

# Prime 2.17 Acre Site on International Speedway Blvd.

Daytona Beach, FL 32124 – Secondary Frontage on Old Deland Rd

**\$319,900**

## Property Highlights:

- **High Visibility** along International Speedway Blvd (US Hwy 92) with approx. **35,000 AADT** traffic
- **Median Cut** on International Speedway Blvd for easy access from both directions
- Less than **2 miles to Interstate 4** & under **4 miles to Daytona International Speedway & Daytona Beach International Airport**
- **Adjacent to Manheim Auctions** – Great location for automotive, truck & motorcycle-related businesses
- **Dual Road Access** from International Speedway Blvd and Old Deland Rd.
- **Centrally located near many Volusia County services**
- **Rezoning in Process** for commercial use – Unlock a world of development possibilities!



**Seize This Rare Opportunity Today!**

**For More Details Contact:**

**Brandon Owen**  
**Semoran Realty Investments, LLC**  
**(407) 326-0300**

[Brandon@Semoranland.com](mailto:Brandon@Semoranland.com)

Interactive Map with Street-Level Photos Available at: [www.bit.ly/3G06tJ4](http://www.bit.ly/3G06tJ4) or scan the QR code above.

## Ideal For:

- **Retail Development** – A high-traffic location perfect for shopping centers, convenience stores, or dining options, benefiting from excellent visibility and accessibility.
- **Automotive Services** – Ideal for car-related businesses such as repair shops, tire centers, or car washes, with a strategic position near established automotive activity.
- **Office Space** – Well-suited for professional offices or medical facilities, thanks to its central location.
- **Mixed-Use Projects** – Offers potential for combining retail, office, and even residential spaces in a thriving commercial area.
- **Other Commercial Uses** – Opportunities for warehousing, storage facilities, or billboard advertising, leveraging the property's size and exposure.

## Why Invest Here?

- Strategic location with high traffic and excellent visibility
- Growing market with a strong consumer base
- Enhanced accessibility with median cut and proximity to I-4
- In Daytona Beach's expanding commercial corridor