

FOR SALE
1610 WEST INTERNATIONAL SPEEDWAY BOULEVARD
DAYTONA BEACH, FL 32114



HIGHLY VISIBLE 25,674 SF ON 2.29 ACRES WITH 38,000 ADT

PROPERTY OVERVIEW

This impressive two-story office building was most recently home to Embry Riddle University and was previously a retail store prior to that. The office is well-appointed and is move-in-ready.

Located nearby the world renowned Daytona International Speedway the area is a retail bullseye for tourism and the broader Daytona Beach and Volusia County area.

- 2.29 Acres with direct ingress/egress from International Speedway
- 25,674 SF two-story office building
 - 462 SF 1st floor warehouse component
 - 1 Grade Level Door
 - 1 Dock Well
 - 1st Floor - 16,855 SF
 - 2nd Floor - 8,819 SF
- Renovated in 2006
- 38,000 ADT
- 96 Parking Spaces (3.75/1,000 ratio)
- Located adjacent to the 844,193 SF Volusia Mall
- Located across from Daytona International Speedway and the Daytona Beach International Airport
- Zoned BR-2 (Daytona Beach)
- Future Land Use-Retail

POTENTIAL USES

Variety of retail and office uses allowed such as:

- Professional and medical office
- Medical treatment facilities
- Vocational and trade schools
- Restaurants
- Banks
- Brewery's
- Pharmacy
- Liquor store
- Boat/marine sales and rental
- And a variety of other retail and commercial uses

PRICE

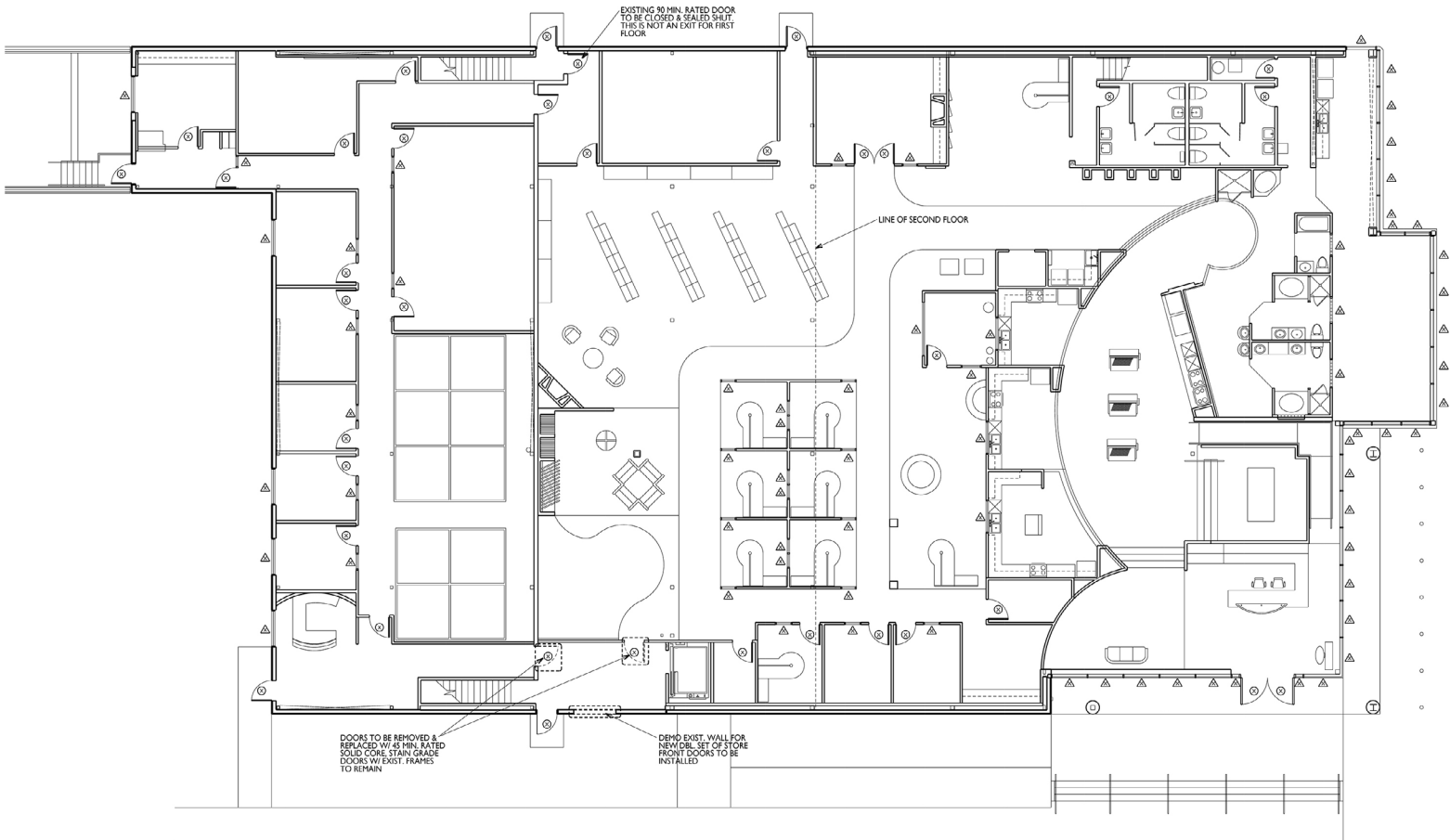
SALE PRICE: \$4,000,000

Contact:

Derek Riggleman, SIOR
driggleman@lee-assocaites.com
D 321.281.8500

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1ST FLOOR

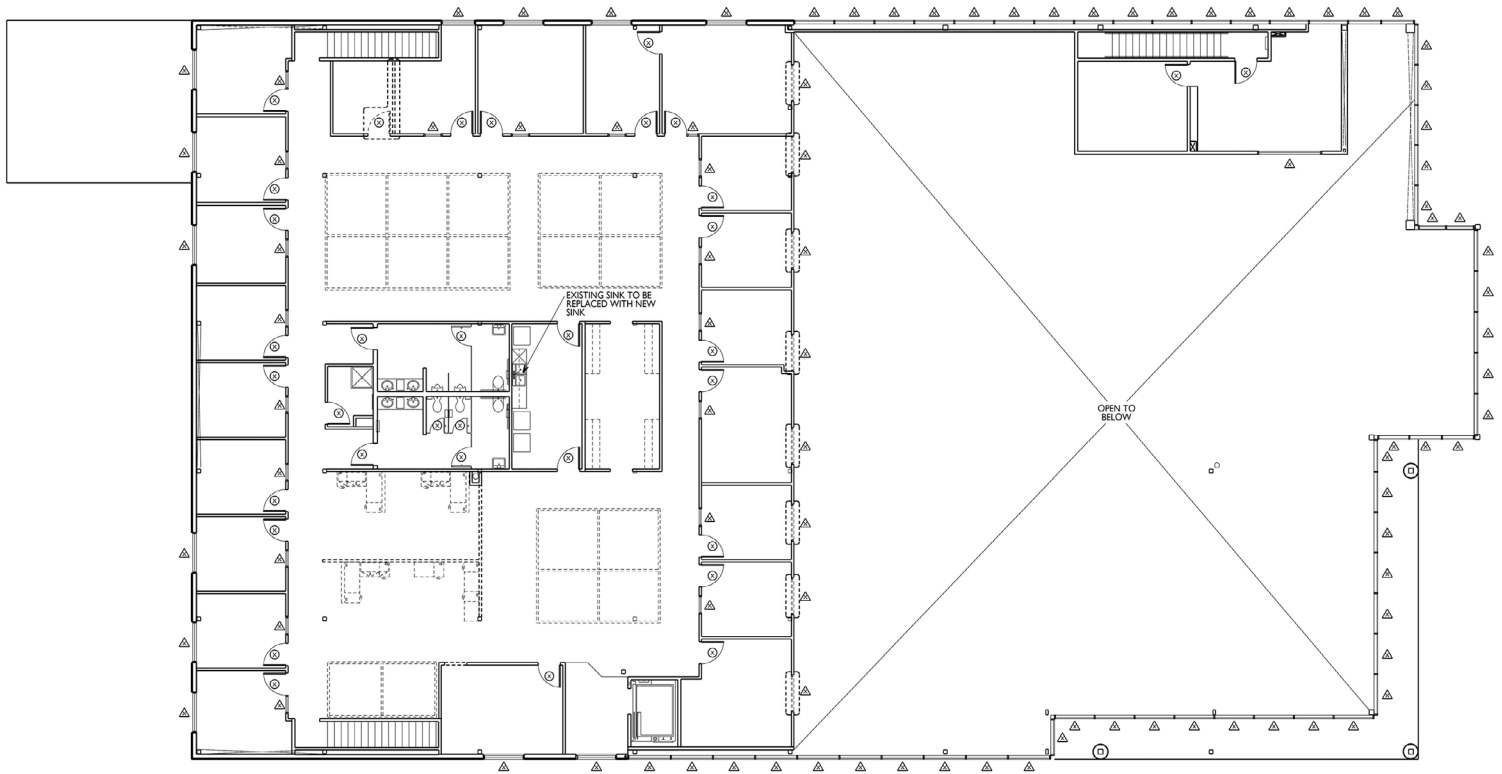


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2ND FLOOR

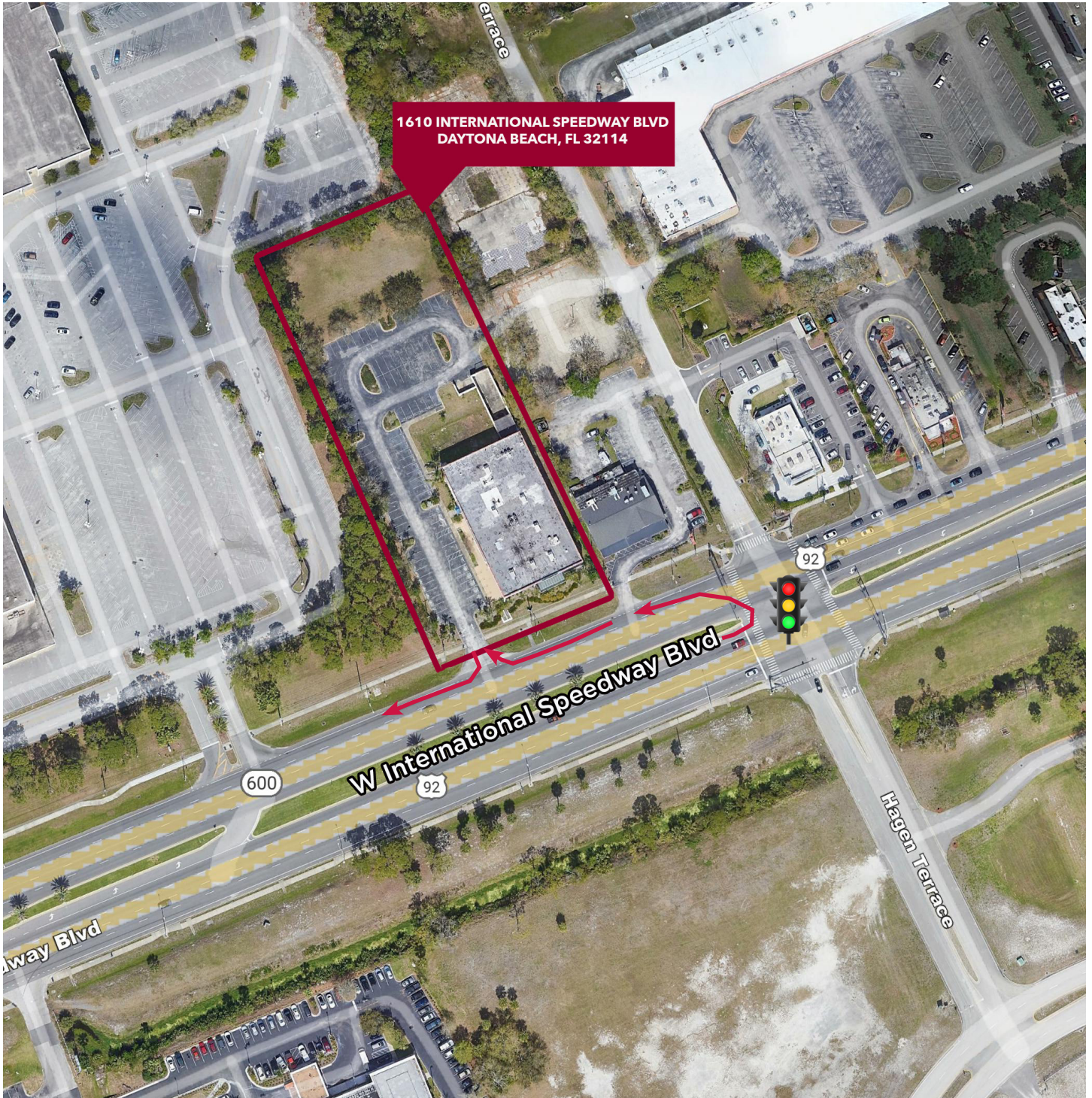


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DEMOGRAPHICS

1610 W INTERNATIONAL SPEEDWAY BOULEVARD

DAYTONA BEACH, FL 32114



1 MILE RADIUS

Summary	Census 2010	2021	2026	
Population	5,384	6,098	6,352	
Households	1,779	1,995	2,121	
Families	704	757	793	
Average Household Size	2.22	2.23	2.21	
Owner Occupied Housing Units	374	361	379	
Renter Occupied Housing Units	1,405	1,634	1,743	
Median Age	24.0	24.4	24.6	
Trends: 2021-2026 Annual Rate	Area	State	National	
Population	0.82%	1.31%	0.71%	
Households	1.23%	1.27%	0.71%	
Families	0.93%	1.22%	0.64%	
Owner HHs	0.98%	1.45%	0.91%	
Median Household Income	2.85%	2.38%	2.41%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	517	25.9%	510	24.0%
\$15,000 - \$24,999	299	15.0%	282	13.3%
\$25,000 - \$34,999	272	13.6%	252	11.9%
\$35,000 - \$49,999	271	13.6%	294	13.9%
\$50,000 - \$74,999	341	17.1%	425	20.0%
\$75,000 - \$99,999	241	12.1%	297	14.0%
\$100,000 - \$149,999	43	2.2%	51	2.4%
\$150,000 - \$199,999	6	0.3%	7	0.3%
\$200,000+	5	0.3%	5	0.2%
Median Household Income	\$30,980		\$35,648	
Average Household Income	\$39,893		\$44,464	
Per Capita Income	\$19,347		\$21,095	
Population by Age	Census 2010	2021	2026	
	Number	Percent	Number	Percent
0 - 4	244	4.5%	253	4.1%
5 - 9	172	3.2%	181	3.0%
10 - 14	139	2.6%	143	2.3%
15 - 19	962	17.9%	1,054	17.3%
20 - 24	1,487	27.6%	1,602	26.3%
25 - 34	745	13.8%	945	15.5%
35 - 44	386	7.2%	408	6.7%
45 - 54	409	7.6%	382	6.3%
55 - 64	343	6.4%	430	7.1%
65 - 74	198	3.7%	325	5.3%
75 - 84	170	3.2%	210	3.4%
85+	130	2.4%	165	2.7%
Race and Ethnicity	Census 2010	2021	2026	
	Number	Percent	Number	Percent
White Alone	2,744	51.0%	2,802	45.9%
Black Alone	1,982	36.8%	2,373	38.9%
American Indian Alone	16	0.3%	19	0.3%
Asian Alone	336	6.2%	439	7.2%
Pacific Islander Alone	2	0.0%	3	0.0%
Some Other Race Alone	133	2.5%	216	3.5%
Two or More Races	171	3.2%	247	4.0%
Hispanic Origin (Any Race)	397	7.4%	664	10.9%

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3 MILE RADIUS

Summary	Census 2010		2021		2026	
Population	5,384		6,098		6,352	
Households	1,779		1,995		2,121	
Families	704		757		793	
Average Household Size	2.22		2.23		2.21	
Owner Occupied Housing Units	374		361		379	
Renter Occupied Housing Units	1,405		1,634		1,743	
Median Age	24.0		24.4		24.6	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	0.82%		1.31%		0.71%	
Households	1.23%		1.27%		0.71%	
Families	0.93%		1.22%		0.64%	
Owner HHs	0.98%		1.45%		0.91%	
Median Household Income	2.85%		2.38%		2.41%	
Households by Income			2021		2026	
		Number	Percent	Number	Percent	
<\$15,000		517	25.9%	510	24.0%	
\$15,000 - \$24,999		299	15.0%	282	13.3%	
\$25,000 - \$34,999		272	13.6%	252	11.9%	
\$35,000 - \$49,999		271	13.6%	294	13.9%	
\$50,000 - \$74,999		341	17.1%	425	20.0%	
\$75,000 - \$99,999		241	12.1%	297	14.0%	
\$100,000 - \$149,999		43	2.2%	51	2.4%	
\$150,000 - \$199,999		6	0.3%	7	0.3%	
\$200,000+		5	0.3%	5	0.2%	
Median Household Income		\$30,980		\$35,648		
Average Household Income		\$39,893		\$44,464		
Per Capita Income		\$19,347		\$21,095		
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	244	4.5%	253	4.1%	279	4.4%
5 - 9	172	3.2%	181	3.0%	192	3.0%
10 - 14	139	2.6%	143	2.3%	150	2.4%
15 - 19	962	17.9%	1,054	17.3%	1,072	16.9%
20 - 24	1,487	27.6%	1,602	26.3%	1,626	25.6%
25 - 34	745	13.8%	945	15.5%	931	14.7%
35 - 44	386	7.2%	408	6.7%	484	7.6%
45 - 54	409	7.6%	382	6.3%	388	6.1%
55 - 64	343	6.4%	430	7.1%	424	6.7%
65 - 74	198	3.7%	325	5.3%	375	5.9%
75 - 84	170	3.2%	210	3.4%	255	4.0%
85+	130	2.4%	165	2.7%	176	2.8%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,744	51.0%	2,802	45.9%	2,776	43.7%
Black Alone	1,982	36.8%	2,373	38.9%	2,521	39.7%
American Indian Alone	16	0.3%	19	0.3%	19	0.3%
Asian Alone	336	6.2%	439	7.2%	482	7.6%
Pacific Islander Alone	2	0.0%	3	0.0%	3	0.0%
Some Other Race Alone	133	2.5%	216	3.5%	267	4.2%
Two or More Races	171	3.2%	247	4.0%	284	4.5%
Hispanic Origin (Any Race)	397	7.4%	664	10.9%	823	13.0%

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5 MILE RADIUS

Summary	Census 2010		2021		2026	
Population	61,504		72,434		77,909	
Households	29,267		33,728		36,120	
Families	15,363		17,625		18,866	
Average Household Size	2.08		2.13		2.14	
Owner Occupied Housing Units	18,307		20,349		21,892	
Renter Occupied Housing Units	10,960		13,379		14,228	
Median Age	46.7		48.5		48.5	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.47%		1.31%		0.71%	
Households	1.38%		1.27%		0.71%	
Families	1.37%		1.22%		0.64%	
Owner HHs	1.47%		1.45%		0.91%	
Median Household Income	2.60%		2.38%		2.41%	
Households by Income			2021		2026	
		Number	Percent	Number	Percent	
<\$15,000		4,560	13.5%	4,174	11.6%	
\$15,000 - \$24,999		3,891	11.5%	3,642	10.1%	
\$25,000 - \$34,999		4,807	14.3%	4,688	13.0%	
\$35,000 - \$49,999		4,423	13.1%	4,523	12.5%	
\$50,000 - \$74,999		5,837	17.3%	6,368	17.6%	
\$75,000 - \$99,999		4,356	12.9%	5,124	14.2%	
\$100,000 - \$149,999		3,665	10.9%	4,629	12.8%	
\$150,000 - \$199,999		1,201	3.6%	1,685	4.7%	
\$200,000+		989	2.9%	1,287	3.6%	
Median Household Income				\$46,493		\$52,858
Average Household Income				\$64,011		\$73,159
Per Capita Income				\$29,814		\$33,910
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,891	4.7%	3,097	4.3%	3,445	4.4%
5 - 9	2,492	4.1%	3,135	4.3%	3,365	4.3%
10 - 14	2,653	4.3%	3,332	4.6%	3,533	4.5%
15 - 19	2,934	4.8%	2,965	4.1%	3,501	4.5%
20 - 24	4,599	7.5%	3,675	5.1%	3,829	4.9%
25 - 34	6,788	11.0%	9,352	12.9%	8,307	10.7%
35 - 44	6,795	11.0%	7,925	10.9%	10,040	12.9%
45 - 54	9,495	15.4%	8,377	11.6%	8,387	10.8%
55 - 64	9,028	14.7%	11,096	15.3%	10,819	13.9%
65 - 74	6,805	11.1%	10,478	14.5%	11,640	14.9%
75 - 84	4,867	7.9%	6,195	8.6%	7,935	10.2%
85+	2,156	3.5%	2,807	3.9%	3,108	4.0%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	52,848	85.9%	59,563	82.2%	62,655	80.4%
Black Alone	5,063	8.2%	7,039	9.7%	7,985	10.2%
American Indian Alone	237	0.4%	290	0.4%	313	0.4%
Asian Alone	1,227	2.0%	1,973	2.7%	2,444	3.1%
Pacific Islander Alone	30	0.0%	45	0.1%	53	0.1%
Some Other Race Alone	847	1.4%	1,475	2.0%	1,922	2.5%
Two or More Races	1,251	2.0%	2,048	2.8%	2,536	3.3%
Hispanic Origin (Any Race)	3,508	5.7%	6,563	9.1%	8,742	11.2%

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