

# LAND FOR SALE, CORNER LOT

## Daytona Beach Area

BILL FRANCE BLVD AT MASON AVE  
DAYTONA BEACH, FL 32114



**MARKETMASTERS**  
OF THE SOUTHEAST

### FEATURES THAT MAKE THIS SITE SO APPEALING

- ◆ 4.0± acres available
- ◆ Zoned BA - Commercial
- ◆ Highly visible parcel at active intersection
- ◆ Next to established convenient store with gas
- ◆ Frontage: 165'± on Mason Ave, 321'± on Bill France Blvd
- ◆ Cross easements, for egress and ingress on existing driveways
- ◆ Property has a billboard for income
- ◆ Parcel ID: 5214-00-00-0104
- ◆ Asking Price: \$1,550,000



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## Enjoy Beautiful Daytona Beach

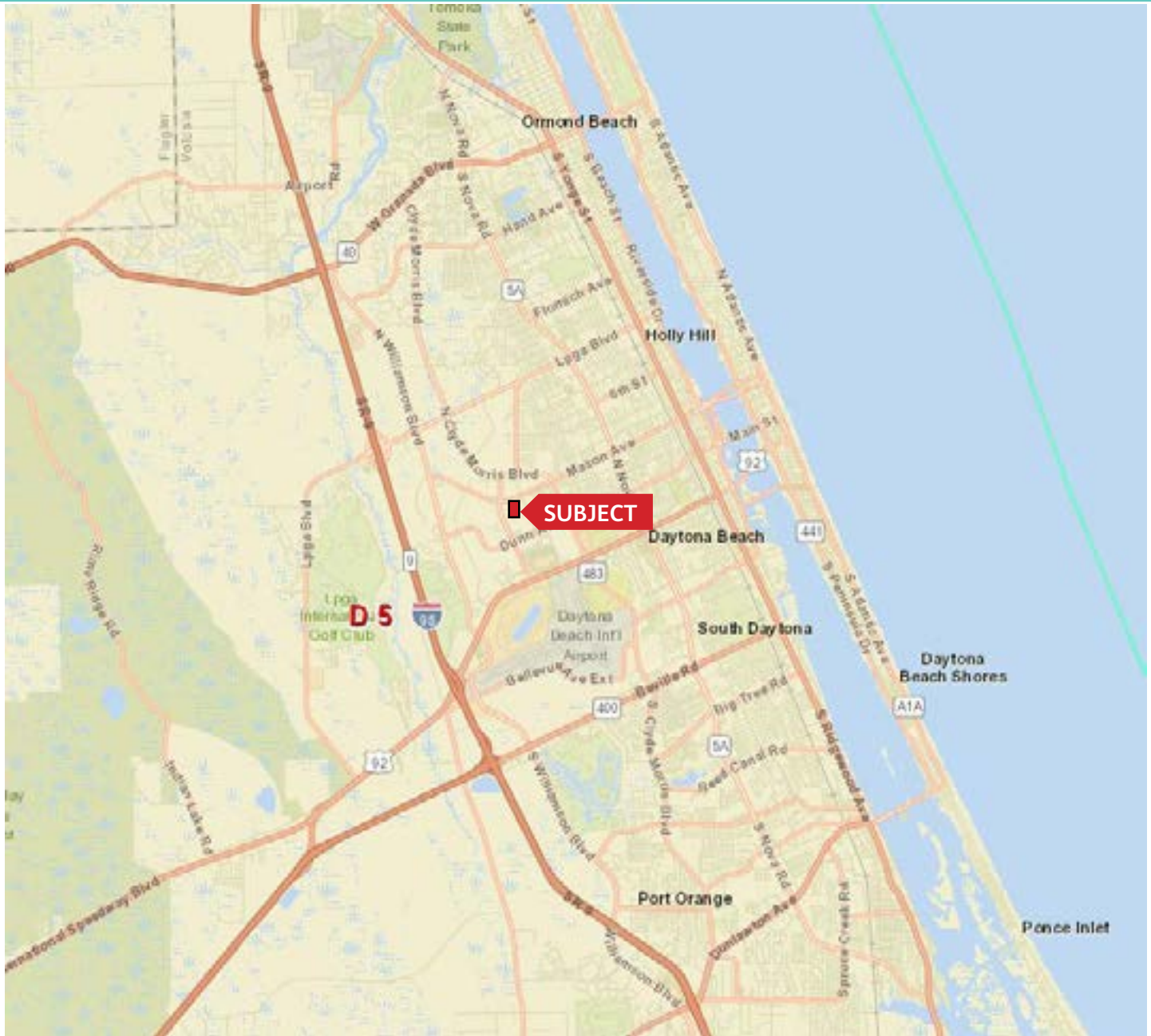
BILL FRANCE BLVD AT MASON AVE, DAYTONA BEACH, FL 32114

Convenient to Interstate 95 ♦ Short Drive to the Atlantic Ocean

Uses: Doctors Offices ♦ Car Wash ♦ Apartments ♦ Day Care



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1890 Kingsley Ave, Suite 102  
Orange Park, FL 32073  
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Phillip Parsons, Broker  
904-272-0435  
[pparsons@mmsejax.com](mailto:pparsons@mmsejax.com)

Property Info  
County: Volusia  
ID: #9557



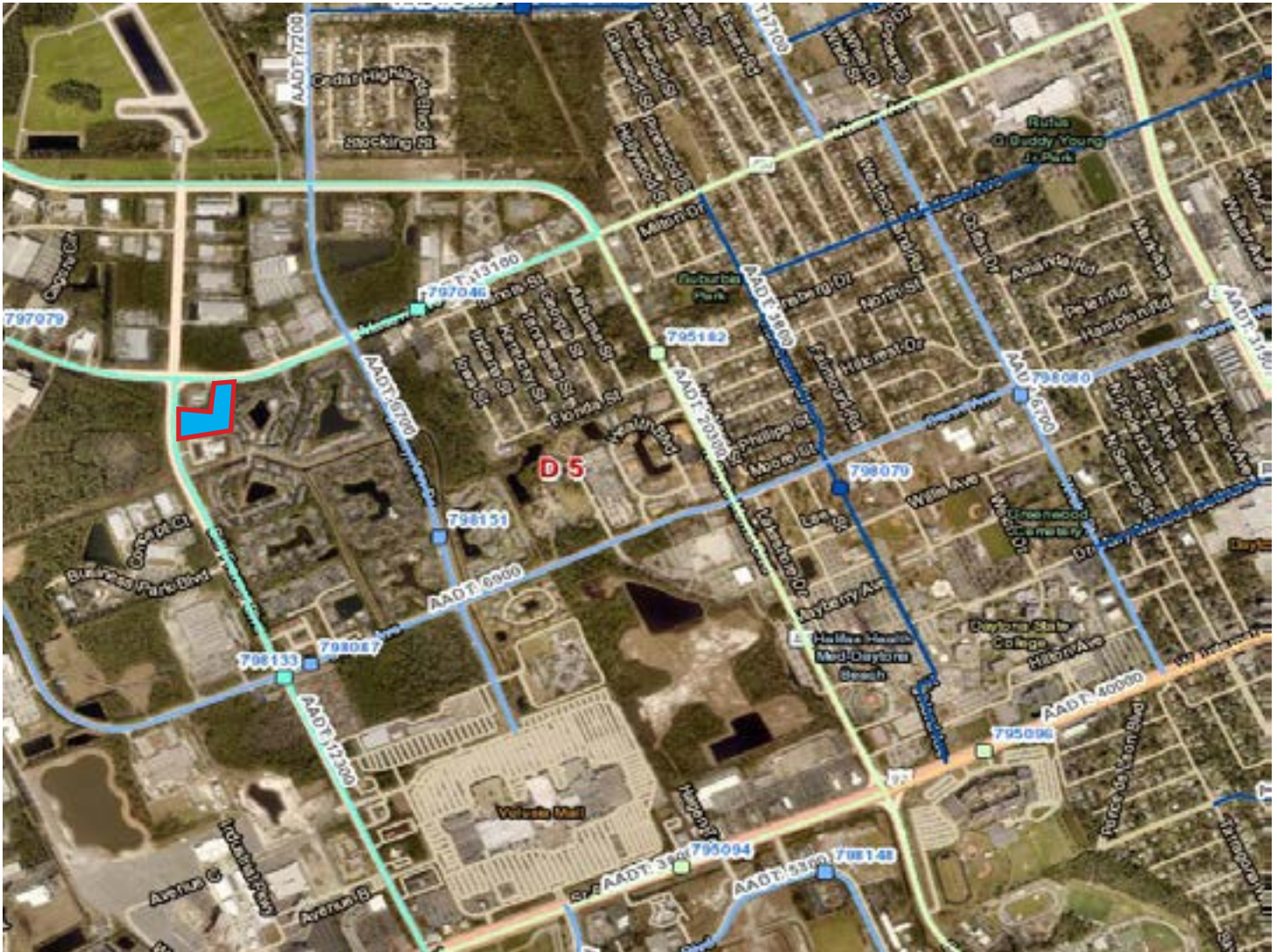
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## Traffic Count on Bill France Blvd & Mason Ave

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Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2016	6228	45920	113,675
Pop. Est. 2021	6,413	46638	124,312
2018 Est. Avg. HH Income	\$37,229	\$39,746	\$45,377

Traffic Count	Cars	Trucks
Bill France Blvd	12,300	1095
Mason Ave	13,500	467



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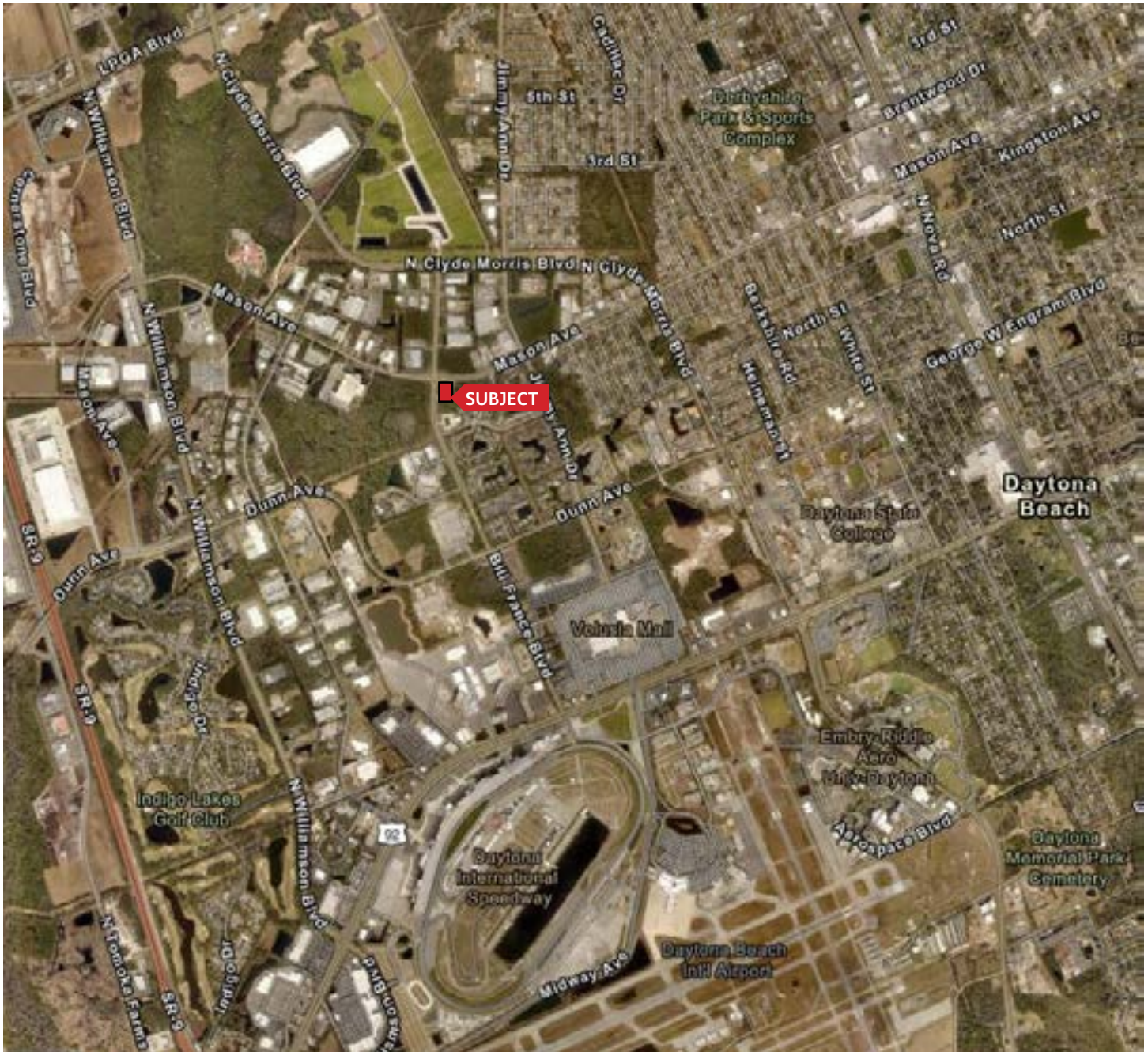
## Located Between LPGA Blvd & Daytona Speedway

BILL FRANCE BLVD AT MASON AVE, DAYTONA BEACH, FL 32114



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- ◆ Situated Between a Residential and Commercial Area
- ◆ Access from Bill France or Mason Ave



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