

For Sale

Flex Office/Retail Property

3,768 SF | \$90.24/SF



401 W. International Speedway Blvd

Daytona Beach, Florida 32114

Property Highlights

- 3,768± SF building on 0.41± acre site
- 98 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 on International Speedway Blvd (23,500 AADT)
- Great cash flow opportunity or user-ready building
- Centrally located - easy access from anywhere in Daytona Beach
- Directly west of Walgreens and WaWa at US Hwy 1 (Ridgewood Ave) and US Hwy 92 (International Speedway Blvd) intersection



Just Reduced!

Sale Price: \$340,000

For more information

Ted Lightman, CCIM

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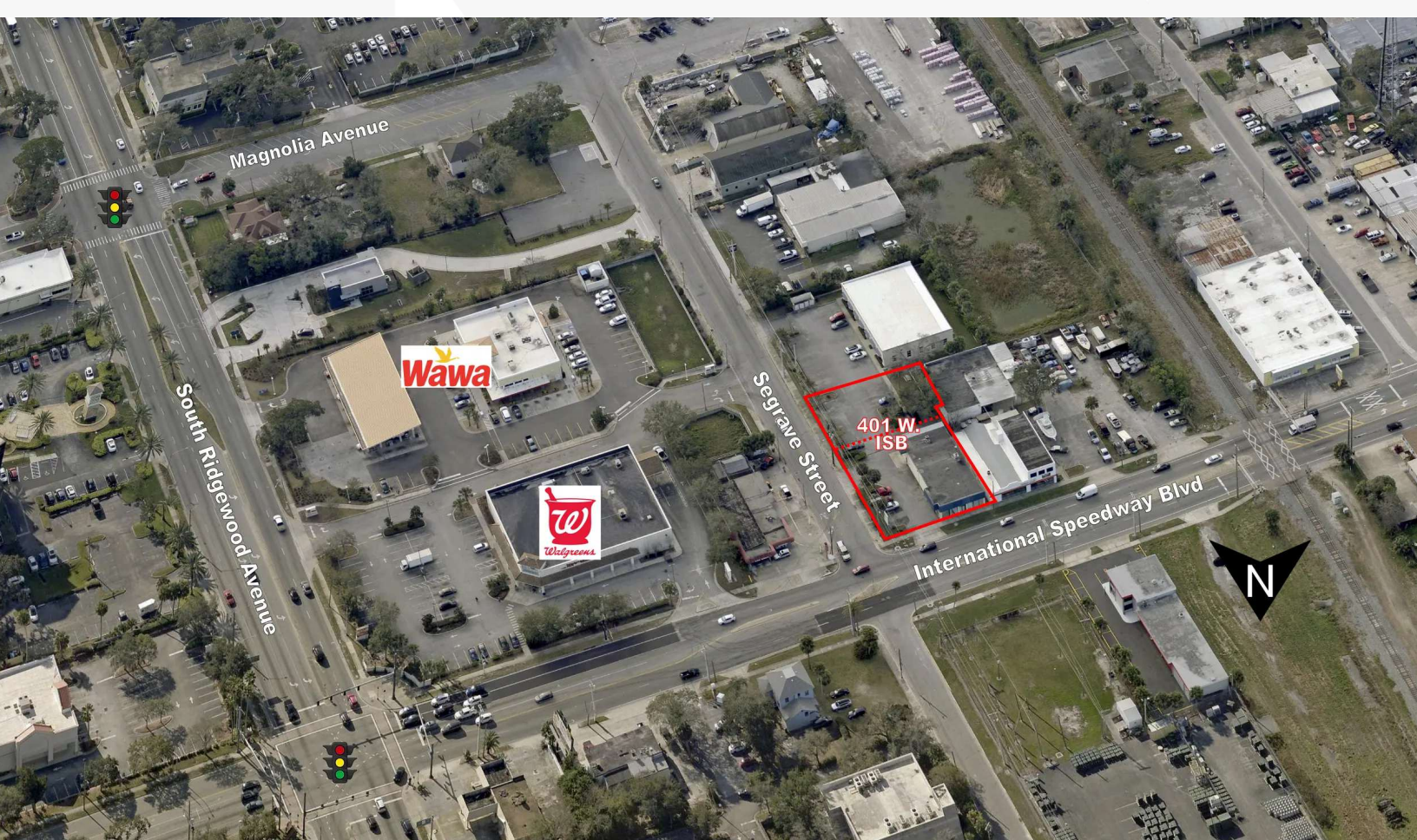
Floor Plan



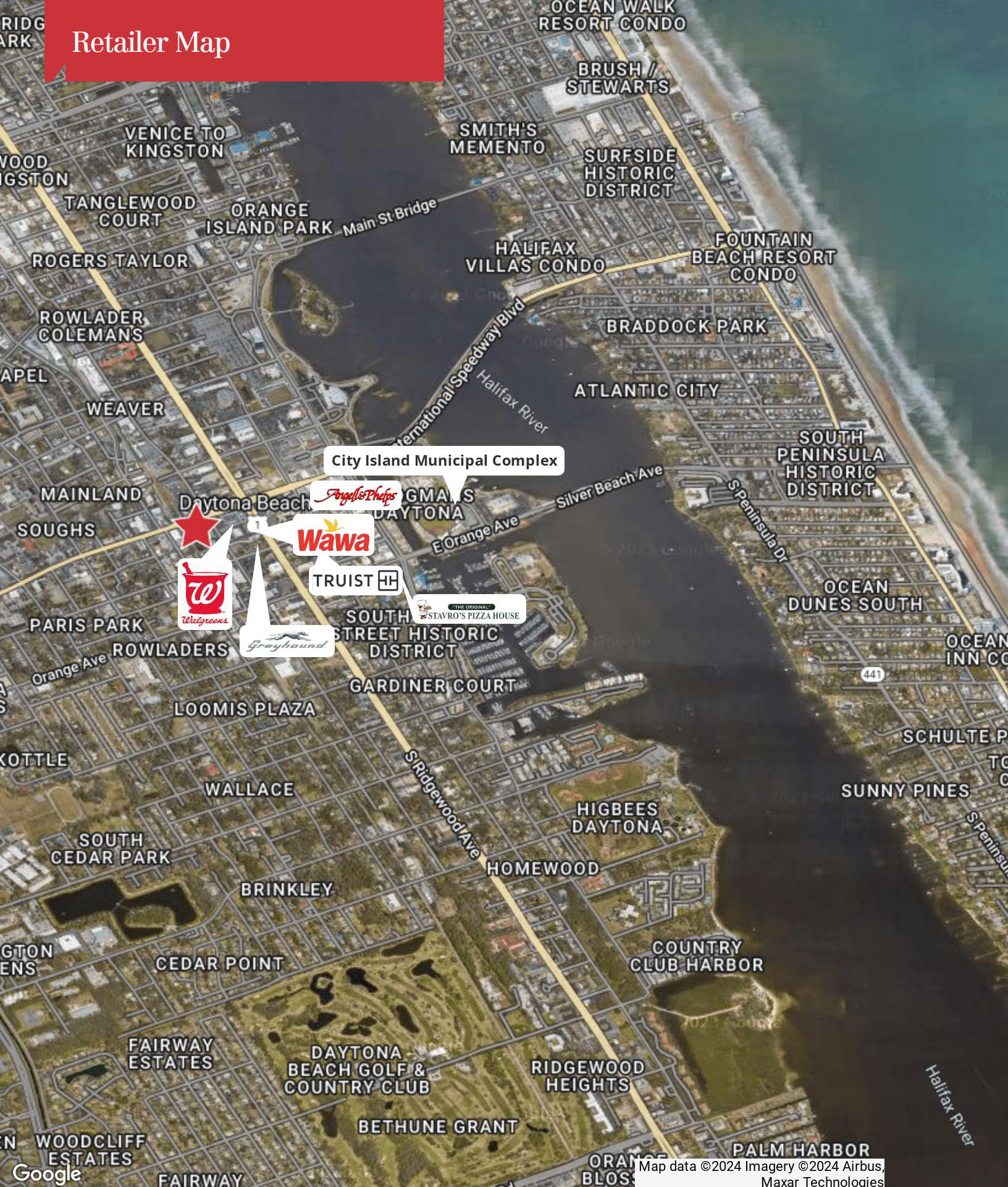
Property Photos



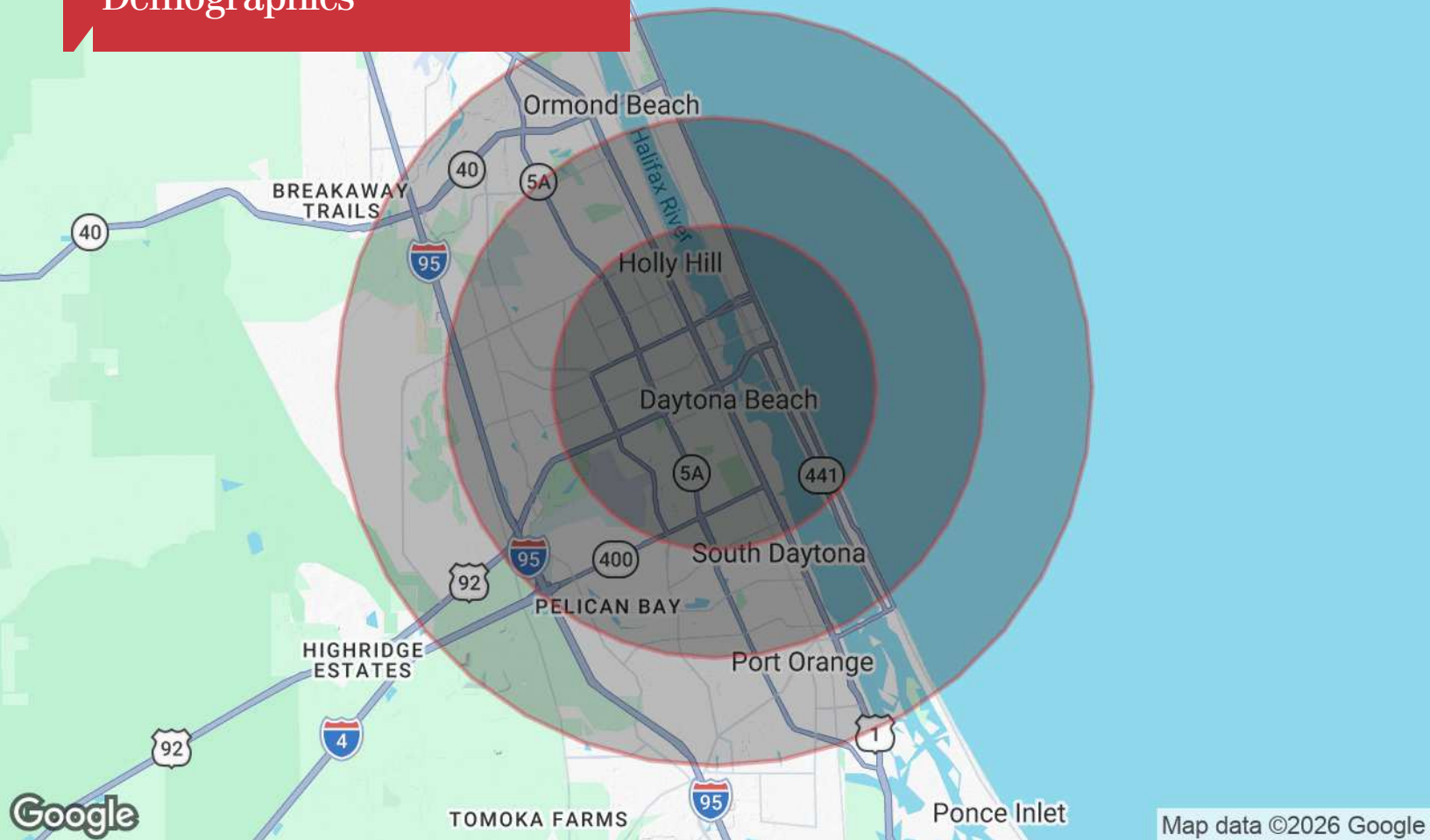
Location Map & Aerial



Retailer Map



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