

Tarragona Shoppes | Retail/Office Center For Lease

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



OFFERING SUMMARY

LEASE RATE:	\$26.00 NNN
AVAILABLE SF:	Unit 5: 1,465 SF Unit 9: 1,425 SF
YEAR BUILT:	2016
TRAFFIC COUNT:	36,500 AADT
ZONING:	PD-G

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

PROPERTY DESCRIPTION

Tarragona Shoppes - Retail/Office Center For Lease on International Speedway Boulevard.
 Unit 5 is a 1,465 SF former barbershop.
 Unit 9 is a 1,425 SF former martial arts school.
 Pylon Signage available.
 Across the street from Daytona State College.
 Westbound turn lane into center.
 Terrific foot traffic and visibility.
 Just minutes to Halifax Health Medical Center, Daytona Beach International Airport, Daytona International Speedway and Interstate 95.
 114 parking spaces.
 Join Dunkin' Donuts, Valencia Nail & Spa, Marco's Pizza, iFixScreens, State Farm, Affordable Dentures, Insomnia Cookies, HOTWORX, and others.
 Estimated CAM, Real Estate Taxes, and Insurance \$8.25 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

Unit 5 - Additional Photos

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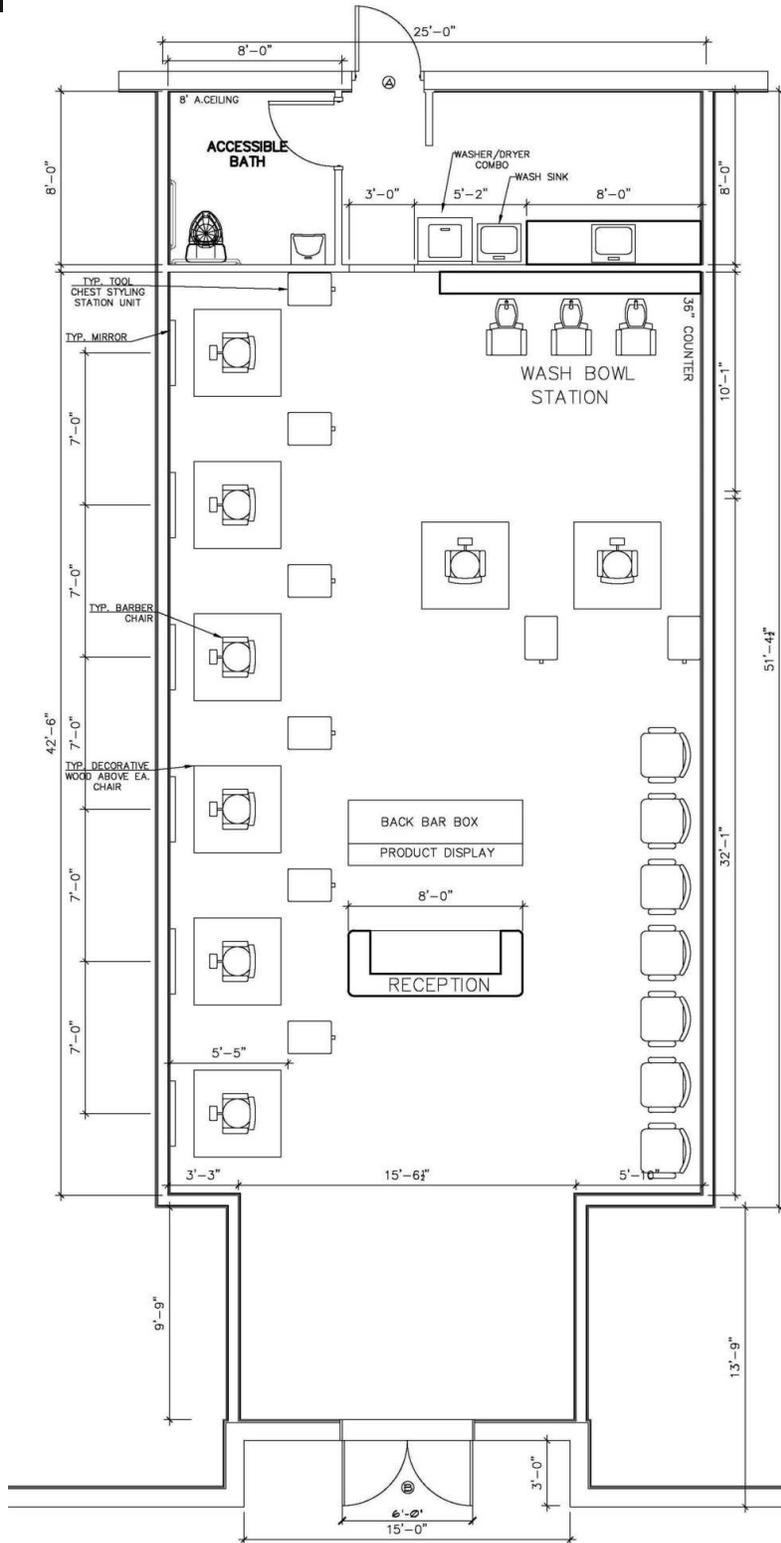


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Unit 5 - Floor Plan

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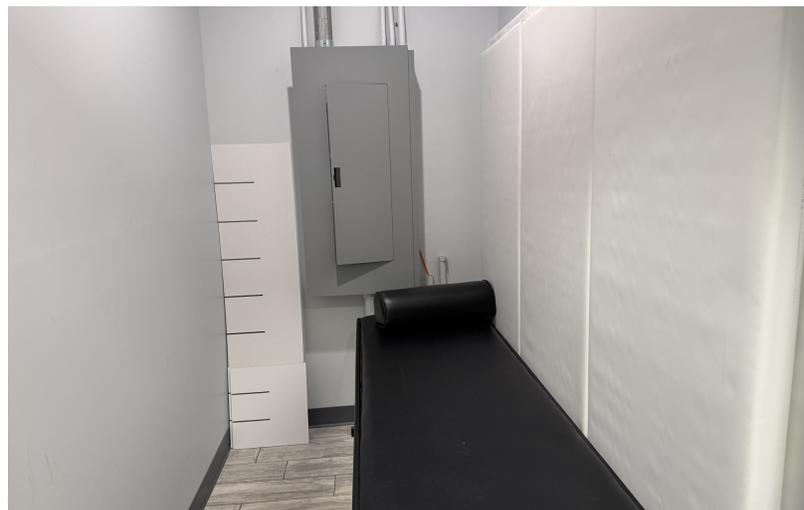
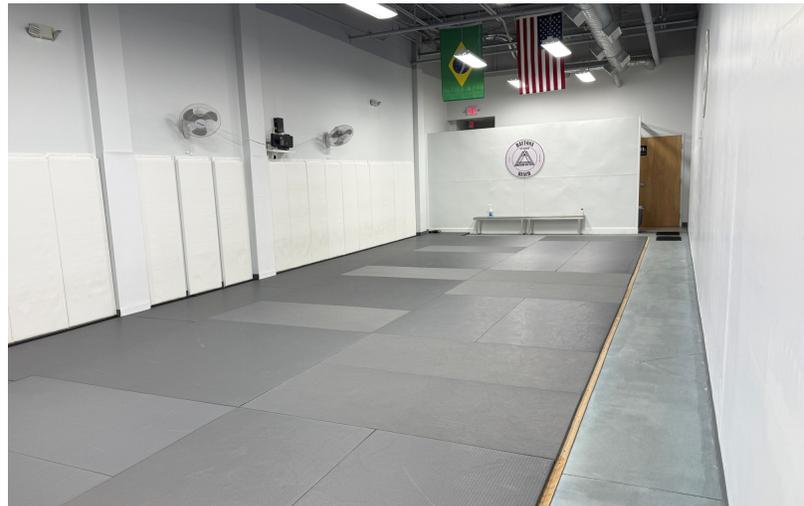
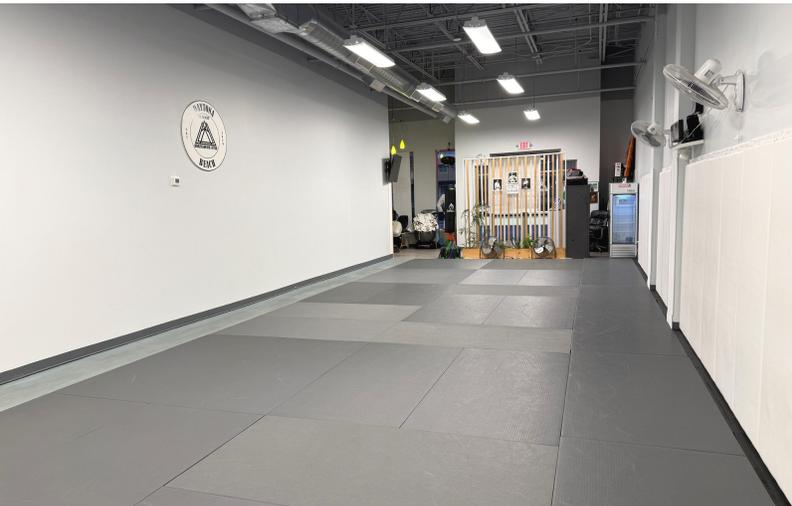


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Unit 9 - Additional Photos

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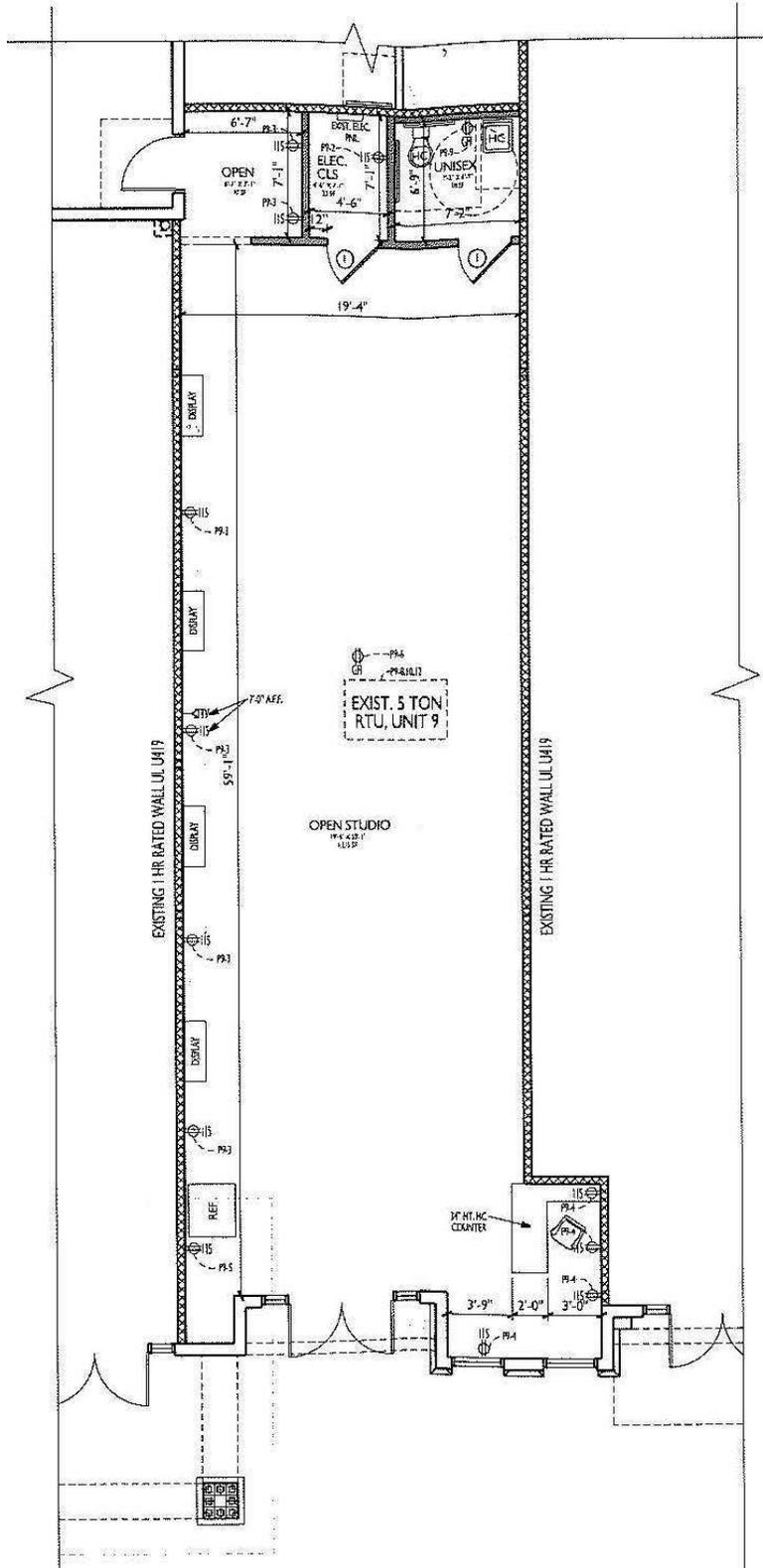


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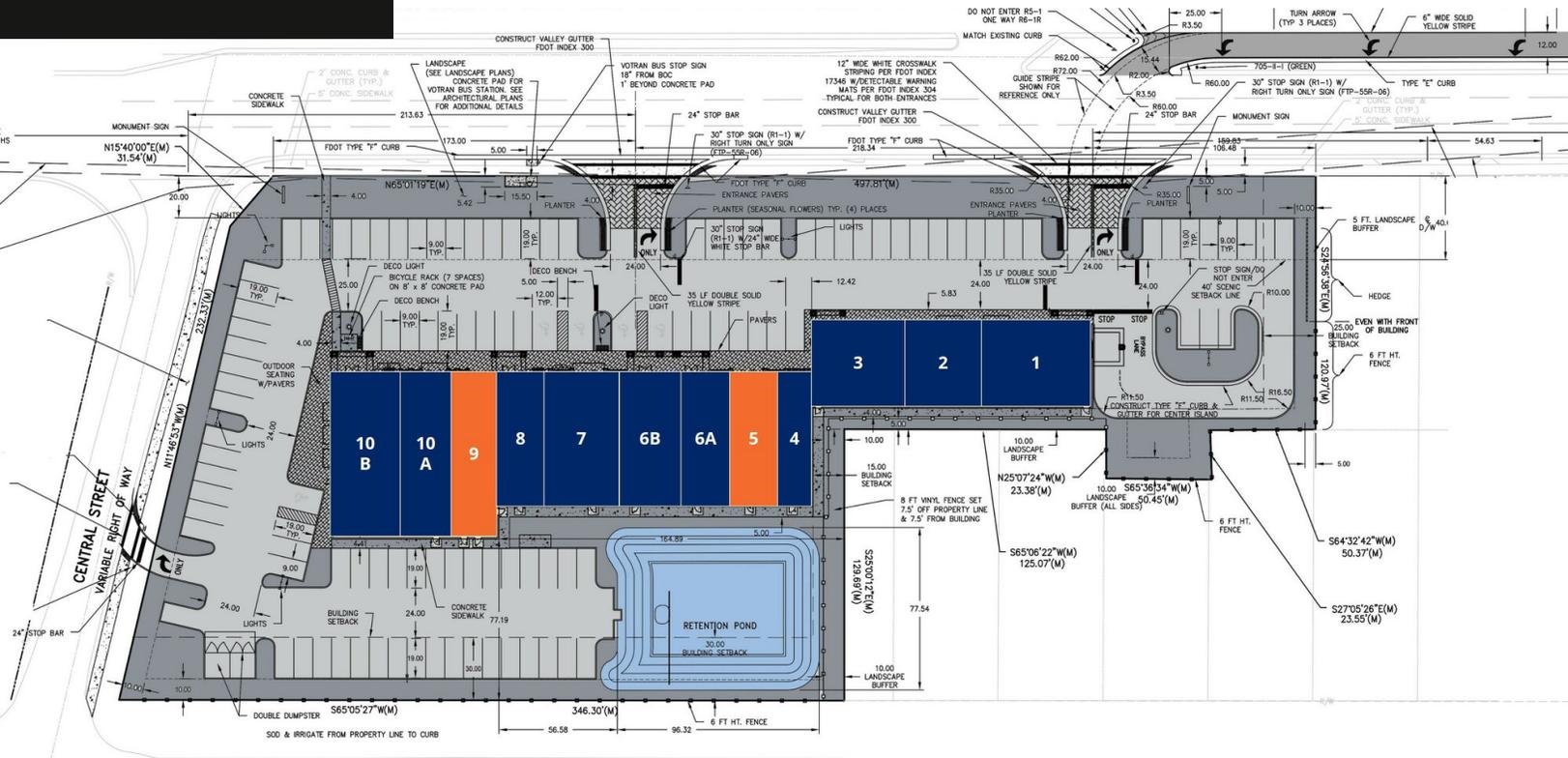
Unit 9 - Floor Plan

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TENANT	SUITE	SIZE (SF)
DUNKIN' DONUTS	UNIT 1	2,226 SF
IFIXSCREENS	UNIT 2	1,304 SF
SMASH N CRUNCH	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
SPACE FOR LEASE	UNIT 9	1,425 SF
MARCO'S PIZZA	UNIT 10A	1,785 SF
AFFORDABLE DENTURES	UNIT 10B	2,916 SF

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