

FOR SALE

OCEANS COMMERCIAL

1020 W International Speedway Blvd

Daytona Beach, Florida 32114 | Class A Office — The Doran Building



\$4,995,000
SALE PRICE

7.60%
CAP RATE

\$307.24 /SF
16,258 SF · CLASS A

Owner Financing
AVAILABLE — APPROVED BUYER

An established Class A office investment on Daytona Beach's premier commercial corridor. The Doran Building offers a stabilized, multi-tenant asset anchored by an established professional roster — with meaningful lease-up upside in a 10,566-SF second-floor suite ideal for an owner-user or new income. Owner financing is available to an approved buyer, and the site delivers exceptional frontage minutes from Interstate 95 and Daytona Beach International Airport.

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Established Class A Asset with Built-In Upside

OFFERING SUMMARY	
Sale Price	\$4,995,000
Cap Rate	7.60%
Price / SF	\$307.24
Sale Type	Investment
Tenancy	Multi-Tenant
Zoning / APN	RDM-3 · 5339-02-57-0121
Financing	Owner financing available*

*Owner financing available to an approved buyer; terms negotiable.

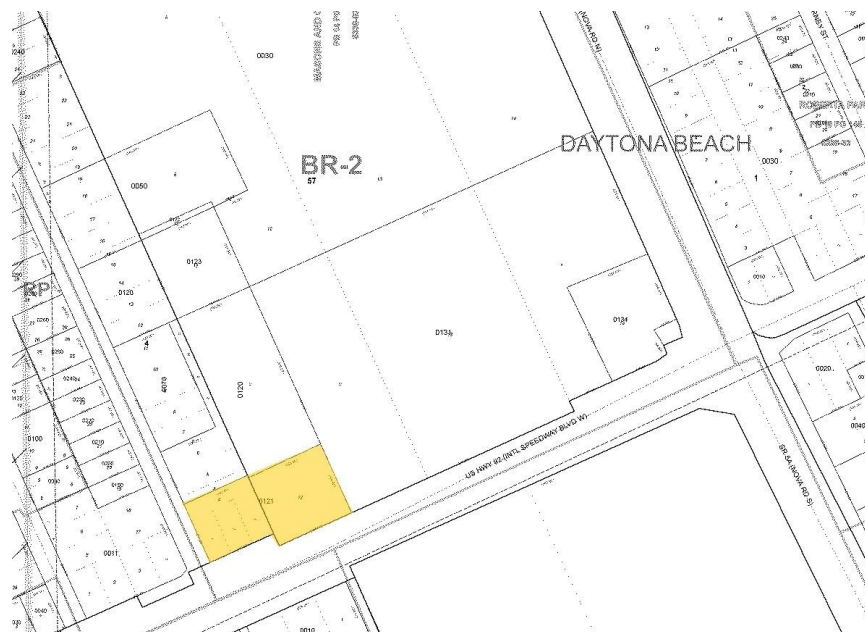
An established Class A office investment on nearly one acre along International Speedway Boulevard. Acquire a stabilized, multi-tenant asset with a diversified professional-service roster and direct frontage on one of Daytona's highest-traffic corridors.

ESTABLISHED TENANT ROSTER	
Financial Services	Edward Jones
Insurance	Colonial Life · Blanchard Insurance
Legal	Doran Sims Wolfe & Ciocchetti
Accounting	K. Reid, CPA, Inc.
Media / Audio	Media Onboard · Deltec Precision Audio

Value-add lever: an approximately 10,566-SF second-floor suite — built out with executive offices, reception, kitchenette, and in-suite restroom with shower — is available beginning October 1, 2026. Lease it up to grow NOI above the in-place cap rate, or occupy it as an owner-user while collecting income from the first-floor roster.

Rent roll and lease abstracts available to qualified buyers upon request.

Site / Plat Map



Plat map for general reference only; subject to field verification.

A Landmark Address on International Speedway Blvd

Positioned at the gateway to Daytona Beach between Clyde Morris Boulevard and Nova Road, the Doran Building delivers tremendous visibility along one of Daytona’s highest-traffic corridors. Nearby dining, retail, and hospitality amenities add daily convenience for employees and clients alike.

Building Profile

Property Type	Office — Class A
Building Size	16,258 SF 2 Stories
Year Built	1987
Lot Size	±0.98 Acres
Parking	64 spaces (3.94 / 1,000 SF)
Connectivity	High-speed fiber
Walk Score®	50 — Fairly Walkable

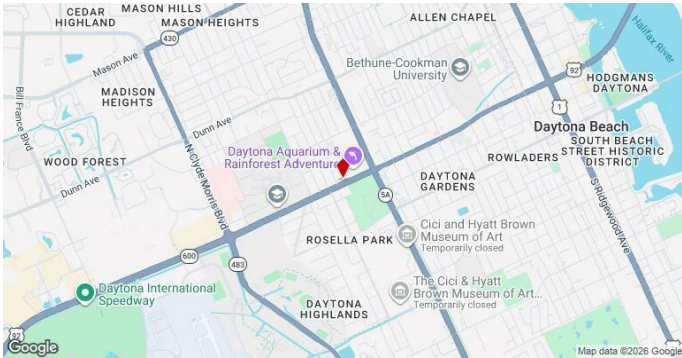
Proximity & Access

Interstate 95	±3.5 mi
Daytona Beach Int’l Airport	±1.8 mi
Daytona International Speedway	±2.0 mi
Downtown Daytona Beach	±1.5 mi
Bethune-Cookman University	±0.5 mi

Property Gallery



Location



Trade Area Snapshot

DRIVE TIME	5 MIN	10 MIN	15 MIN
Population	16,419	85,302	164,838
Daytime Population	28,361	113,791	199,824
Employees	5,712	35,657	70,881
Median HH Income	\$44,425	\$53,348	\$60,211

Source: Esri (2026), Esri-Data Axle (2026), The CCIM Institute.

THE OPPORTUNITY

Why the Doran Building

- Offered at \$4,995,000 — a 7.60% cap rate on in-place income, with owner financing available to an approved buyer
- Stabilized multi-tenant roster spanning financial services, insurance, legal, accounting, and media
- Value-add upside: 10,566-SF second floor available to lease up or occupy as an owner-user
- Exceptional visibility and prominent signage along International Speedway Boulevard
- Two-story Class A office building with versatile, functional interior configurations
- High-speed fiber connectivity supporting business continuity
- 64 on-site surface parking spaces (3.94 / 1,000 SF)
- Strategic location minutes from I-95, Daytona Beach International Airport, and key commercial nodes
- Elegant common areas — chandelier lobby, elevator access, and finished corridors



FOR SALE INQUIRIES · OFFERS · TOURS

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