

FOR LEASE

VOLUSIA SQUARE

2455 W International Speedway Boulevard, Daytona Beach, FL 32114

CAVA NOW OPEN &
PLAYA BOWLS OPENING SOON



±55,868 SF OF INLINE SPACE AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

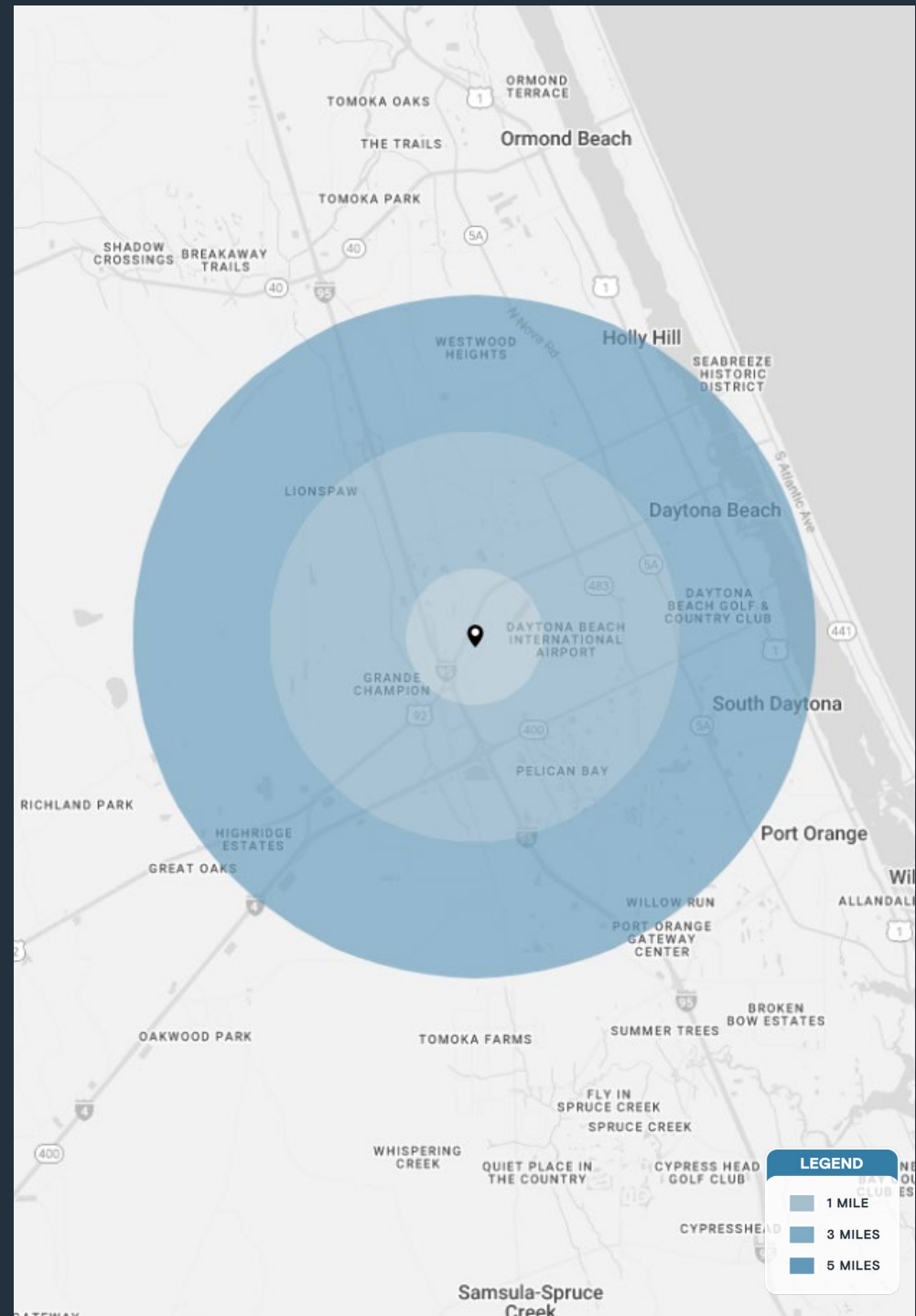
HIGHLIGHTS

- ±193,923 SF center anchored by Home Depot and Ollie's Bargain Outlet
- ±55,868 SF available inline
- ±1,280 SF up to ±5,200 SF available inline
- ±3,518 SF freestanding second generation restaurant with drive thru available
- Walking distance from Daytona International Speedway
- Excellent visibility and access on West International Speedway Boulevard
- Pylon signage available
- West International Speedway Boulevard has over 8 million visitors each year
- 2.6 miles from Embry-Riddle with approximately 10,297 students
- 2.6 miles from Halifax Health Medical Center with 678 beds
- 3.2 miles from future plane manufacture, Aura Aero, which will create 1,000 jobs
- 1.6 miles from new 2.8M Amazon fulfillment facility with 1,200 employees

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	1,430	34,3872	122,360
HOUSEHOLDS	701	14,833	52,808
EMPLOYEES	1,547	28,644	64,567
AVERAGE HH INCOME	\$54,565	\$76,803	\$75,654

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	6,261	71,615	176,763
HOUSEHOLDS	2,704	29,852	76,843
EMPLOYEES	6,338	44,123	80,756
AVERAGE HH INCOME	\$77,535	\$73,957	\$78,341





Tenant Roster

101B	Home Depot Garden (NIC)	NA	402	Negotiating Lease	1,920 SF	900	Dollar Tree	12,566 SF
201	LensCrafters	6,400 SF	403	Negotiating Lease	2,000 SF	910	Restaurant Depot Express	30,255 SF
204	Playa Bowls	1,600 SF	501	Available	55,868 SF	1000	Buffalo Wild Wings	9,321 SF
205	CAVA	2,800 SF	601	Sterotypes	3,983 SF	1200	Available	3,518 SF
206	Luxe Foot Spa & Massage	1,677 SF	701	The Fish Tank	6,349 SF	U-1100	Raising Cane's (NIC)	10,262 SF
207/8	Beauty Lounge	3,222 SF	800	Amped Fitness	28,500 SF	U-HD	Home Depot (NIC)	100,635 SF
401	Negotiating Lease	1,280 SF	801/3	Ollie's Bargain Outlet	22,694 SF	U-K1	K1 Speed (NIC)	45,000 SF



VOLUSIA MARKETPLACE
WORLD MARKET FIVE GUYS
BURGERS and FRIES

TARGET

W INTERNATIONAL SPEEDWAY BOULEVARD - 31,000 AADT

DAYTONA INTERNATIONAL SPEEDWAY

INTL SPEEDWAY SQUARE
OLD NAVY Michael's DICK'S
Staples Total Wine
HAVERTY'S SHOE BOOT BARN
FURNITURE - EST 1982 CARNIVAL

PYLON SIGN

PYLON SIGN

PYLON SIGN

N WILLIAMSON BOULEVARD - 21,500 AADT

GATE 40 ENTRANCE INTERNATIONAL SPEEDWAY

SITE

WAFFLE HOUSE



SHOPPES AT ONE DAYTONA

Bass Pro Shops
COSTCO WHOLESALE
Guitar Center
Cobb REFRIGERATION

VOLUSIA MALL

Dillard's
BAM! BOOKS-A-MILLION
JCPenney
H&M

MAINLAND HIGH SCHOOL
1,941 STUDENTS

BEST BUY
PETSMART

EMBRY-RIDDLE UNIVERSITY
10,297 STUDENTS



Pep Boys
CARRABBA'S ITALIAN GRILL

7 ELEVEN

TACO BELL

JOHN JONES

TAJUNA FLATS

DAYTONA INTERNATIONAL SPEEDWAY

TARGET

VOLUSIA MARKETPLACE

WORLD MARKET
FIVE GUYS
Panera BREAD
Chick-fil-A
CHIP SHOPS
CHIPOTLE MEXICAN GRILL

Cracker Barrel

INTL SPEEDWAY SQUARE

OLD NAVY
Michael's
DICK'S
Staples
Total Wine & More
Haverty's
SHOE CARNIVAL
Krystal
BJS RESTAURANT BREWHOUSE
LONGHORN STEAKHOUSE
BOOT BARN

VOLUSIA SQUARE

SITE

DOLLAR TREE
HOME DEPOT
CAVA
Amped FITNESS
Cane's
BUFFALO WILD WINGS

DAYTONA INTERNATIONAL AIRPORT

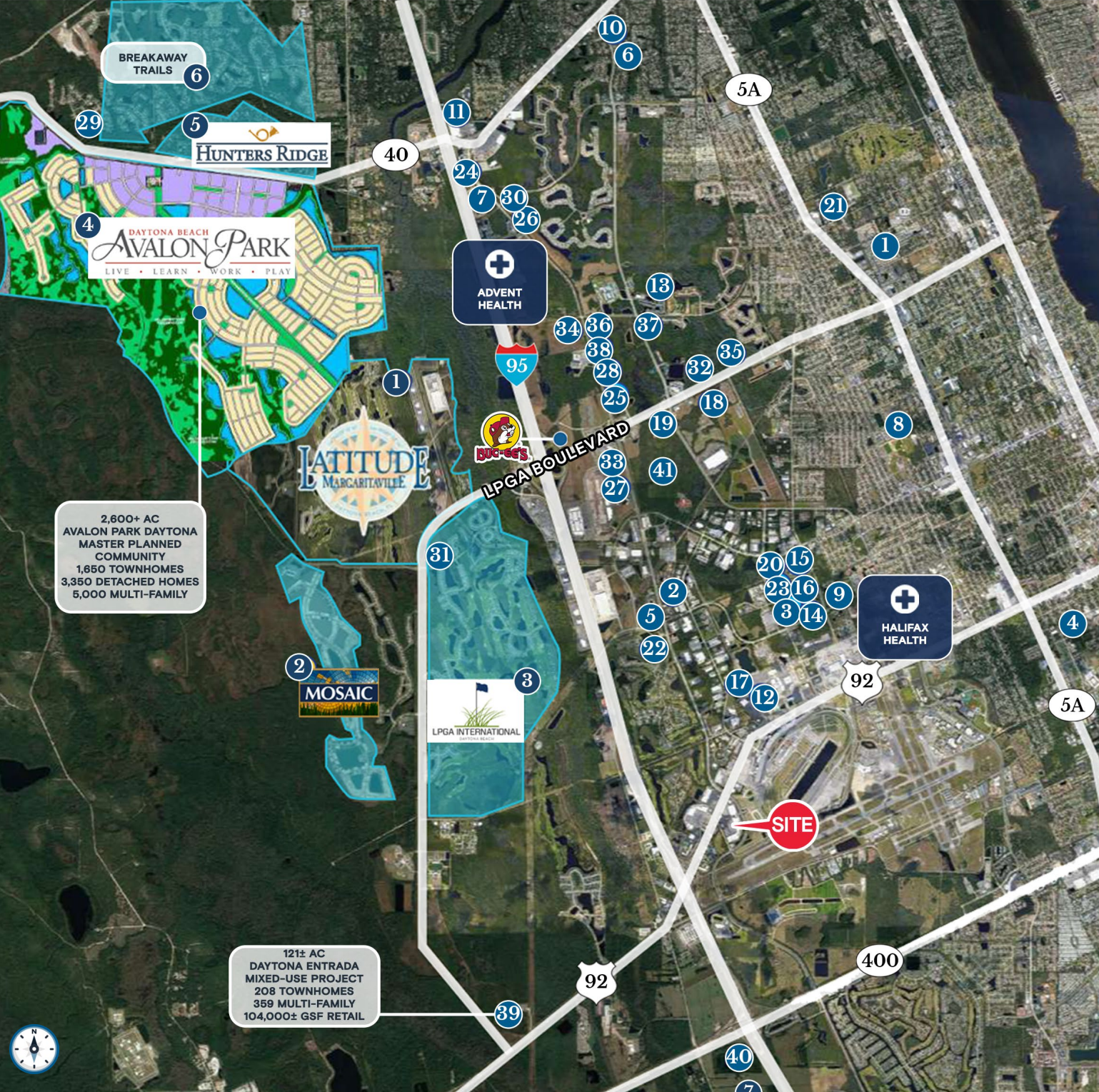
WAFFLE HOUSE

AURA AERO
COMING SOON

KARIS COLD
COMING SOON

amazon





LEGEND

SINGLE FAMILY DEVELOPMENTS

#	Property Name	Starting Price	Homes Sold	Total Units
1	Latitude Margaritaville	\$309k	1,907	3,500
2	Mosiac	\$310k	160	1,200
3	LPGA International	\$360k	1,208	6,226
4	Avalon Park	TBD	TBD	10,000
5	Hunters Ridge	\$190k	862	1,077
6	Breakaway Trails	\$210k	897	980
7	Waypoint	TBD	TBD	610

MULTI-FAMILY DEVELOPMENTS

#	Property Name	Units	Status	Year
1	Holly Point Apartments	126	E	1980
2	Indigo Pines Community	240	E	1985
3	The Harbor	168	E	1986
4	Pine Haven	136	E	2008
5	Carolina Club	224	E	2002
6	Ormond In The Pines	191	E	1984
7	Reserve at Ormond Beach	272	E	2003
8	The Park at Via Roma	288	E	1974
9	Anatole Apartments	208	E	1986
10	Fisherman's Landing	154	E	1986
11	Bermuda Estates at Ormond Beach	344	E	2006
12	One Daytona - The Midrise	114	U/C	2022
13	Integra Shores	288	E	2009
14	Lake Forest	384	E	1985
15	Lake Forest Apartments	384	E	1985
16	The Breakers Community	208	E	1985
17	Icon One Daytona	282	E	2019
18	500 East Apartments	301	E	2020
19	The Edison Daytona	223	U/C	2021
20	Wedgewood Apartments	300	E	1995
21	Charleston Place Apartments	216	E	2001
22	Indigo Plantation Apartments	304	E	1989
23	Coastline Cove	208	E	2000
24	San Marco	260	E	2003
25	Sands Parc Apartments	264	E	2017
26	The Napier	260	U/C	2020
27	Tomoka Pointe Apartments	276	E	2019
28	The Ellis	316	P	TBD
29	Jaffe Site	270	P	TBD
30	Carter	300	P	TBD
31	Tymber Creek	270	P	2022
32	LPGA & Clyde Morris Site	300	P	2022
33	Madison Pointe	240	E	2021
34	The Cottages at Daytona Beach	285	U/C	2021
35	Emerson	302	P	TBD
36	Theta	275	P	TBD
37	Wood Partners	300	P	TBD
38	Atlantica at Daytona	341	U/C	2024
39	Daytona Entrada	567	U/C	2027
40	Waypoint	1,050	U/C	2029
41	The Oasis Project	660	U/C	2027



Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 06.26.26