

Owner/User Industrial

530 N Beach St, Daytona Beach, FL 32114

For Sale or For Lease
Offering Memorandum



MATTHEWS™

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Property Overview

530 N Beach St
Daytona Beach, FL 32114



Investment Highlights

Property Highlights

- **Prime Infill Location:** Located just off Beach Street in Daytona Beach, this ±45,000 SF building on ±1.49 acres offers excellent access to I-95, U.S. 1, and the city's core industrial corridor. Its central infill position and limited surrounding supply make it a rare opportunity in one of Florida's fastest-growing coastal markets.
- **Recently Renovated:** The property features a new roof (installed with a 10-year warranty). The offices, restrooms, lighting, and electrical systems have all been upgraded, and the exterior has been freshly painted, enhancing both functionality and curb appeal.
- **Flexible Functionality:** The building can be divided into multiple units, with a minimum divisible area of approximately 20,000 SF. It includes four grade-level doors with capacity to add more, offering versatility for a wide range of users.
- **Prime Florida Investment:** Located in Florida, where there's no state income tax and real estate demand continues to climb. Investors are drawn to the state's booming economy, population growth, and limited industrial supply, making this a smart long-term hold.
- **Excellent Accessibility:** Situated minutes from I-95, U.S. 1, and Daytona Beach International Airport, the property provides efficient regional connectivity for logistics, service, and distribution users. Its strategic location offers convenient access to Central Florida's major markets and ports, further enhancing its long-term value.





Daytona Beach

Hilton



Daytona Boardwalk Amusements Park

Harbour View Condominiums ±83 Units



Tommy's Recovery & Towing LLC



Walt's Transmission & Auto



Daytona Beach Mobile Mechanics

Alvin's Auto Repair



N Beach St



Subject Property



Central Manor Apartments ±154 Units



Daytona Beach International Airport ±4.7 Miles Away

95 ±62,500 VPD
1 ±30,500 VPD

530 N Beach St
Daytona Beach, FL 32114

±45,000 SF
Approximate SF

\$2,980,000
Sale Price

\$66.22
Price/SF

M-1
Zoning

Heavy 3-Phase
Power



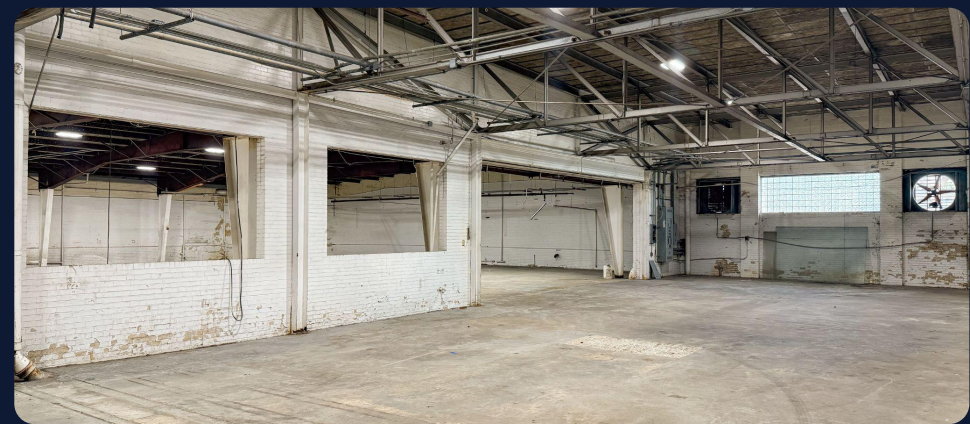
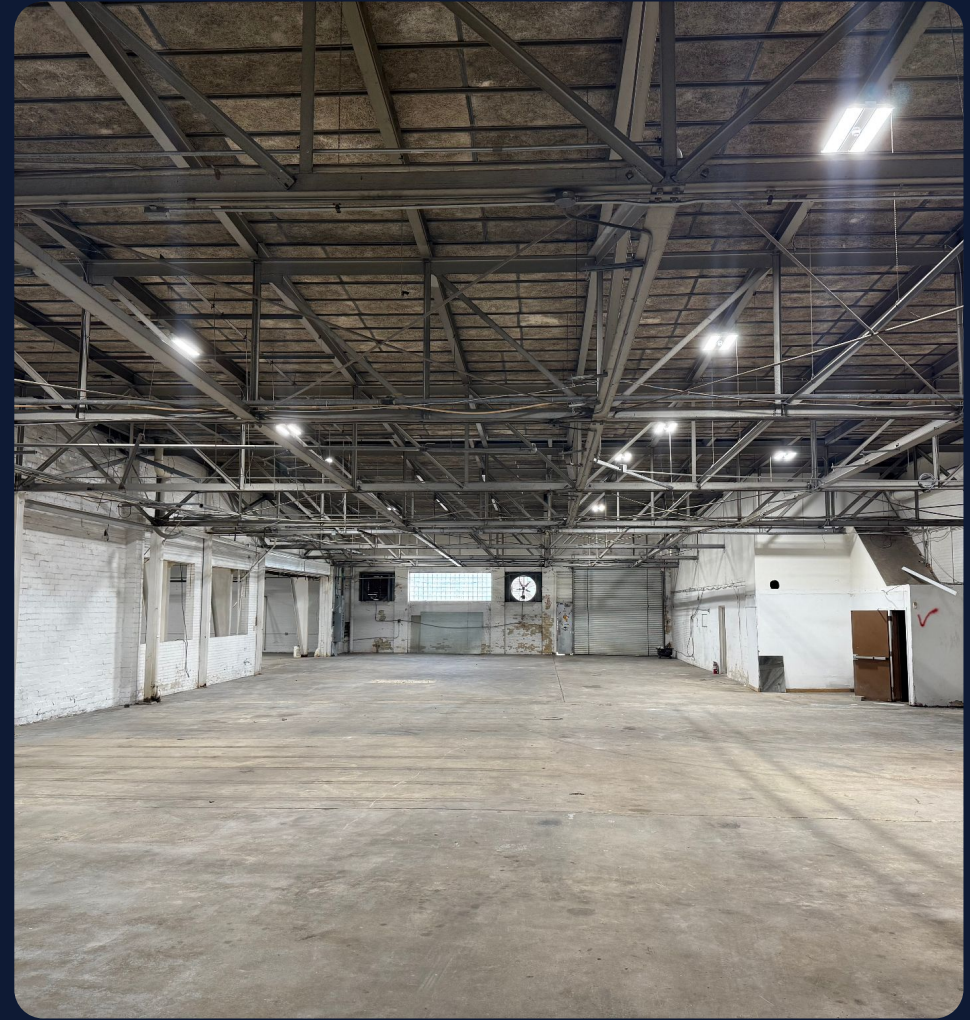
Property Photos



Interior Photos



Interior Photos



Financial Overview

530 N Beach St
Daytona Beach, FL 32114



Financial Summary

\$2,980,000

List Price

\$66.22

Price Per SF

±45,000

Approximate SF

±1.49 AC

Lot Size

Property Summary

Approximate SF	±45,000 SF
Acreage	±1.49 AC
APN (Parcel #)	5338-30-00-0010
Lot Size	±64,904 SF
Coverage Ratio	69.33%
Office Size	±4,000 SF
Year Built/Effective	1956/1974
Zoning	M-1
Electrical	Heavy 3 Phase Power
Clear Heights	18'-23'
Construction	Masonry



Financial Summary

For Sale

Approximate SF	±45,000 SF
Acreage	±1.49 AC
Price	\$2,980,000
Price/SF	\$66.22
Price/SF of Land	\$45.91

For Lease

Lease Type	NNN
Base Rent/SF	\$9.95
CAM/OPEX	±\$2.50



Market Overview

530 N Beach St
Daytona Beach, FL 32114



Daytona Beach, FL

Market Demographics



86,015
Total Population

\$50,130
Median HH Income

33,105
of Households

46.4%
Homeownership Rate

32,345
Employed Population

25.7%
% Bachelor's Degree

39.8
Median Age

\$244,300
Median Property Value

Local Market Overview

The subject industrial property at 530 N Beach St in the city of Daytona Beach, Florida, is situated in a coastal-metropolitan context that blends tourism, manufacturing, and logistics. With recent population growth outpacing previous decades and median household income rising steadily, the region offers a favorable backdrop for industrial investment. Residents benefit from Florida's lack of a state personal income tax and access to a growing workforce complemented by several local colleges and universities.

The surrounding region is anchored by transport infrastructure—including two major interstate highways and proximity to both seaport and airport facilities—which enhances the location's suitability for distribution, manufacturing, or light industrial uses. The lifestyle appeal of the area—coastal access, moderate cost of living, and workforce availability—supports tenancy attraction and retention. While competition exists in logistics and warehouse sectors statewide, the local area remains less saturated than many major inland logistics corridors, offering potential upside for value-oriented industrial users or investors.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	11,362	67,837	133,735
Current Year Estimate	11,389	67,107	129,446
2020 Census	9,829	62,189	116,912
Growth Current Year-Five-Year	-0.24%	1.09%	3.31%
Growth 2020-Current Year	15.87%	7.91%	10.72%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,630	29,077	60,498
Current Year Estimate	4,675	28,843	58,519
2020 Census	3,985	26,686	52,738
Growth Current Year-Five-Year	-0.96%	0.81%	3.38%
Growth 2020-Current Year	17.32%	8.08%	10.96%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$61,427	\$69,149	\$71,058

Economic Drivers



The economy of Daytona Beach is undergoing a dynamic transformation that directly enhances its appeal for industrial real estate users and investors. Traditionally driven by tourism, the region is now diversifying into logistics, advanced manufacturing, and healthcare—anchored by significant infrastructure and workforce assets. Located at the strategic junction of Interstate 95 and Interstate 4, Daytona Beach offers direct north-south and east-west connectivity, placing it within one hour of the Orlando metro and providing access to major consumer and freight corridors throughout Florida and the Southeast. The city is also home to Daytona Beach International Airport, a designated foreign-trade zone that elevates its logistics and import-export capacity, especially for distribution and aerospace-related operations.

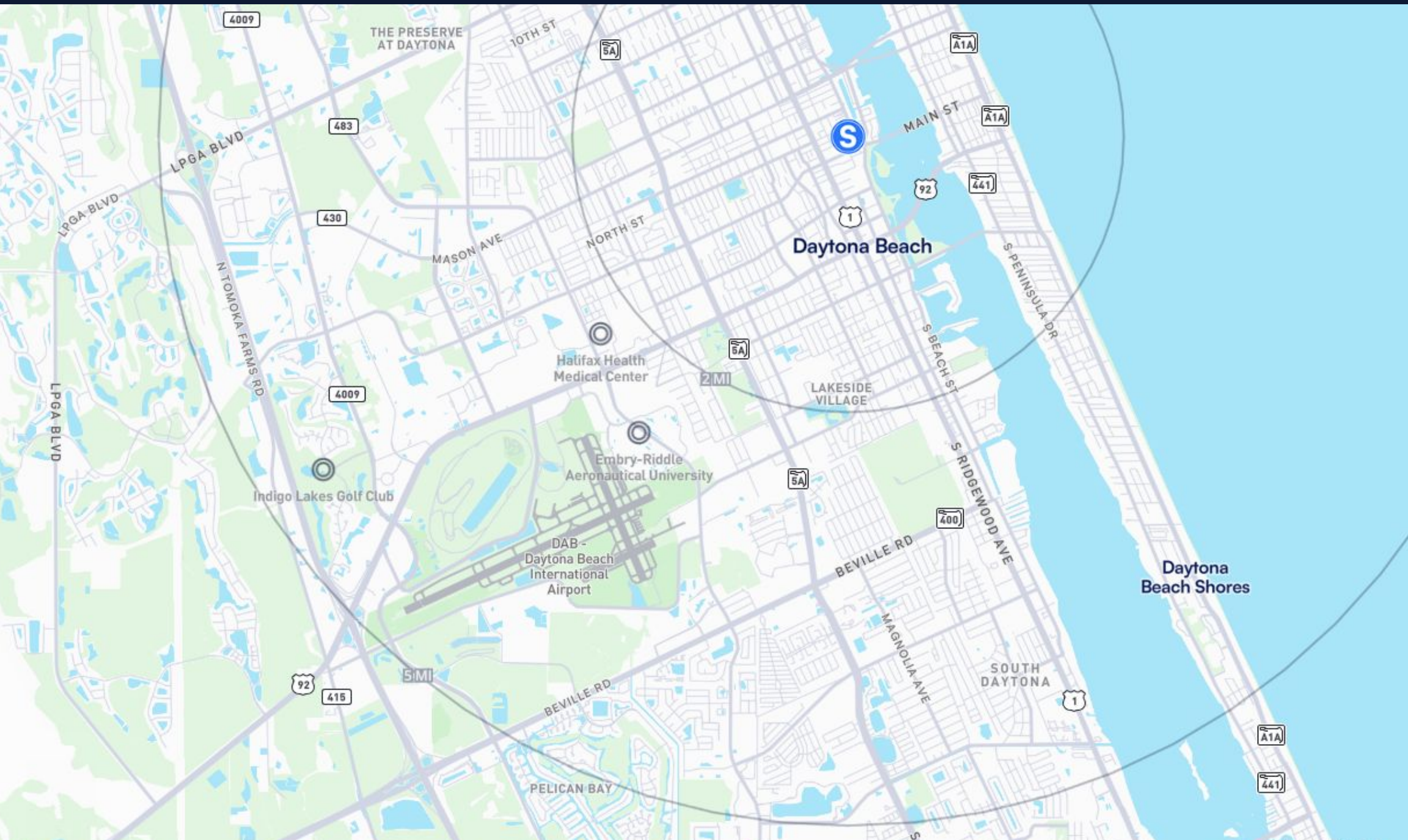
Rail lines operated by CSX and other freight carriers run through Volusia County, giving the region intermodal capabilities that further support industrial expansion. Major employers in the immediate area include Amazon Logistics, Halifax Health, AdventHealth, Embry-Riddle Aeronautical University, and Publix Super Markets—all of which drive steady demand for warehousing, fulfillment, and supply chain support services.

The presence of Embry-Riddle also contributes to a high-skill talent pipeline, particularly in aerospace and engineering, making the region attractive for advanced manufacturing operations.

Industrial development is actively being encouraged by the city through rezoning and entitlement initiatives. The 276-acre Florida Logistics Center, recently approved for up to 2.8 million square feet of distribution and warehouse space, underscores institutional confidence in the market's growth. Additionally, the region's competitive utility rates, labor availability, and lower real estate costs (compared to Orlando, Tampa, or Miami) provide meaningful advantages for cost-sensitive occupiers and value-driven investors.

In summary, Daytona Beach is transitioning into a stronghold for logistics and light industrial activity. Its connectivity, major employer base, planned industrial expansions, and business-friendly environment combine to create a compelling case for continued industrial real estate demand and long-term investment potential.

Regional Map



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 530 N Beach St, Daytona Beach, FL, 32114 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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