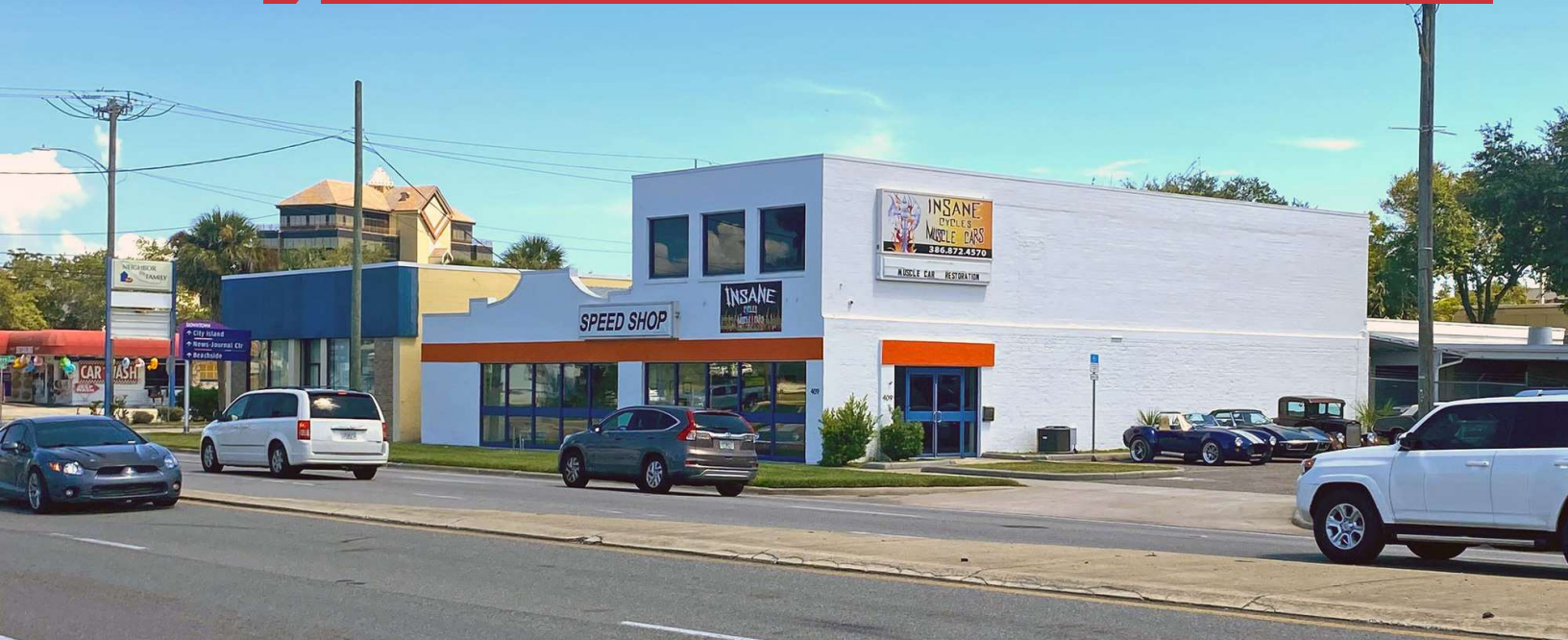


For Sale

Retail Showroom/Warehouse Property

6,608± SF | JUST REDUCED!



409 W. International Speedway Blvd

Daytona Beach, Florida 32114

Property Highlights

- 6,608± SF retail showroom building on 0.49± acre site
- 2,750± SF accessory service/warehouse building included (on site)
- 122± feet of frontage on International Speedway Blvd
- M-1 zoning: automotive, marine, retail, industrial, office uses permitted
- Close to Daytona's most active retail, healthcare, transportation and education hubs
- Opportunity Zone - Designated Florida Enterprise Zone
- Signage fronting on International Speedway Blvd (23,500 AADT)
- Great cash flow opportunity or user-ready property
- Centrally located – easy access to anywhere in the Daytona Beach area
- Directly west of Walgreens and WaWa at US Hwy 1 (Ridgewood Avenue) and US Hwy 92 (International Speedway Blvd) intersection
- Assemblage available totaling 19,626± SF of commercial space on 1.5± acres with 538 feet of combined frontage on both International Speedway Blvd (220') and Segrave Street (318')



100% Occupied - Cash Flow Info
Available Upon Request with CA

Sale Price: \$594,720 (\$90/SF)

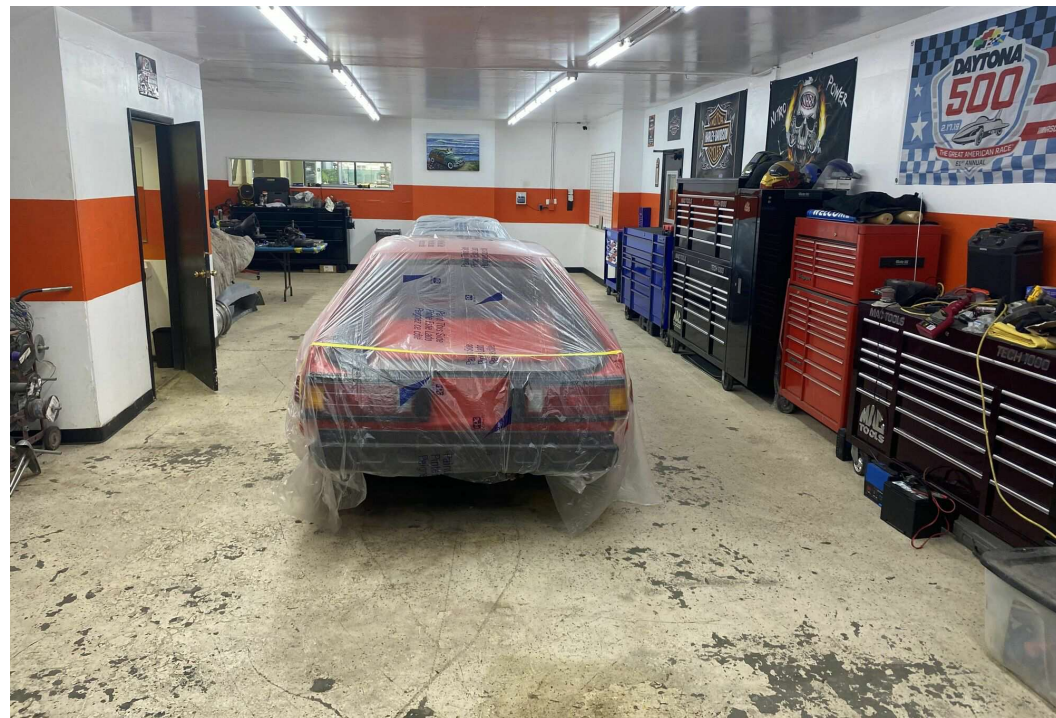
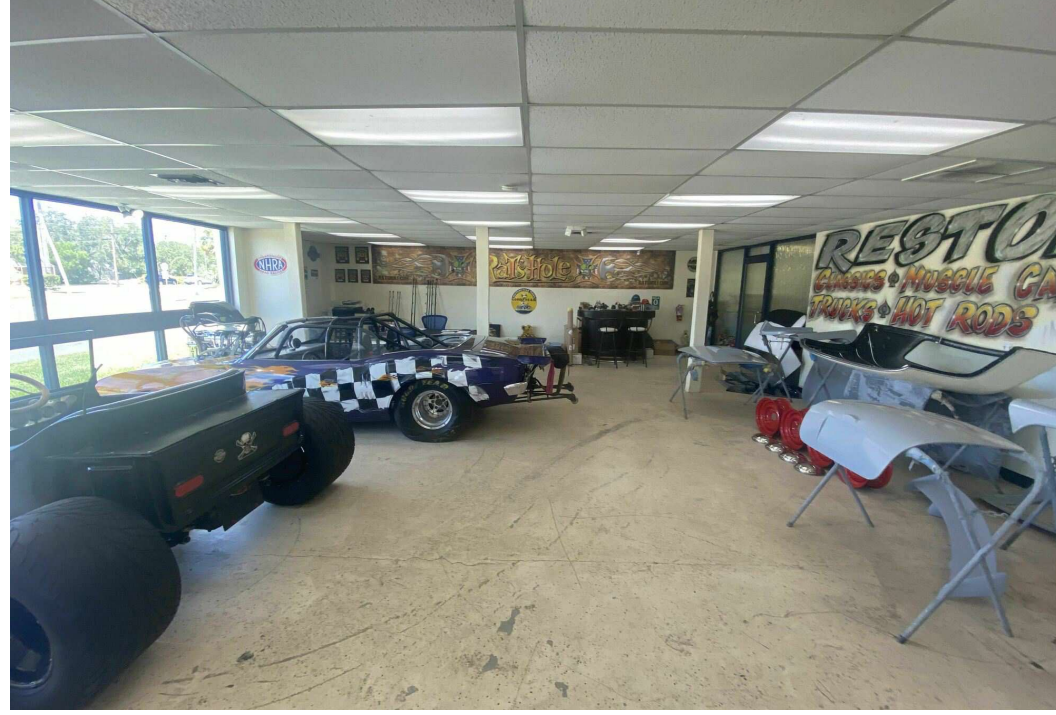
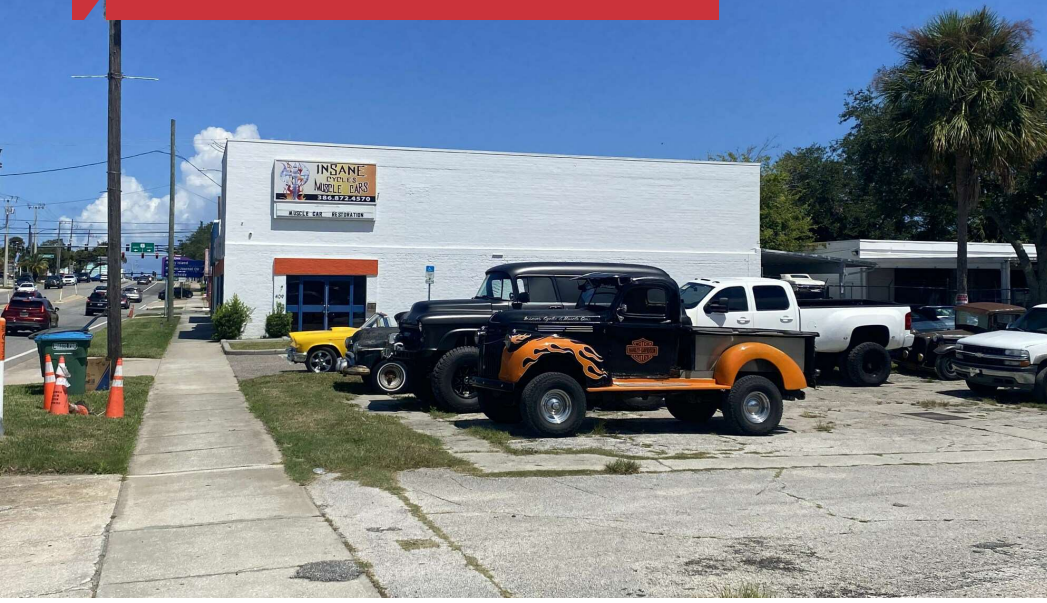
For more information

Ted Lightman, CCIM

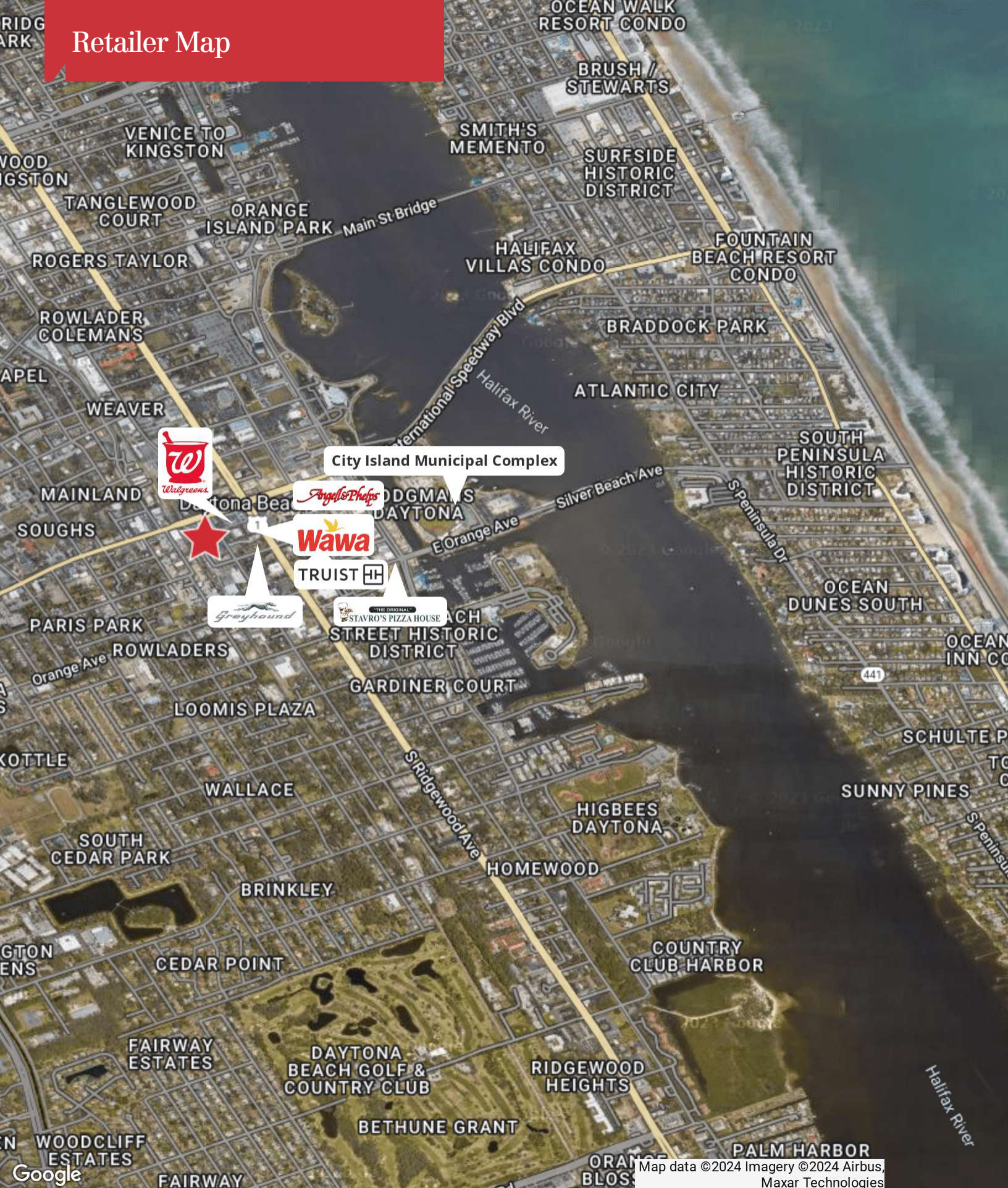
O: 386 238 3600

tlightman@realvest.com

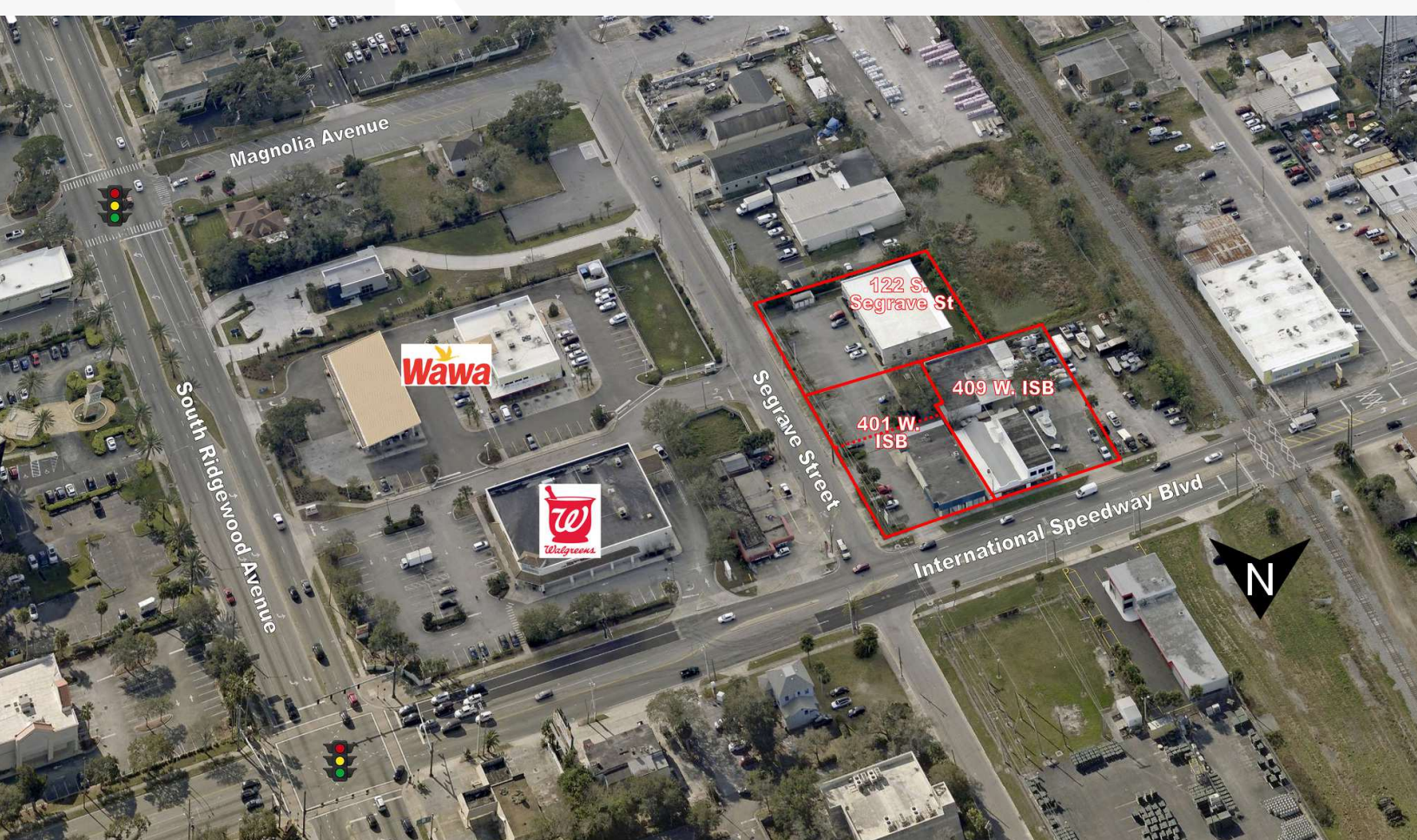
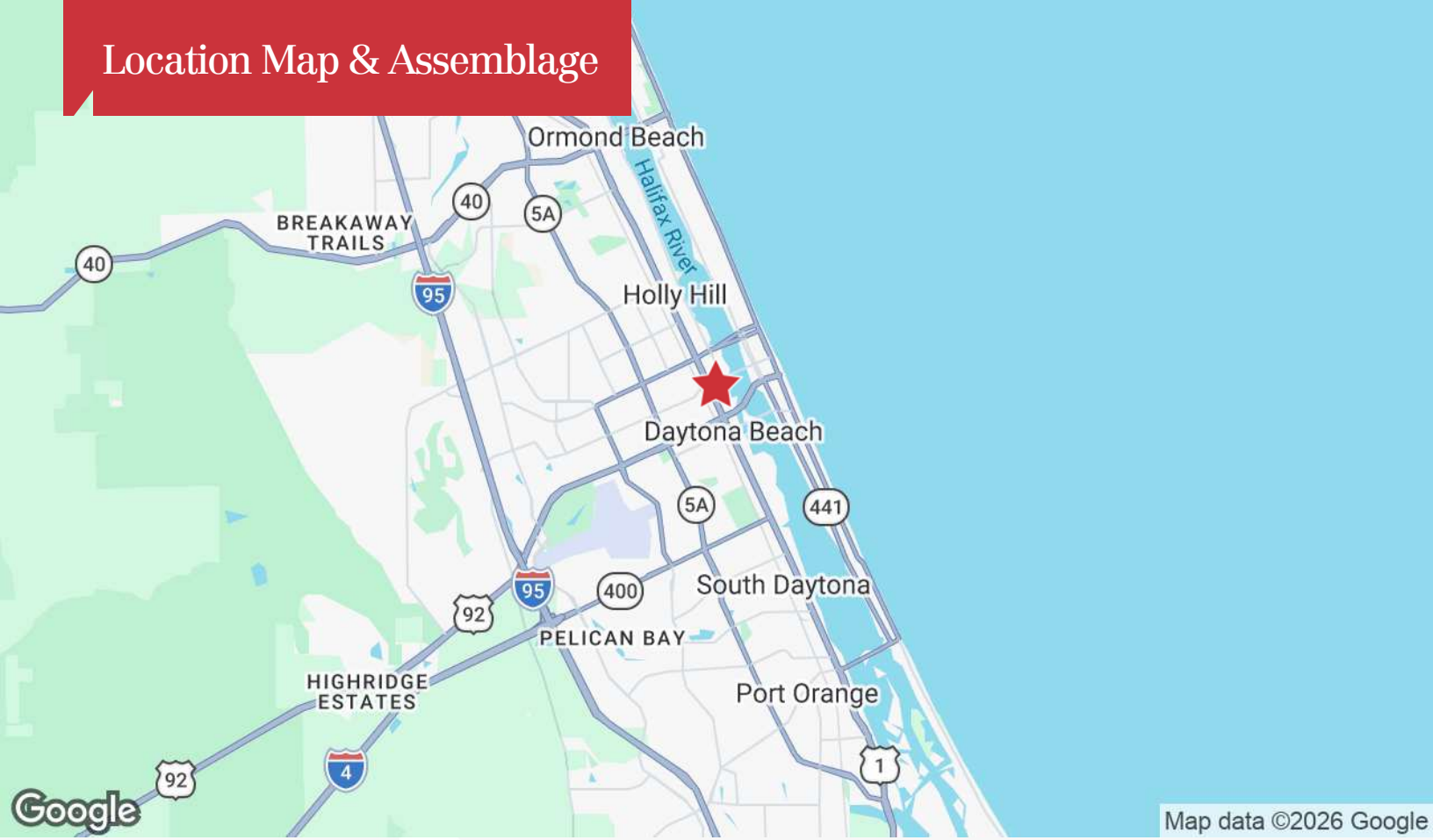
Property Photos



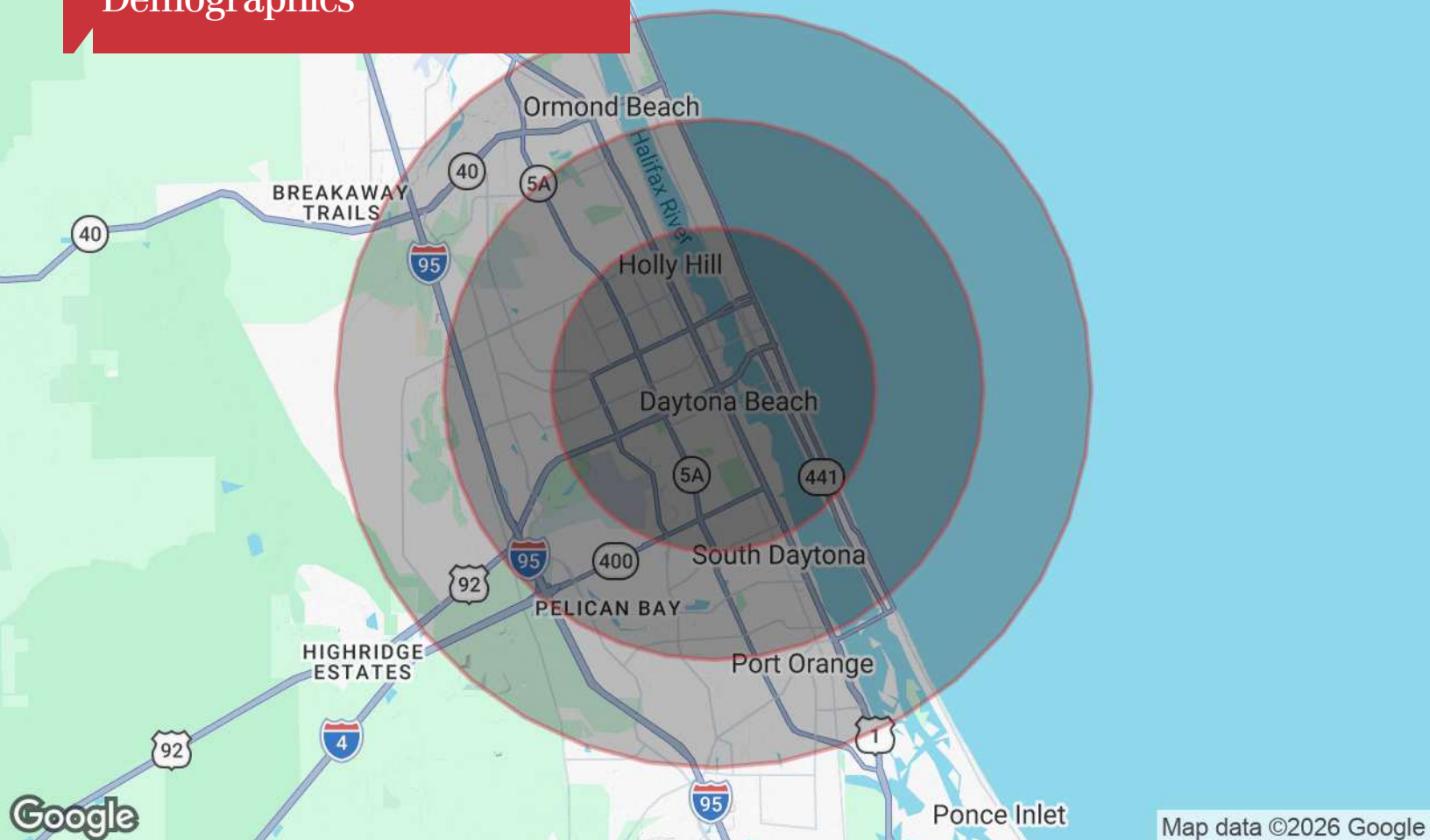
Retailer Map



Location Map & Assemblage



Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	66,483	125,328	187,998
MEDIAN AGE	42	45	47
MEDIAN AGE (MALE)	42	44	45
MEDIAN AGE (FEMALE)	43	46	48

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	28,296	56,367	85,224
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$56,743	\$62,307	\$68,073
AVERAGE HOUSE VALUE	\$235,435	\$241,232	\$268,531

* Demographic data derived from 2020 ACS - US Census