

**DOWNTOWN RETAIL & RESIDENTIAL INCOME - BANK OWNED**

111 W. International Speedway Boulevard  
Daytona Beach, Florida 32114

**Property Summary**

Property: 111 W. International Speedway Boulevard  
Parcel No: 5339-09-02-0092  
Status: For Sale  
Size: 4,770 SF Two-Story Building on 2,450 SF Lot  
Price: **\$355,000**



Zoning: RDD-1 Redevelopment Downtown - Beach Street Retail

Year Built: 1907

Population (est.):	<u>1 MILE</u> 10,581	<u>3 MILES</u> 56,379	<u>5 MILES</u> 113,491
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Average HHI (est.):	<u>1 MILE</u> \$29,089	<u>3 MILES</u> \$37,673	<u>5 MILES</u> \$42,168
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Traffic Count: 18,100 vehicles per day - International Speedway Boulevard

- Property Highlights:
- Downtown Daytona Beach Investment Property
  - Potential 9% cap rate with second floor leased
  - First floor leased to Ronin Sushi and Sake Bar
  - Second floor has two bathrooms and two kitchens for additional income
  - Direct International Speedway Boulevard exposure
  - City parking just west of the building
  - Short walk to Beach Street Downtown & River Lifestyle
  - Potential interior and exterior grants from City of Daytona Beach
  - Approximately 4.8 miles to Interstate 95 and 1.2 miles to beaches

Rock Solid in Commercial Real Estate

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# PICTURES - FIRST FLOOR INTERIOR

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Information contained herein is believed to be accurate, but not guaranteed and may change without notice.



# PICTURES - EXTERIOR & SECOND FLOOR INTERIOR

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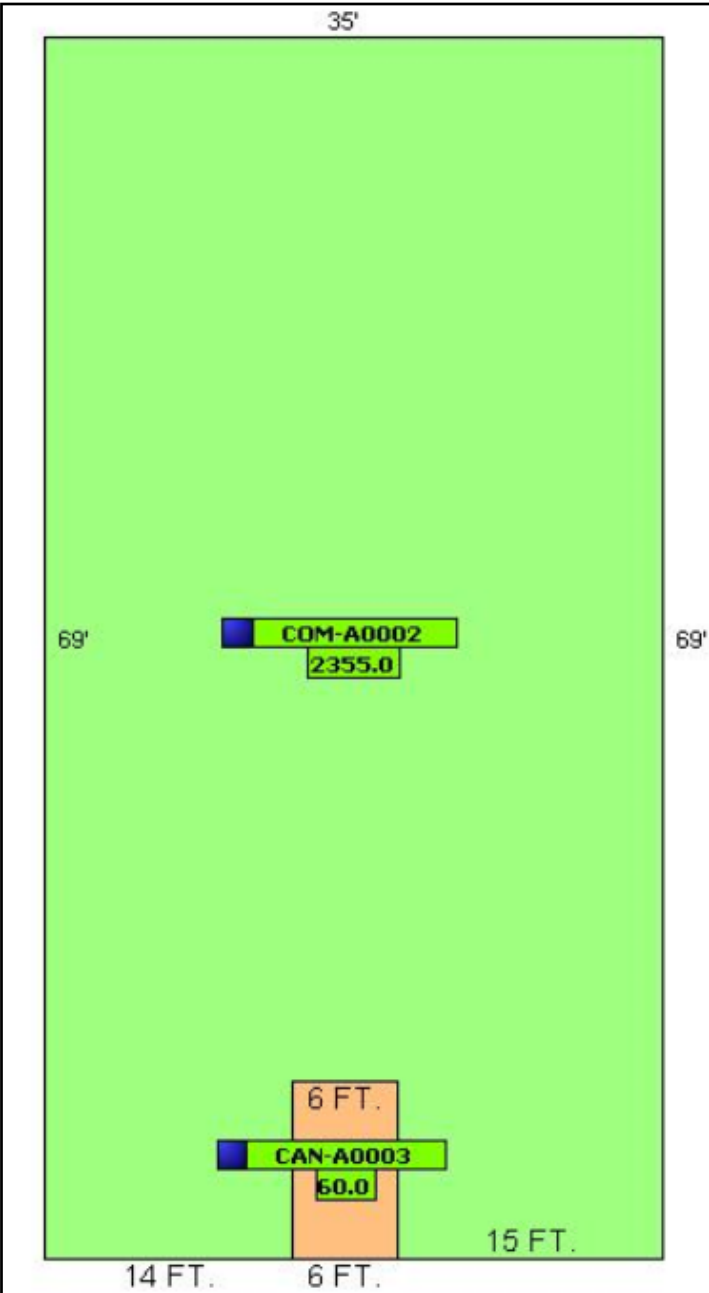


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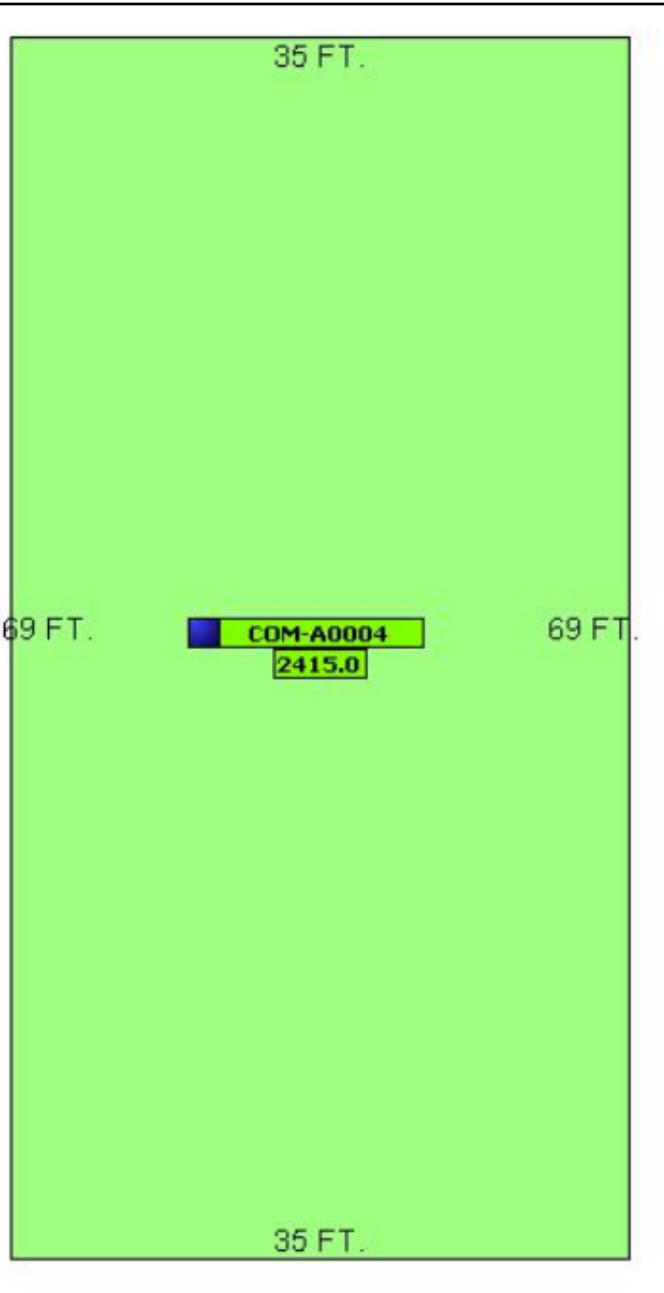
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# FLOOR PLAN

## FIRST FLOOR



## SECOND FLOOR



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