



# For Lease

## Tarragona Shoppes - Former Barbershop For Lease

1173 W. International Speedway Boulevard, Daytona Beach, FL 32114



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$26.00 NNN
<b>AVAILABLE SF:</b>	Unit 5: 1,465 SF
<b>YEAR BUILT:</b>	2016
<b>TRAFFIC COUNT:</b>	36,500 AADT
<b>ZONING:</b>	PD-G

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,958	29,905	57,961
<b>TOTAL POPULATION</b>	9,072	70,542	129,064
<b>AVERAGE HH INCOME</b>	\$55,920	\$56,631	\$63,398

### PROPERTY DESCRIPTION

Tarragona Shoppes - Retail/Office Center For Lease on International Speedway Boulevard.  
 Only One Unit Left! Unit 5 is a 1,465 SF former barbershop. Pylon Signage available.  
 Across the street from Daytona State College.  
 Westbound turn lane into center.  
 Terrific lines of sight and visibility on International Speedway Boulevard.  
 Just minutes to Halifax Health Medical Center, Daytona Beach International Airport, Daytona International Speedway and Interstate 95.  
 114 parking spaces.  
 Join Dunkin' Donuts w/ drive-thru, Valencia Nail & Spa, Marco's Pizza, iFixScreens, Famous Philly's Cheesesteak Grill, State Farm, Affordable Dentures, Insomnia Cookies, HOTWORX, and others.  
 Estimated CAM, Real Estate Taxes, and Insurance \$6.75 per SF.

### LOCATION DESCRIPTION

Located at the southeast corner of International Speedway Boulevard and Central Avenue between Clyde Morris Boulevard and Nova Road.

**John W. Trost, CCIM**  
 Principal | Senior Advisor  
 O: 386.301.4581  
 C: 386.295.5723  
 john.trost@svn.com



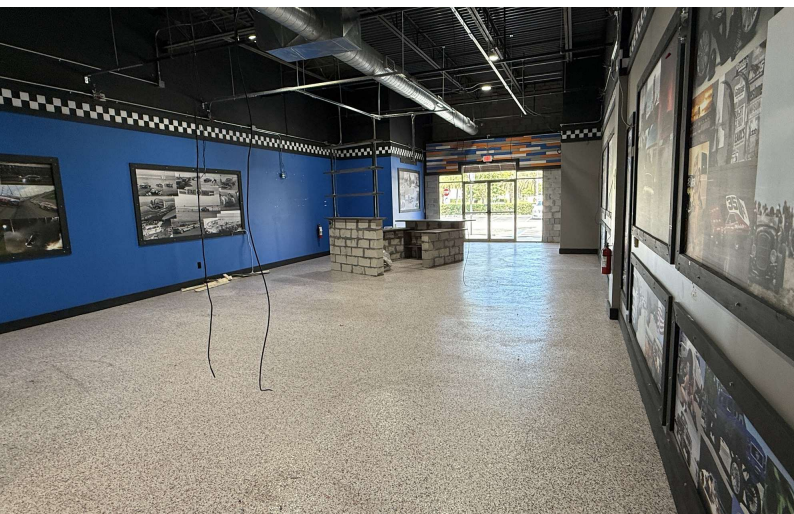
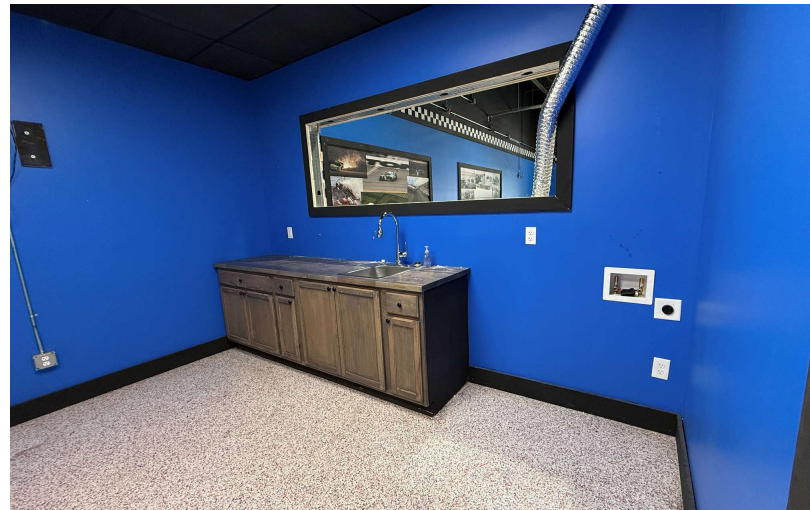
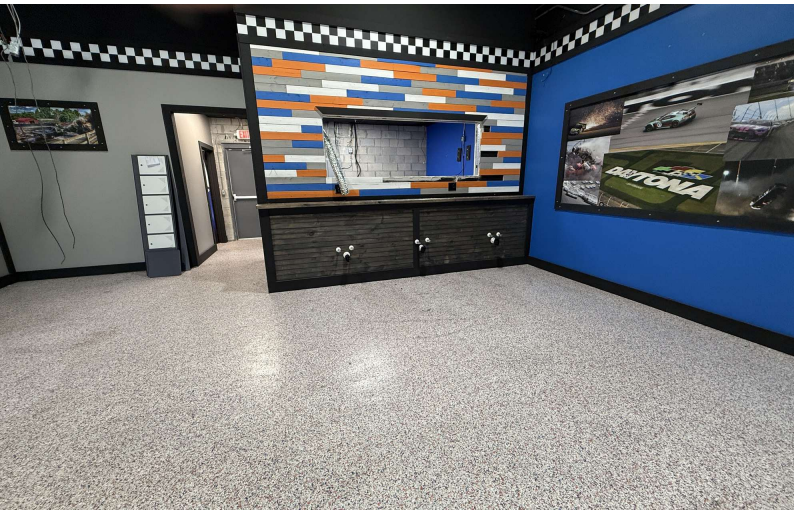
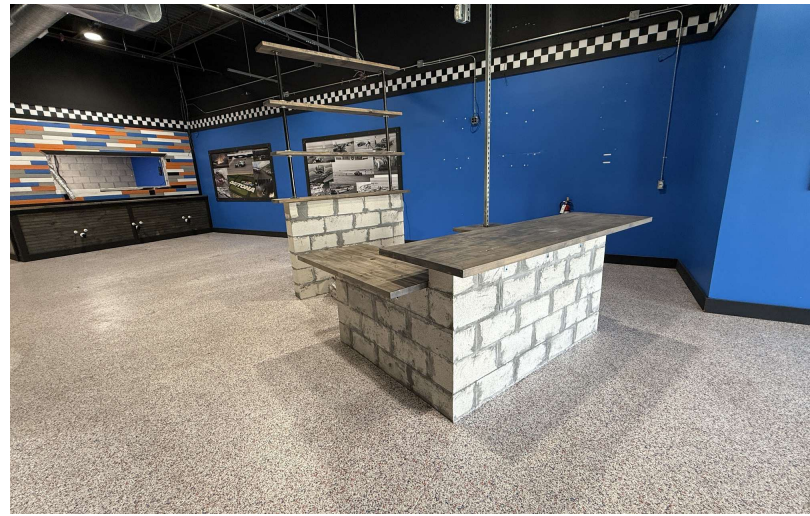
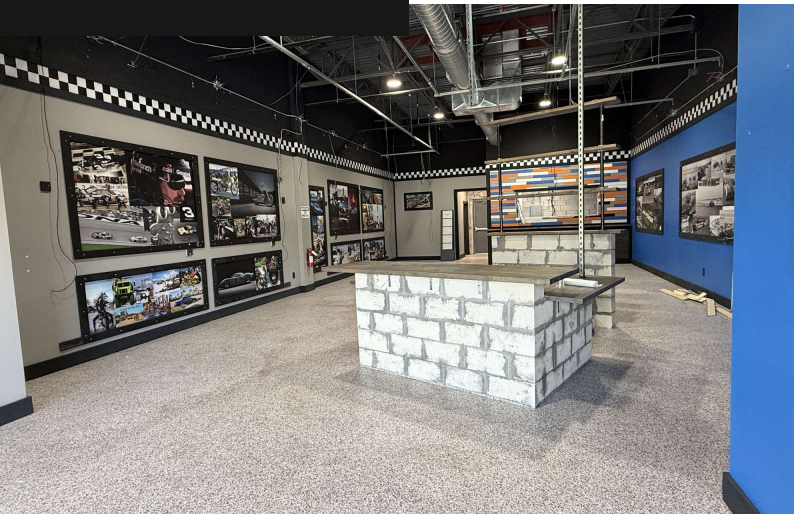




# Additional Photos

## Tarragona Shoppes - Former Barbershop For Lease

1173 W. International Speedway Boulevard, Daytona Beach, FL 32114



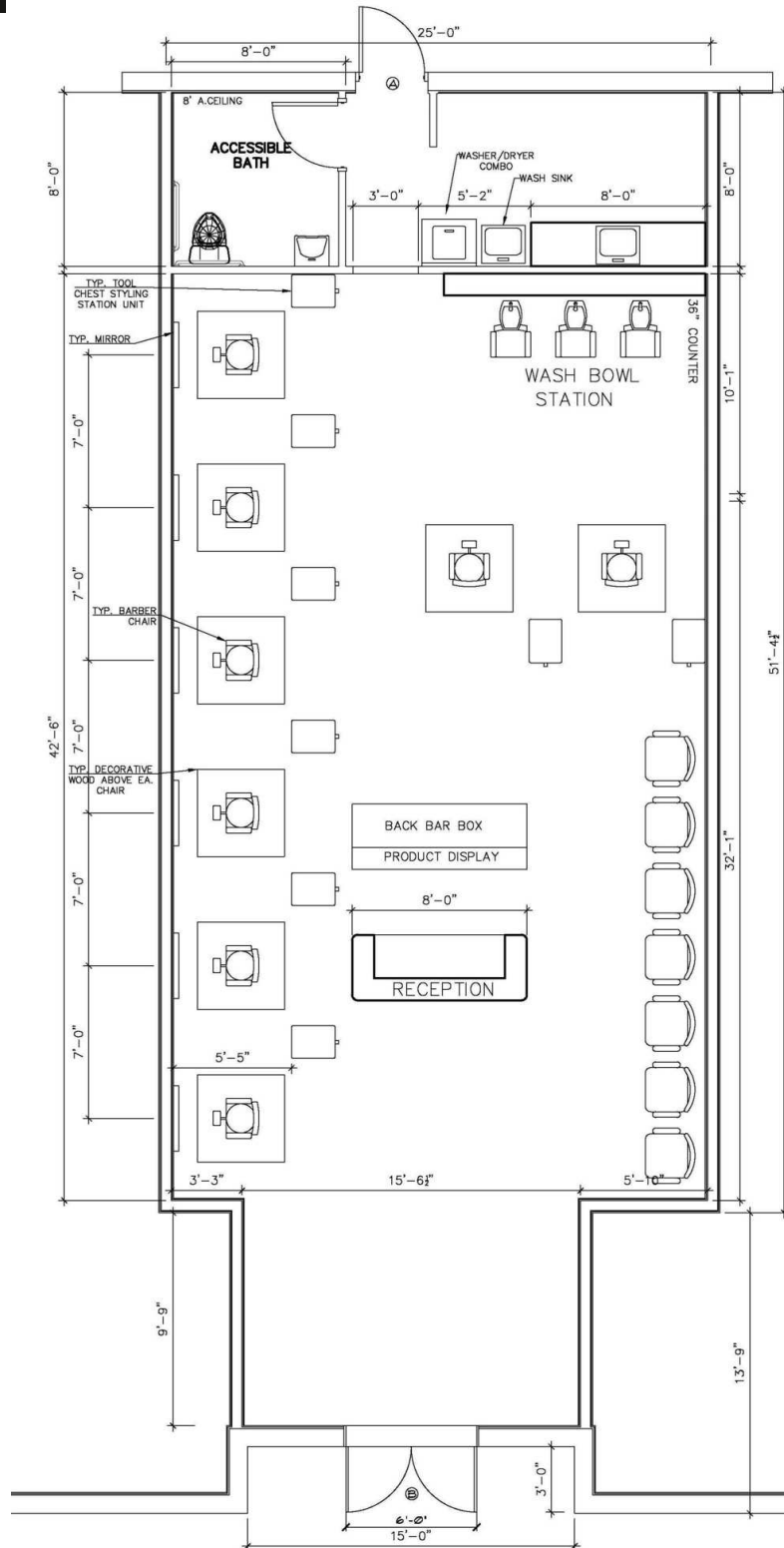
**John W. Trost, CCIM**  
Principal | Senior Advisor  
O: 386.301.4581  
C: 386.295.5723  
[john.trost@svn.com](mailto:john.trost@svn.com)





## Tarragona Shoppes - Former Barbershop For Lease

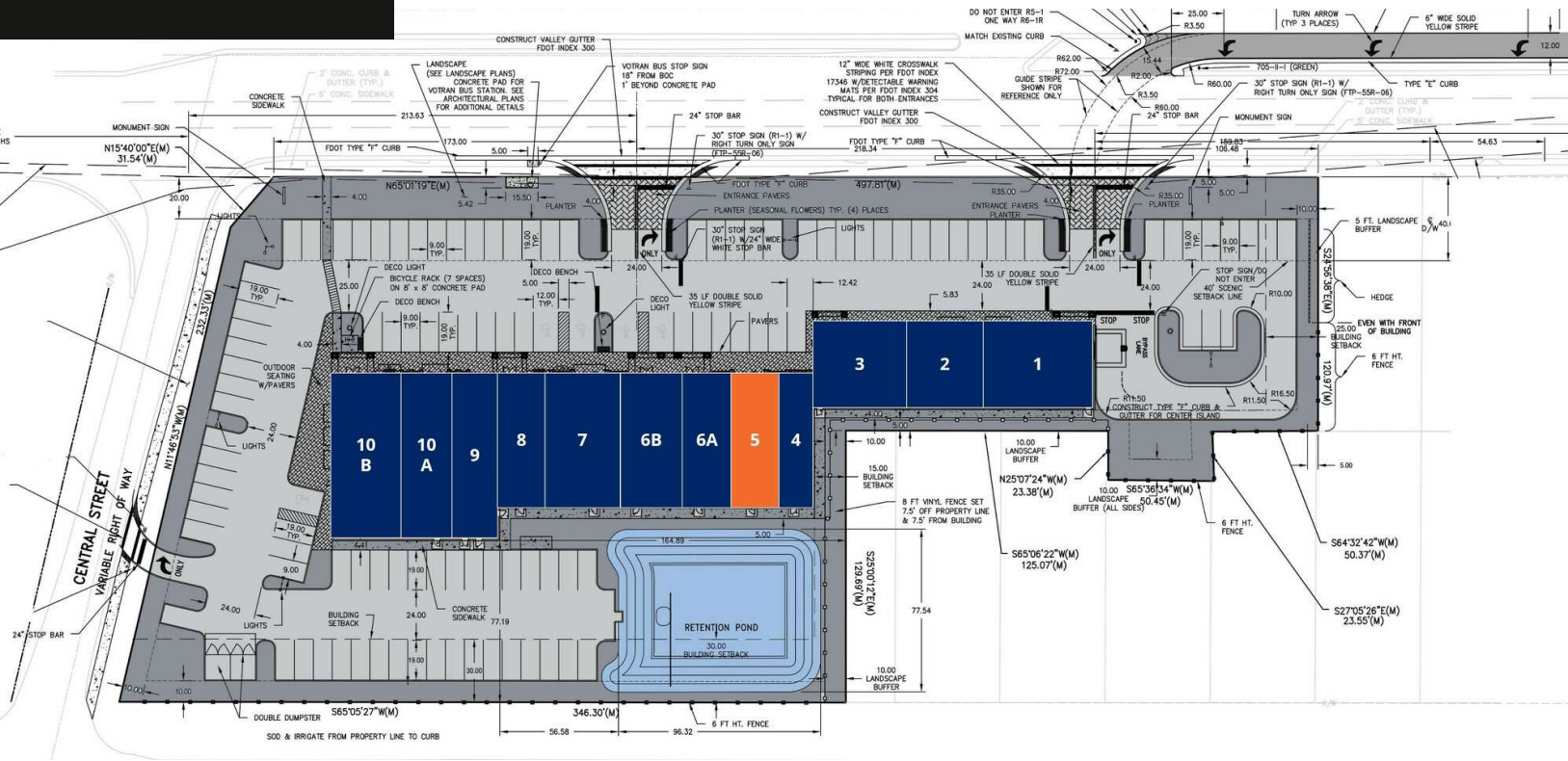
1173 W. International Speedway Boulevard, Daytona Beach, FL 32114



# Site Plan

## Tarragona Shoppes - Former Barbershop For Lease

1173 W. International Speedway Boulevard, Daytona Beach, FL 32114



TENANT	SUITE	SIZE (SF)
DUNKIN' DONUTS	UNIT 1	2,226 SF
IFIXSCREENS	UNIT 2	1,304 SF
FAMOUS PHILLY'S CHEESESTEAK GRILL	UNIT 3	1,750 SF
DEPARTMENT OF MILITARY AFFAIRS	UNIT 4	1,306 SF
SPACE FOR LEASE	UNIT 5	1,465 SF
INSOMNIA COOKIES	UNIT 6A	1,506 SF

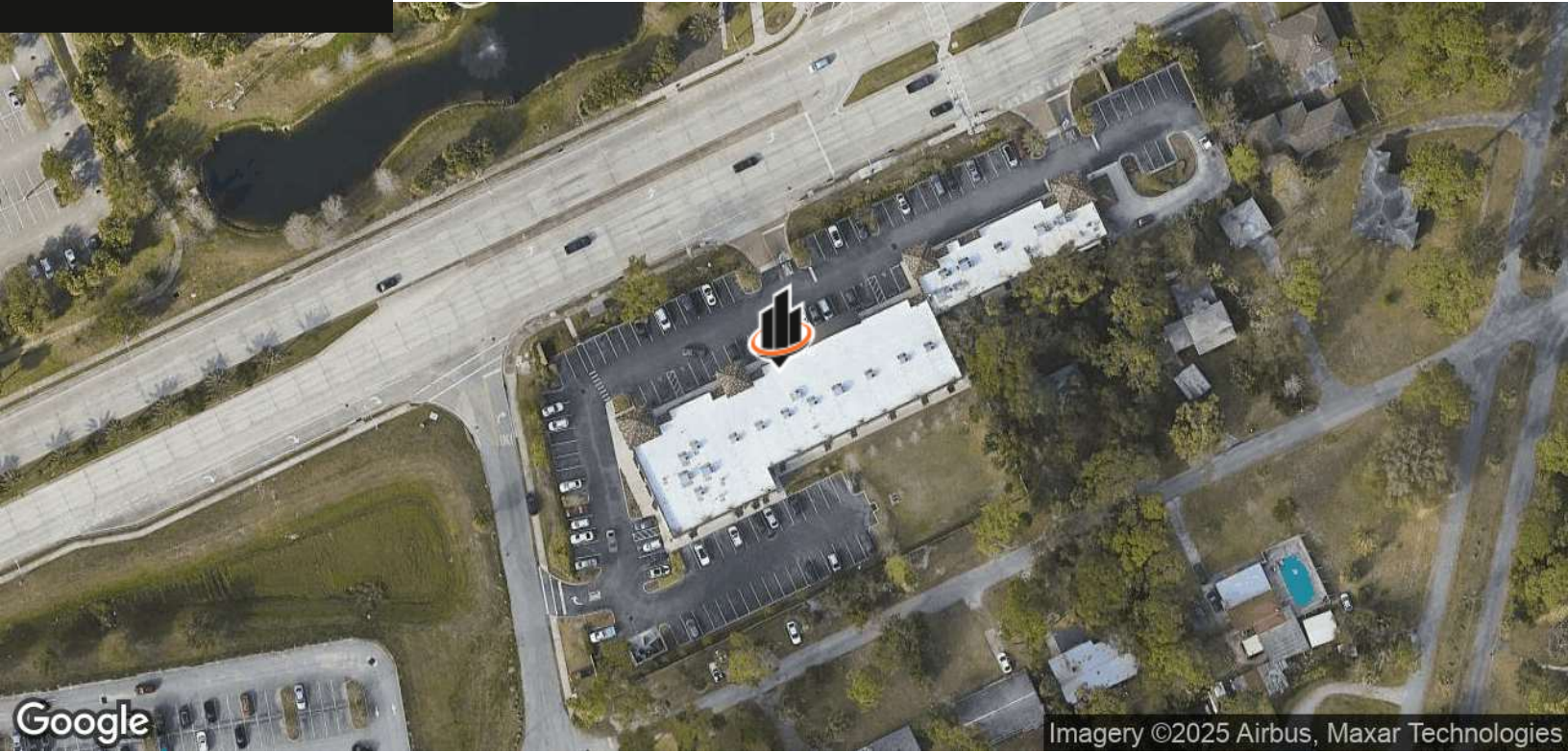
TENANT	SUITE	SIZE (SF)
HOTWORX	UNIT 6B	1,875 SF
VALENCIA NAILS & SPA	UNIT 7	2,184 SF
STATE FARM INSURANCE	UNIT 8	1,284 SF
JIU JITSU SCHOOL	UNIT 9	1,425 SF
MARCO'S PIZZA	UNIT 10A	1,785 SF
AFFORDABLE DENTURES	UNIT 10B	2,916 SF

John W. Trost, CCIM  
Principal | Senior Advisor  
O: 386.301.4581  
C: 386.295.5723  
john.trost@svn.com



## Tarragona Shoppes - Former Barbershop For Lease

1173 W. International Speedway Boulevard, Daytona Beach, FL 32114



**John W. Trost, CCIM**  
Principal | Senior Advisor  
O: 386.301.4581  
C: 386.295.5723  
john.trost@svn.com