



Brickyard Lounge

747 W International Speedway Blvd, Daytona Beach, FL 32114

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Property Information

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Property Description

Positioned along one of Daytona Beach's most heavily traveled commercial corridors, 747 W. International Speedway Boulevard presents an exceptional investment opportunity featuring a new five-year Triple Net (NNN) lease with 3% annual rental escalations, providing investors with stable cash flow and built-in income growth.

The property benefits from high-profile pylon and building signage along International Speedway Boulevard (US 92), with traffic counts exceeding 23,000 vehicles per day (AADT). Its outstanding visibility and convenient access make it an attractive long-term location for both tenants and customers.

Strategically situated just minutes from Interstate 95, the property is centrally located within the Daytona Beach market and enjoys close proximity to many of the area's most significant demand generators. The site is located less than two miles from Daytona International Speedway, home to the world-famous Daytona 500 and numerous year-round motorsports and entertainment events that attract hundreds of thousands of visitors annually. Nearby institutions including Bethune-Cookman University, Daytona State College, and Embry-Riddle Aeronautical University generate a substantial daytime population of students, faculty, and staff, while Halifax Health Medical Center and the downtown business district provide an additional employment base.

Offering Summary

Sale Price:	\$499,000
Number of Units:	1
Lot Size:	5,224 SF
Building Size:	2,706 SF
NOI:	\$42,000.00
Cap Rate:	8.42%

Demographics	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,239	4,381	8,572
Total Population	3,238	12,914	22,240
Average HH Income	\$40,858	\$44,647	\$50,793



Location Description

Strategically located along West International Speedway Boulevard (US 92), one of Daytona Beach's primary east-west commercial corridors, the property benefits from outstanding visibility, strong daily traffic counts, and excellent accessibility. The site is positioned just west of the downtown business district and within minutes of Interstate 95, Interstate 4, Daytona International Speedway, Daytona State College, Bethune-Cookman University, and the World's Most Famous Beach. The surrounding area is characterized by a diverse mix of retail, restaurant, office, automotive, hospitality, medical, and service-oriented businesses, providing a strong commercial presence and consistent consumer activity. The property's central location offers convenient access to both the beachside and mainland markets, making it well-positioned to serve customers throughout the greater Daytona Beach area.

Exterior Description

The property is improved with a distinctive two-story A-frame commercial building featuring durable masonry block construction with an attractive brick exterior and a prominent standing seam metal roof. Its unique architectural design creates a recognizable landmark along W. International Speedway Boulevard, providing outstanding curb appeal and strong commercial identity. The building features a highly visible storefront, second-floor office/storage space with exterior access, ample on-site parking, and excellent ingress and egress. Prominent building signage, exceptional visibility, and exposure to more than 23,000 vehicles per day make this a highly recognizable commercial location within one of Daytona Beach's primary business corridors.

Interior Description

The interior has been thoughtfully renovated into a modern, race-themed restaurant and lounge that complements the property's iconic exterior architecture. The dining area features an open-concept layout with a service counter, high-top seating, custom wood countertops, decorative brick accent walls, updated lighting, and durable black-and-white tile flooring. Large storefront windows provide abundant natural light while offering excellent visibility to passing traffic along International Speedway Boulevard.



Property Highlights

- New five-year Triple Net (NNN) lease provides immediate, stable investment income.
- 3% annual rental escalations create built-in revenue growth and hedge against inflation.
- Excellent visibility with prominent building and roadside signage along W. International Speedway Boulevard (US 92).
- 23,000 Average Annual Daily Traffic (AADT) provides exceptional exposure to local and tourist traffic.
- Strategically located less than two miles from Daytona International Speedway, home of the Daytona 500, Rolex 24, Bike Week, Biketoberfest, and numerous year-round events.
- Minutes from Interstate 95 and Interstate 4, offering convenient regional access throughout Central Florida.
- Surrounded by major educational institutions, including Bethune-Cookman University, Daytona State College, and Embry-Riddle Aeronautical University.
- Close proximity to Halifax Health Medical Center, downtown Daytona Beach, and numerous government and professional office users.
- Just minutes from the Halifax River, Atlantic Ocean beaches, Ocean Walk Village, and the Daytona Beach Boardwalk, benefiting from strong tourism and visitor traffic.
- Located within an established commercial corridor featuring a diverse mix of retail, restaurants, automotive businesses, medical offices, hospitality, and national retailers.
- High-profile corridor experiencing continued public and private investment, supported by tourism, higher education, healthcare, and commercial redevelopment throughout the Daytona Beach market.
- Ideal passive investment opportunity combining a long-term NNN lease, contractual rent growth, excellent traffic exposure, and a premier central Daytona Beach location.

Additional Photos



Proposal





Location Information

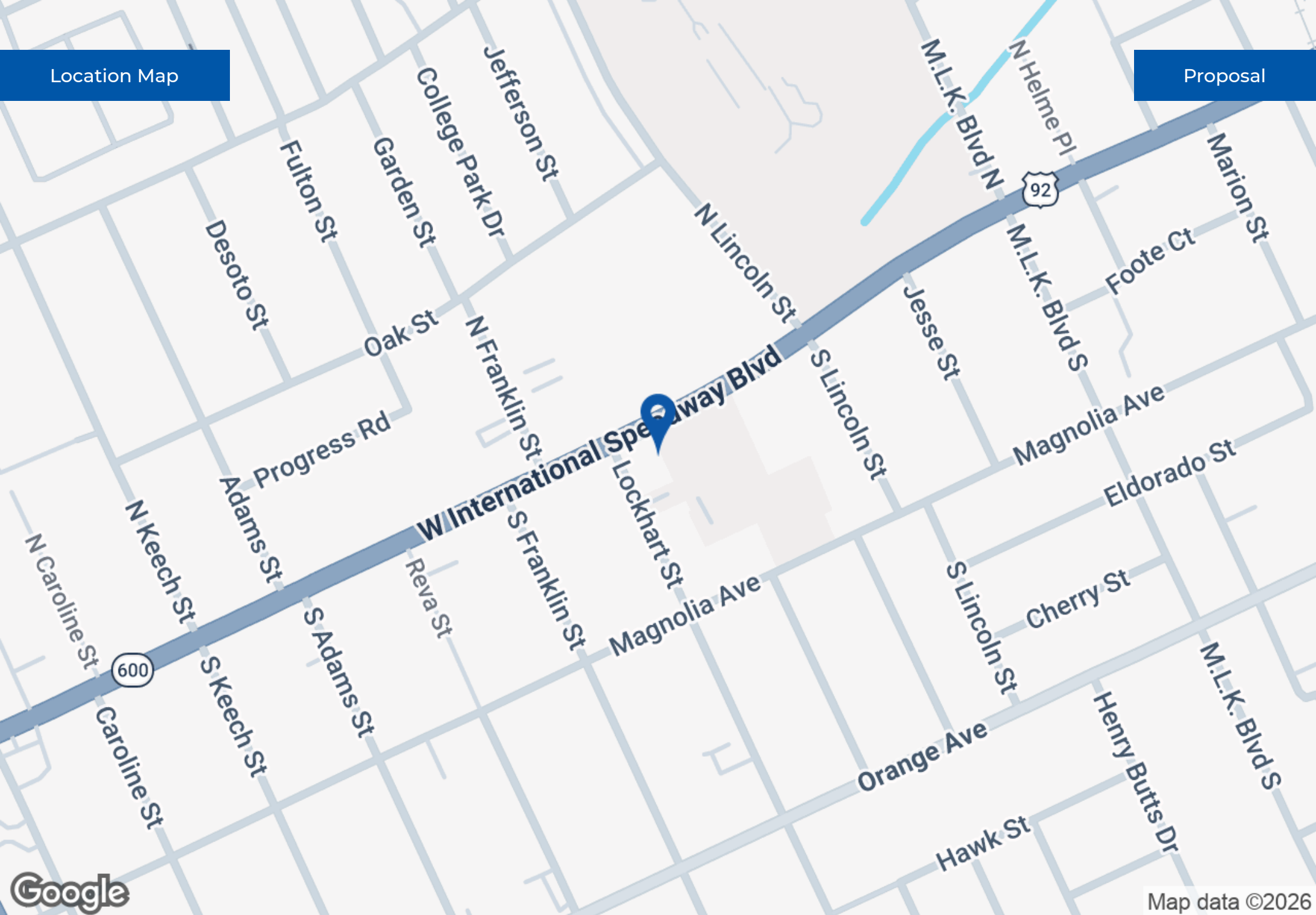
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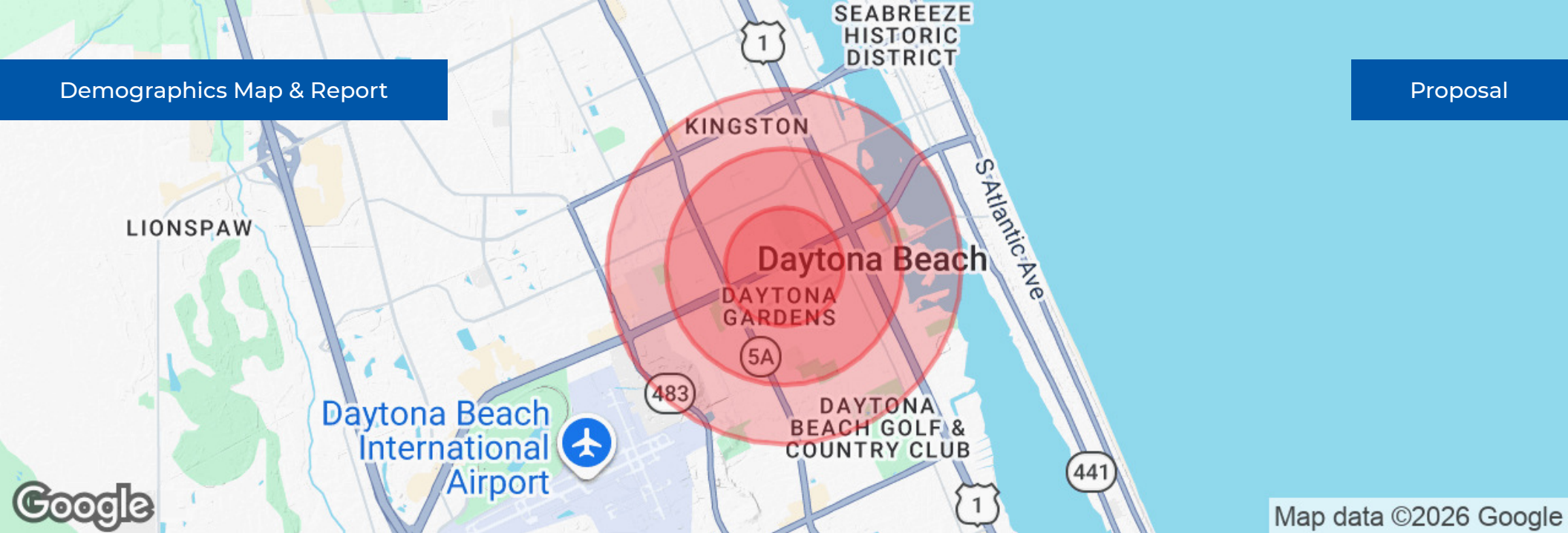
Demographics

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Population

	0.5 Miles	1 Mile	1.5 Miles
Total Population	3,238	12,914	22,240
Average Age	30.7	31.3	37.1
Average Age (Male)	28.8	29.5	35.3
Average Age (Female)	28.5	30.9	37.7

Households & Income

	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,239	4,381	8,572
# of Persons per HH	2.6	2.9	2.6
Average HH Income	\$40,858	\$44,647	\$50,793
Average House Value	\$122,656	\$138,186	\$174,620

2023 American Community Survey (ACS)



Advisor Bios

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Professional Background

Beau Warren, Manager of Commercial Services, Realty Pros Commercial. He has been involved in real estate since 1999 beginning in his hometown of Portland, Oregon. Beau was the President of WCW, Inc, a real estate investment company and Vice President of Monument Construction, LLC. The companies worked together renovating and leasing single family homes in the Greater Portland Area. In 2007, Beau and his wife, Miah Warren and son, Wyatt Warren, moved to Ormond Beach, FL, where he earned his real estate license in 2008, joining Realty Pros Assured in 2009. Beau specializes in general commercial sales, leasing, and development in the Greater Daytona Beach Area.

Beau earned his Bachelor's degree in Business Management with Honors and is a member of the International Honors Society for Business. Currently, he is a CCIM (Certified Commercial Investment Management) candidate working towards his designation. He is active with the Ormond Beach Chamber of Commerce and the Daytona Beach Area Association of Realtors and has served as Chair for CID (Commercial Investment Division) and Ormond Beach Chamber of Commerce Leadership program. Beau also volunteers for various non-profit groups in the Daytona Beach Area.

Beau is passionate about commercial real estate and thrives on the opportunity to help others meet and exceed their real estate goals.

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