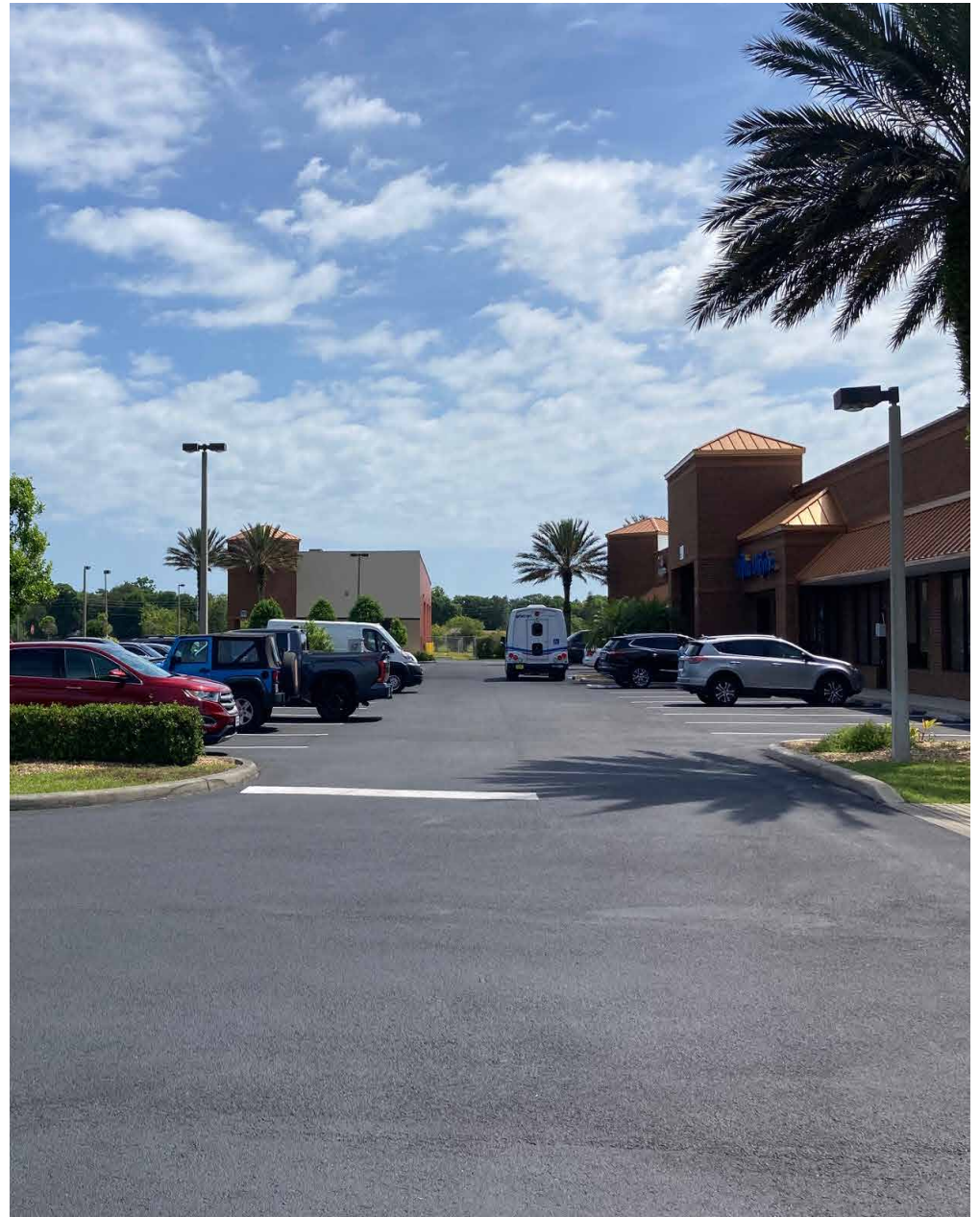


**Lincare Inc:** Ste. 301 - Occupies 4,875 SF

**Owner Leaseback:** Ste. 310 - Occupies 2,500 SF



**Dex Imaging:** Ste. 312 - Occupies 2,500 SF



# PROPERTY PHOTOS

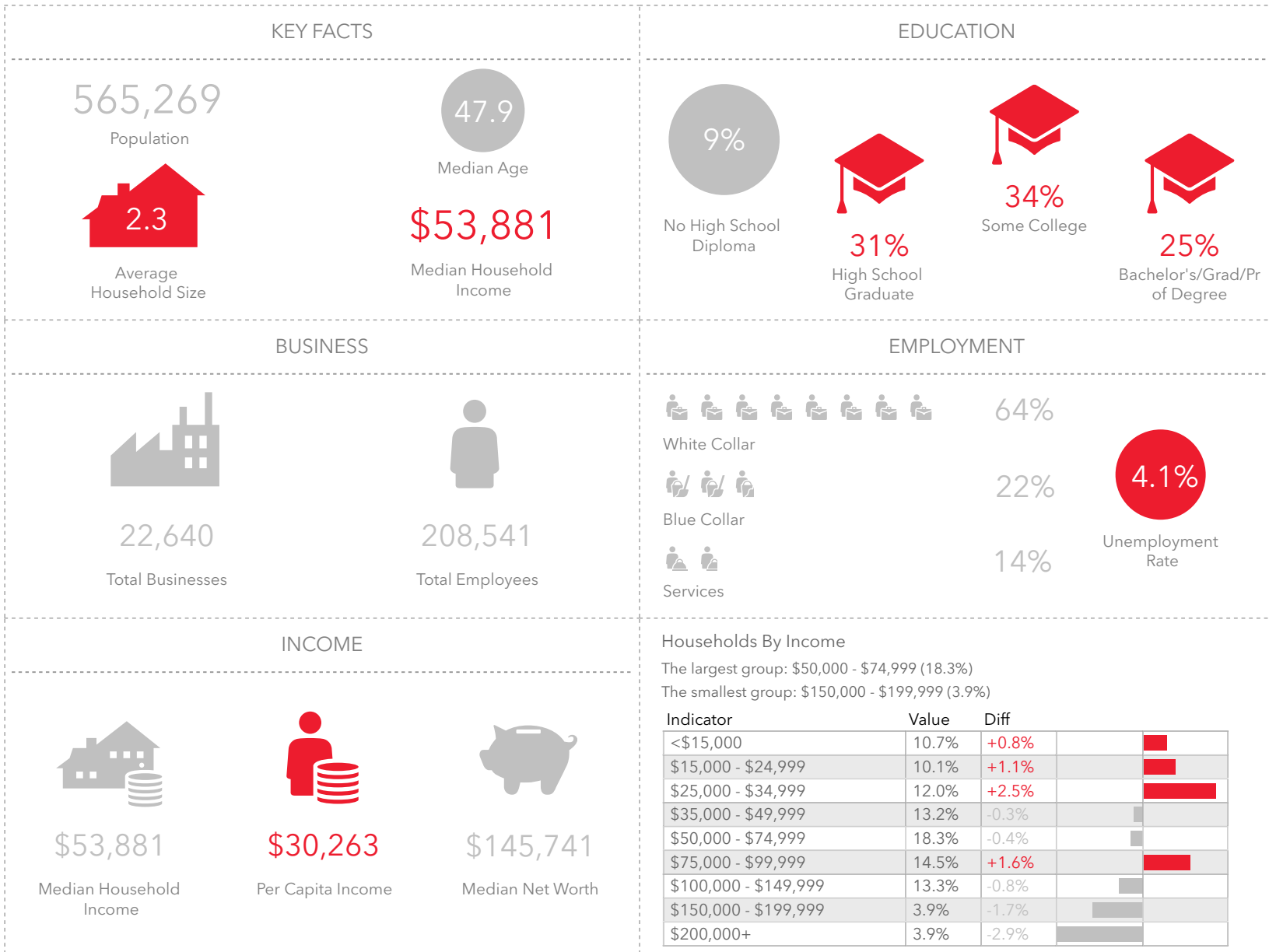


# AMENITY MAP





# VOLUSIA COUNTY DEMOGRAPHICS



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