PRIME RETAIL/OFFICE BUILDING FOR SALE

AVAILABLE **12,675 SQ. FT.**
PREMIUM COMMERCIAL BUILDING

LIST PRICE **$990,000**

The Shops at MARINA GRANDE ON THE HALIFAX

235 Riverside Drive, Holly Hill
MGontheHalifax.com/retail

Exclusive Agent

RE/MAX® Signature

Greg Antonich, REALTOR®
Cell 386.679.0443
Office 386.673.7001
ga@daytonacommercial.com

YOUR BUSINESS HAS A
ONCE IN A LIFETIME OPPORTUNITY AT

THE SHOPS AT MARINA GRANDE

Currently anchored by RE/MAX Signature corporate sales office, this prime storefront space is ready for build-out. This prominent retail/office space location is right in front of the luxurious Marina Grande on the Halifax waterfront condominiums – 486 units, home to approximately 1,500 residents – and just minutes from some of Daytona's top attractions, tourist destinations and business centers. The Shops at Marina Grande are ideally placed, less than one mile from Daytona's Beachfront Tourist District, Jackie Robinson Stadium, and the newly under construction ten story headquarters of Brown and Brown Insurance.

- Ideal Location Close to Daytona Beach Business & Tourist District
- Flexible Spaces Available (523 sq. ft. - 11,000 sq. ft.)
- Located on site with 486 Luxury Condos / 1,500 residents

The Shops
at
MARINA GRANDE
ON THE HALIFAX

FINANCIAL ADVANTAGES OF A

QUALIFIED OPPORTUNITY ZONE

Investing in space at The Shops at Marina Grande allows you to take advantage of the federal tax benefits offered by a Qualified Opportunity Zone. QOZs were created to spur economic investment in low income census tracts that were nominated by states and certified by the Secretary of the U.S. Treasury. The area in which The Shops at Marina Grande is located is one of Florida's most desirable QOZs, containing superior fundamentals and demographics compared to other zones.

- ***"Original Use" Provision:*** Proposed regulations provide that "original use" of the tangible property acquired by purchase commences when that property is first placed in service for purposes of depreciation and amortization.
- ***Deferral of Current Capital Gain:*** Any plans rolled over into a Qualified Opportunity Fund (QOF) are deferred until December 31, 2026 or the date on which the investment is sold, whichever occurs first.
- ***Reduction of Current Capital Gains:*** The basis of the QOF interest starts at zero and steps up by 10% if the investment is held for 5 years, and by an additional 5% if held for 7 years.
- ***No Tax on Future Capital Gains:*** As long as an investment in a QOF is held for at elast 10 years, there is no federal capital gains tax on profits from the sale of the QOF interest.

The Shops at MARINA GRANDE ON THE HALIFAX

AREA MAP

ATLANTIC
OCEAN
MEXICO
FLORIDA
TALLAHASSEE
Quincy
Monticello
Madison
Jasper
Blountstown
Bristol
Panama City
Crawfordville
Perry
Mayo
Live Oak
Lake City
Lake Butler
Macclenny
Jacksonville
Jacksonville Beach
Fernandina Beach
Green Cove Springs
Starke
St. Augustine
Apalachee Bay
Port St. Joe
Apalachicola
Apalachicola River
Cross City
Suwannee River
Trenton
Alachua
Gainesville
Bronson
Palatka
Bunnell
Ormond Beach
Daytona Beach
Ocala
Lake George
De Land
New Smyrna Beach
Saint Johns River
Deltona
Homosassa Springs
Inverness
Eustis
Tavares
Sanford
Bushnell
Brooksville
L.Apopka
Orlando
Titusville
Cape Canaveral
Merritt Island
Kissimmee
Bayonet Point
New Port Richey
Tarpon Springs
Dunedin
Clearwater
Largo
Tampa
Brandon
Lakeland
Bartow
Lake Kissimmee
Melbourne
Palm Bay
Saint Petersburg
Tampa B.
Sebastian
Vero Beach
Wauchula
Sebring
Istokpoga Lake
Bradenton
Sarasota
Fort Pierce
Port St. Lucie
Arcadia
Okeechobee
Stuart
Port Charlotte
Punta Gorda
Lake Okeechobee
Jupiter
Englewood
Moore Haven
La Belle
West Palm Beach
Lake Worth
Fort Myers
Cape Coral
Lehigh Acres
Belle Glade
Wellington
Boynton Beach
Delray Beach
Boca Raton
Immokalee
Bonita Springs
Coral Springs
Naples
Golden Gate
Fort Lauderdale
Pembroke Pines
Hollywood
Hialeah
Miami
Miami Beach
Kendall
Key Largo
Florida Bay
Islamorada
Marathon
Key West
Florida Keys
Straits of Florida
4 HOURS
90 MINS
60 MINS
90 MINS
60 MINS
75 MINS
2.5 HOURS
4.5 HOURS

Interstate Highway
U.S. Highway
State Highway
Interstate Highway
4 Lane or Major Thoroughfare
2 Lane Thoroughfare
Other Roads
Scenic Drive
Off-Beach Parking
Golf Course
Point of Interest
Tennis Courts
Post Office
Airport
Handicap Access
Lifeguard/Medical
Beach Restroom
Information
No Beach Driving
Bridge & Beach Directional Driving
Copyright 2019 | SEE Coastal Media, LLC
Downtown Daytona Beach
Fairview Ave
Main St Bridge
Mullally St
Josie Rodgers House
Manatee Island
Mary McLeod Blvd
E Int'l Speedway Blvd
3rd Ave
Bay St
Riverfront Park
Halifax River
News-Journal Center
Library
Magnolia Ave
Halifax Historical Museum
Jackie Robinson Ball Park
Silver Beach Bridge
Bridge Closed
Orange Ave
Glenview Blvd
Seabreeze Blvd
Oakridge Blvd
Butler Blvd
Ora St
Parking Garage
Earl St
Ocean Center
Ocean Walk Shoppes
Band Shell
Oceanfront Park & Clocktower Plaza
Auditorium Blvd
Peabody Auditorium
Main St
Main St Bridge
Main Street Pier
Atlantic Ocean
Daytona Beach
E Int'l Speedway Blvd
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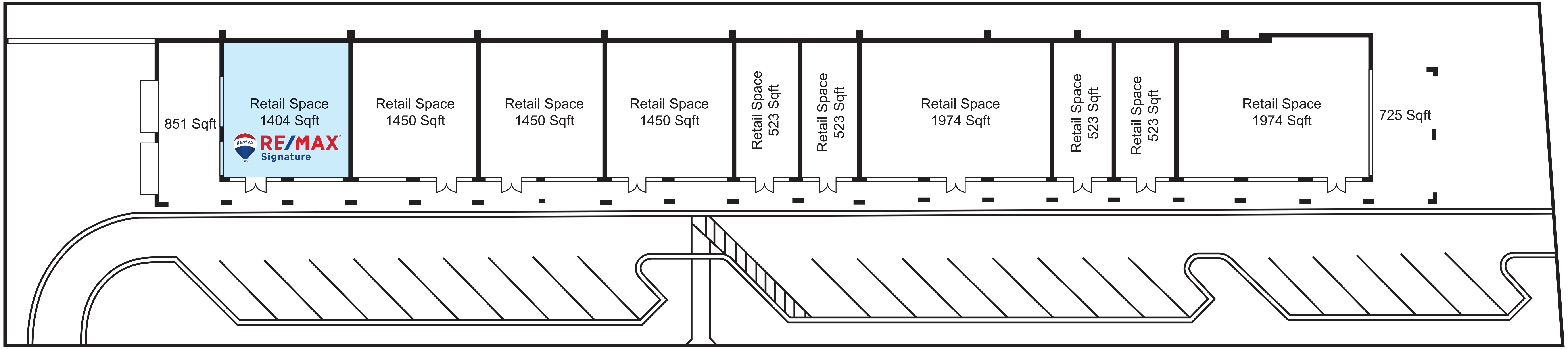
To Ocala & Silver Springs
To Volusia County Speedway
The Trails Shopping Ctr.
Ormond Memorial Art Museum and Gardens
To Flagler County (14 Miles)
Fountain Square Shops
Granada Plaza
Ormond Bridge
E. Granada Blvd
Ormond Beach
The Casements
Cardinal Dr
Fleming Ave
Harvard Dr
Ormond Towne Square
Florida Hospital/ Memorial Medical Center
Holly Hill
Bellair Plaza
4 miles
Williams Ave
Zelda Blvd
Daytona Playhouse
University Blvd
LPGA Blvd
Florida Tennis Center
Tanger Outlets
Mary Mcleod Bethune Performing Arts Center
Riverview Blvd
Glenview Blvd
LPGA
Daytona Stadium
Halifax Medical Center
College Theater Museum
Bethune Cookman University
Mason Ave
Seabreeze Blvd
Oakridge Blvd
Daytona Beach
International Speedway Square
Volusia Mall
Daytona Int'l Speedway Tours
ONE DAYTONA
Volusia Square
Speedway
Tarragona Arch
Tuscawilla Park
Museum of Arts & Sciences
Embry Riddle
Orange Ave
Art League
Silver Beach Bridge
Sun Splash Park
Bridge Closed
Bellevue Ave
Halifax Harbor Marina
Daytona Beach Int'l Airport
Daytona Beach Golf Course
Botefuhr Ave
To DeLand
To Orlando, DeLand, & Sanford Airports
Beville Rd
Pelican Bay
Wilder
South Daytona
Bethune Point Park
4.5 miles
Florida Shores Blvd
Frank Rendon Park
El Portal Ave
Sunshine Park Mall
Daytona Beach Shores
Herbert St
Simpson Ave
Port Orange Bridge
Dunlawton Ave
Demotte Ave
Sunglow Fishing Pier
Emilia Ave
Marcelle Ave
Gamble Place
To Spruce Creek Park
Port Orange
Taylor Rd
Wilbur By The Sea
5 miles
Mallard St
Inlet Harbor Marina
Inlet Harbor Dr
Ponce Inlet
Ponce Inlet Lighthouse
Beach St
Lighthouse Dr
Lighthouse Point Park
Marine Science Center
Atlantic Center for the Arts
Turnbull Bay Rd
To New Smyrna Beach
Exit 268
Exit 265
Exit 261B
Exit 261A
Exit 260A
Exit 260B
Exit 256
W Granada Blvd
Hand Ave
Flomich St
W International Speedway Blvd
Williamson Blvd
Clyde Morris Blvd
N Nova Rd
S Nova Rd
Tomoka River
Tomoka Farms Rd
Fentress Blvd
Spruce Creek Rd
Halifax Dr
S Peninsula Dr
S Atlantic Ave

THE SHOPS AT MARINA GRANDE

FLOOR PLAN

Excellent opportunity to acquire a first class level asset at a very affordable price (list price $990,000)



THIS FLOOR PLAN INCLUDING FURNITURE, FIXTURE MEASUREMENTS, AND DIMENSIONS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. BELIEVED TO BE ACCURATE BUT NOT GUARANTEED.

- The property is well suited for an owner occupant and/or investor
- Retail Stores, Corporate or Medical Offices
- Hair/Nail/Beauty Salons
- Quick-Service Restaurant or Coffee

The Shops
at
MARINA GRANDE
ON THE HALIFAX

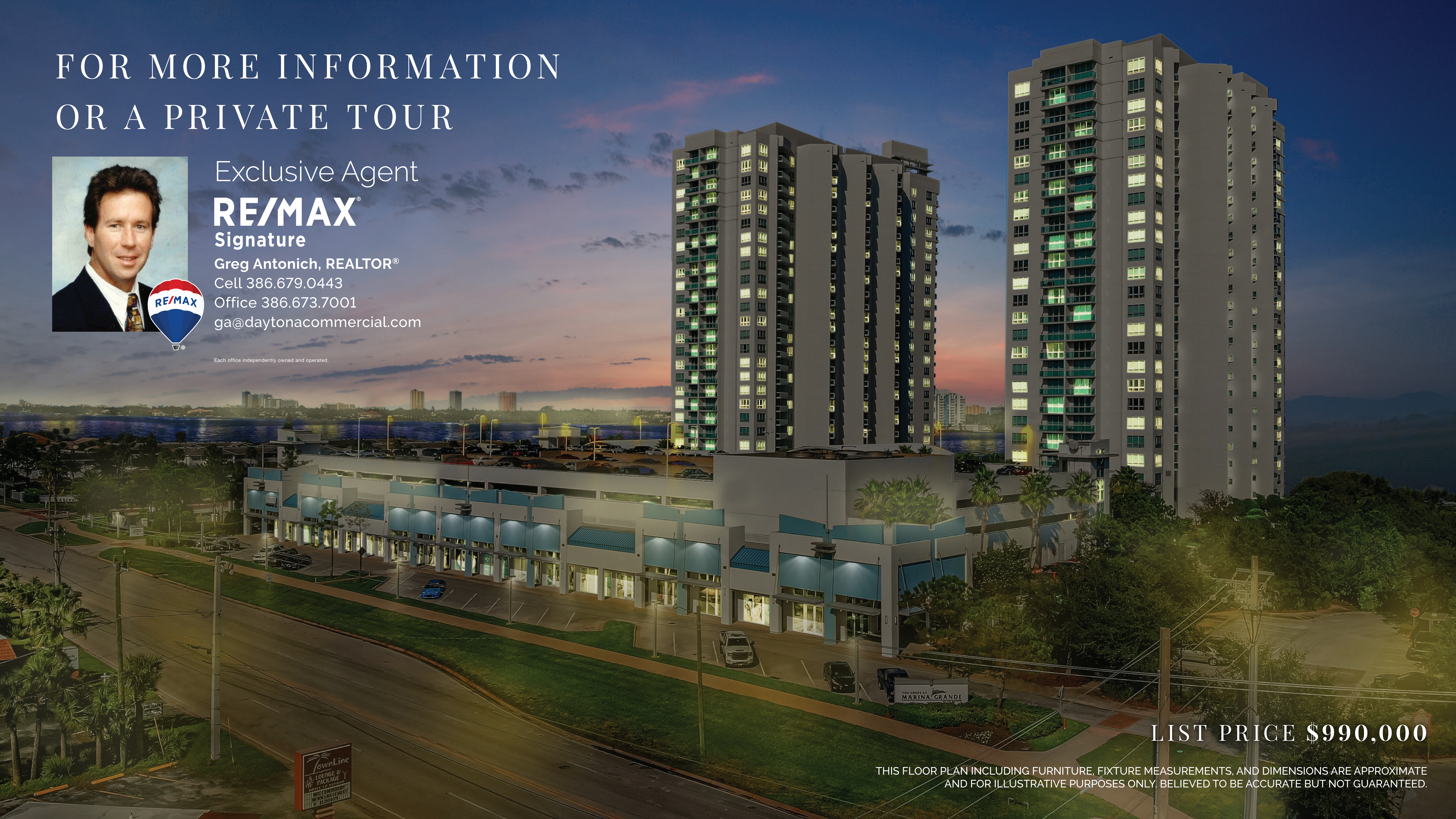
PRO FORMA

ACQUISITION	Total	$/sf
Purchase Price	990,000	78
Closing Costs	20,000	2
Leasing Costs	450,000	36
Total Cost	1,460,000	115
Loan Amount	693,000	55
Rate	4.00%	
Amortization	20	
Amortizing Debt Service	50,393	
Equity Required to Close	297,000	23
Total Equity after Leasing	767,000	

LEASING ASSUMPTIONS

Tenant	SF	Rent/sf	Total Rent	TI/sf	TI	LC %	LC
RE/MAX	1,404	10	14,040	0	0	0%	0
Vacant Space	11,271	10	112,710	10	112,710	6%	33,813
Total/Avg	**12,675**	**10**	**126,750**	**9**	**112,710**		**33,813**

PRO FORMA	As-Is	$/sf
Base Rent	126,750	10.00
NNN	47,568	3.75
General Vacancy @ 5.00%	(8,716)	(0.69)
Total Income	**165,602**	**13.07**
Expenses		
Cleaning	3,600	.28
R&M	2,500	0.20
Condo Assesment	11,552	0.91
Insurance	4,800	0.38
Management Fee @ 4.00%	6,624	.52
Taxes - 2% of PP	19,800	1.56
Total Expenses	**47,568**	**3.75**
NOI	**118,034**	**9.31**
Cap Rate on Price	*11.92%*	
Cap Rate on Price + CapEx	*8.08%*	
Amortizing Debt Service	(50,393)	
Amortizing CFADS	**67,641**	
Amortizing Cash on Cash Return	*8.82%*	



FOR MORE INFORMATION OR A PRIVATE TOUR

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