

# SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Brand New 20-Year Lease | Across From High-Performing Publix (95th Percentile Nationwide via Placer.ai)



 WATCH DRONE VIDEO

**DISCOUNT  
TIRE**

230 East International Speedway | DeLand, Florida

**DAYTONA BEACH** MSA

ACTUAL SITE



**EXCLUSIVELY MARKETED BY**



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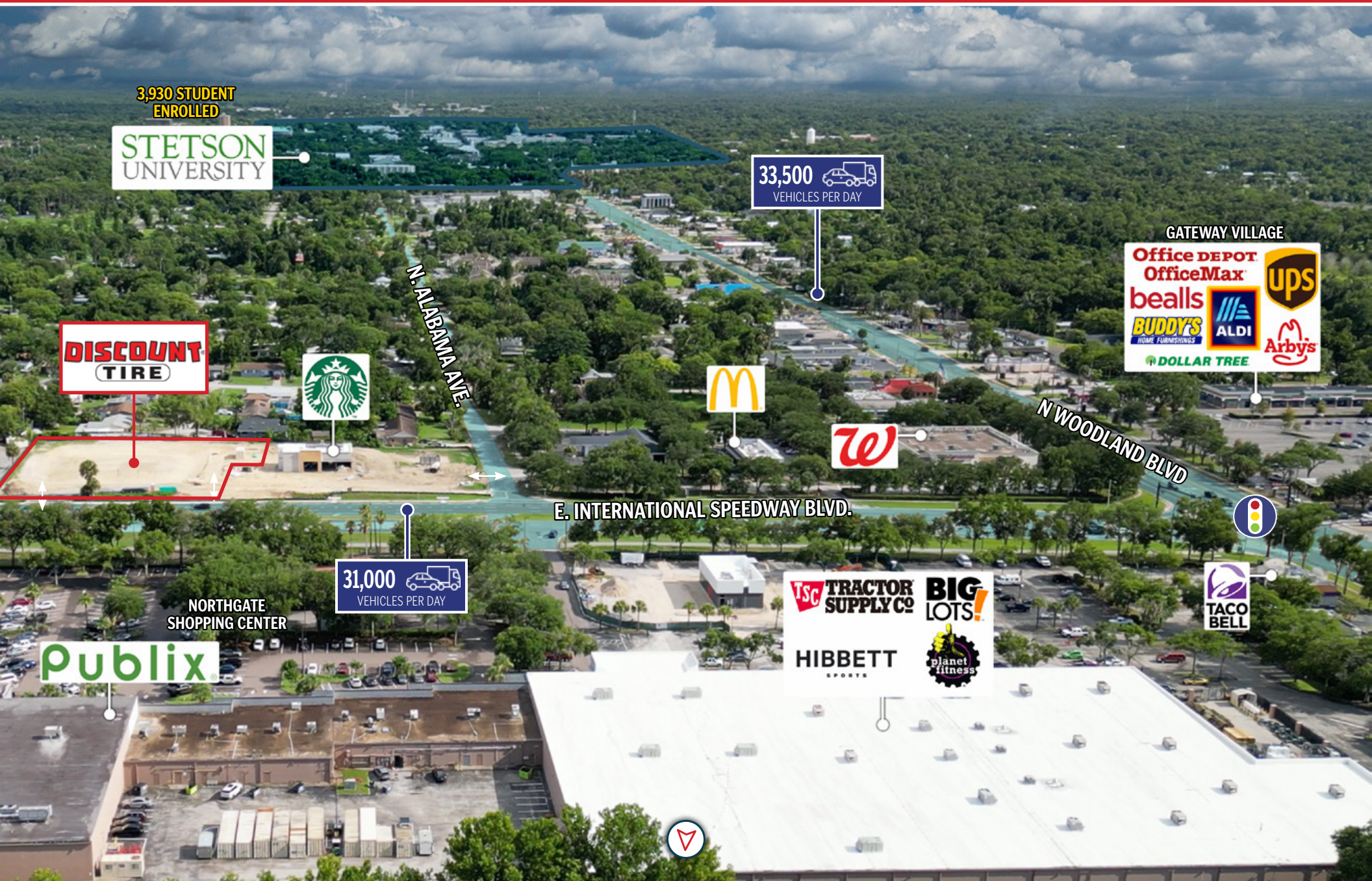


**NATIONAL NET LEASE**

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739



Adjacent Starbucks Also Available for Sale. Contact Brokers for More Information.



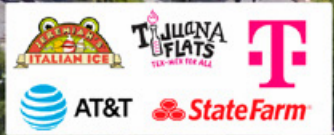


NORTHGATE SHOPPING CENTER



33,500  
VEHICLES PER DAY

N WOODLAND BLVD



31,000  
VEHICLES PER DAY



E. INTERNATIONAL SPEEDWAY BLVD.



 WATCH DRONE VIDEO

# SITE OVERVIEW



**Adjacent Starbucks Also Available for Sale. Contact Brokers for More Information.**

# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$3,053,000
<b>Net Operating Income</b>	\$145,000
<b>Cap Rate</b>	4.75%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	230 E. International Speedway Boulevard DeLand, Florida 32724
<b>Rentable Area</b>	7,020 SF
<b>Land Area</b>	1.22 AC
<b>Year Built</b>	2025
<b>Tenant</b>	Discount Tire
<b>Lease Signature</b>	Corporate
<b>Lease Type</b>	Absolute NNN (Ground Lease)
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	20 Years
<b>Increases</b>	10% Every 5 Years
<b>Options</b>	7 (5-Year)
<b>Rent Commencement</b>	January 23, 2025
<b>Lease Expiration</b>	January 31, 2045

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	
Discount Tire	7,020	1/23/2025	1/31/2045	Year 1	-	\$12,083	\$145,000	7 (5-Year)
(Corporate Signature)				Year 6	10%	\$13,292	\$159,500	
				Year 11	10%	\$14,621	\$175,450	
				Year 16	10%	\$16,083	\$192,995	

10% Rental Increase Beg. of Each Option

## Brand New 20-Year Lease | Scheduled Rental Increases | Established Brand | 7 (5-Year) Options

- The tenant, Discount Tire, recently signed a brand new 20-year lease
- The lease features 10% rental increases every 5 years, generating NOI and hedging against inflation
- Discount Tire is America’s largest independent tire and wheel retailer, with 25,000 employees, over 1,200 stores in 39 states, and annual revenue of \$5.2 billion

## Absolute NNN Ground Lease | Leased Fee Interest | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Investor benefits from leased fee interest (land ownership)
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

## Off Signalized, Hard Corner Intersection | Near Stetson University | Across From Northgate Shopping Center | Big Box Retailers

- Discount Tire is located off the signalized, hard corner intersection of East International Speedway Blvd and North Amelia Ave
- Less than 1.5 miles from Stetson University, providing a direct consumer base from which to draw
- The subject site is across from the Publix-anchored Northgate Shopping Center, which features tenants such as Truist, Tractor Supply Co., Big Lots, and more
  - **The Publix ranks in the 95th percentile (64 out of 1,323) of all nationwide locations according to Placer.ai**
- The immediate trade area is supported by big box retailers such as Lowe’s, Walmart Supercenter, ALDI, and more

## Local Demographics & Trade Area | Proximity to Nearby Cities

- The average household income exceeds \$97,563 within 5-mile radius
- More than 69,000 individuals residing within 5-miles of the subject property
- 21 miles from Daytona Beach and 38 miles from Orlando



## DISCOUNT TIRE

[discounttire.com](https://www.discounttire.com)

**Company Type:** Private

**Locations:** 1,200+

Discount Tire is a leading independent retailer of tires, wheels, and windshield wipers. Founded in 1960 by Bruce T. Halle, the company serves customers at more than 1,200 stores in 39 states. The company does business as Discount Tire in most of the U.S. and as America's Tire in parts of California and Pennsylvania. Treadwell, Discount Tire's proprietary online tire-buying guide, uses decades of data and individual driving habits to recommend the right tires for each driver's unique needs.



Source: prnewswire.com



# PROPERTY OVERVIEW



## LOCATION



DeLand, Florida  
Volusia County  
Deltona–Daytona Beach–Ormond Beach MSA

## ACCESS



East International Speedway: 2 Access Points  
N. Alabama Avenue: 1 Access Point

## TRAFFIC COUNTS



East International Speedway: 31,000 VPD  
N. Amelia Avenue: 10,600 VPD  
N. Woodland Blvd : 33,500 VPD

## IMPROVEMENTS



There is approximately 7,020 SF of existing building area

## PARKING



There are approximately 27 parking spaces on the owned parcel.  
The parking ratio is approximately 3.84 stalls per 1,000 SF of leasable area.

## PARCEL



Acres: 1.22  
Square Footage: 53,143

## CONSTRUCTION



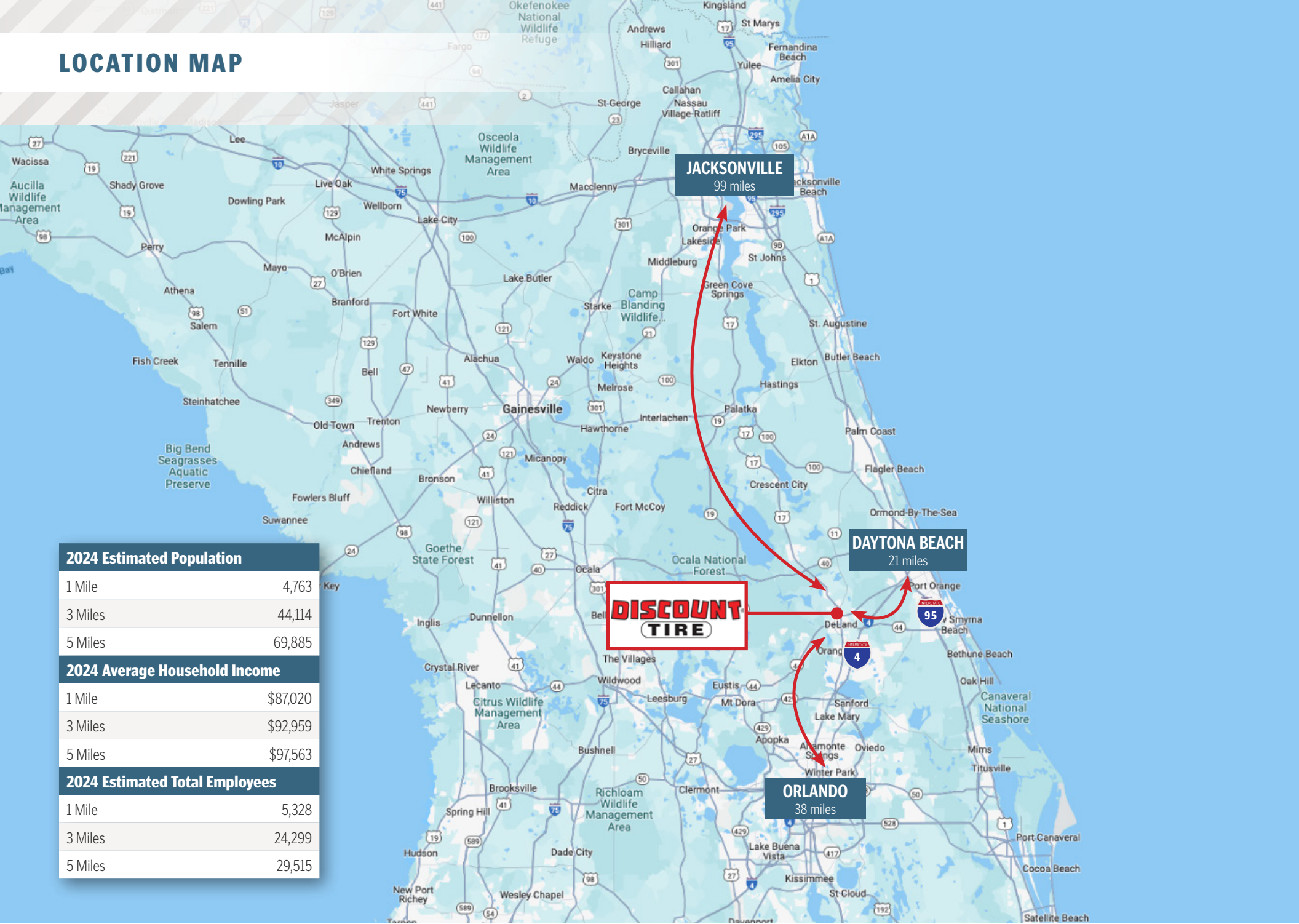
Year Built: 2025

## ZONING



Commercial

# LOCATION MAP



## 2024 Estimated Population

1 Mile	4,763
3 Miles	44,114
5 Miles	69,885

## 2024 Average Household Income

1 Mile	\$87,020
3 Miles	\$92,959
5 Miles	\$97,563

## 2024 Estimated Total Employees

1 Mile	5,328
3 Miles	24,299
5 Miles	29,515



**JACKSONVILLE**  
99 miles

**DAYTONA BEACH**  
21 miles

**ORLANDO**  
38 miles







E. INTERNATIONAL SPEEDWAY BLVD.

31,000  
VEHICLES PER DAY



PYLON SIGN



N. ALABAMA AVE.



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Estimated Population	4,763	44,114	69,885
2029 Projected Population	4,950	45,358	73,411
2024 Median Age	44.0	42.5	44.6
<b>Households &amp; Growth</b>			
2024 Estimated Households	2,023	17,242	27,781
2029 Projected Households	2,143	18,017	29,591
<b>Income</b>			
2024 Estimated Average Household Income	\$87,020	\$92,959	\$97,563
2024 Estimated Median Household Income	\$53,830	\$63,016	\$68,149
<b>Businesses &amp; Employees</b>			
2024 Estimated Total Businesses	463	2,392	3,099
2024 Estimated Total Employees	5,328	24,299	29,515



## DELAND, FLORIDA

The City of DeLand is located in the central part of the state approximately twenty-five miles from the Atlantic Ocean and approximately 40 miles northeast of the City of Orlando. The City of DeLand had a population of 41,581 as of July 1, 2024. The city is included in the Daytona Beach metropolitan area.

The City of DeLand continues to position itself as a sustainable community and prepare for future growth by encouraging both new development and redevelopment in the core city area, establishing mixed use centers and supporting alternative modes of transportation. A strong and diverse economy will allow DeLand to continue as a livable community promoting a high quality of life for all residents. The major employers in the City of DeLand are Frontier Communications, Florida Hospital, Stetson University, and governmental entities including the City of DeLand, Volusia County, Volusia County School Board and the State of Florida Department of transportation. Also included are manufacturing businesses primarily located at the DeLand Industrial Park at the Airport.

The city is served by Stetson University. Stetson University, located in the City, was chartered in 1887, and is one of the state’s oldest accredited institutions of higher learning. Located in DeLand, FL, Stetson University is a private university founded in 1883. Stetson has three undergraduate schools: the College of Arts & Sciences, the School of Business Administration, and the School of Music. A full quarter of Stetson students pursue business degrees, which is the largest of any subcategory of major.

The City includes attractions such as Chief Master at Arms House, Alexander Haynes House, Downtown DeLand Historic District, Volusia County Fair and Expo Center, DeLand Hall, Volusia Speedway Park. The nearest major airport is Daytona Beach International Airport.



## DAYTONA BEACH, FLORIDA

The City of Daytona Beach, Florida, is an incorporated municipality of the State of Florida located within the County of Volusia. The City, which currently encompasses 68 square miles, is located on the central east coast of the State of Florida, 89 miles south of Jacksonville and 50 miles northeast of Orlando. Daytona Beach is also a principal city of the Fun Coast region of Florida. The City of Daytona Beach had a population of 79,441 as of July 1, 2023.

A major part of the Daytona Beach area economy is involved in the tourist industry. The area's economy includes other industries besides tourism, such as manufacturing. Daytona Beach has industrial sites within an enterprise zone and sites within a foreign trade zone adjacent to Daytona Beach International Airport. Prime Interstate 4 and Interstate 95 sites are available with access to road, air, rail and water transportation. The local economy of the City of Daytona Beach is growing in all economic sectors; tourism, housing, manufacturing, retail, and government. Companies and organizations that have their corporate headquarters or a major presence in the area: Brown & Brown, Halifax Health, Halifax Media Group, International Speedway Corporation, Gambro-Renal Products, Ladies Professional Golf Association and NASCAR.

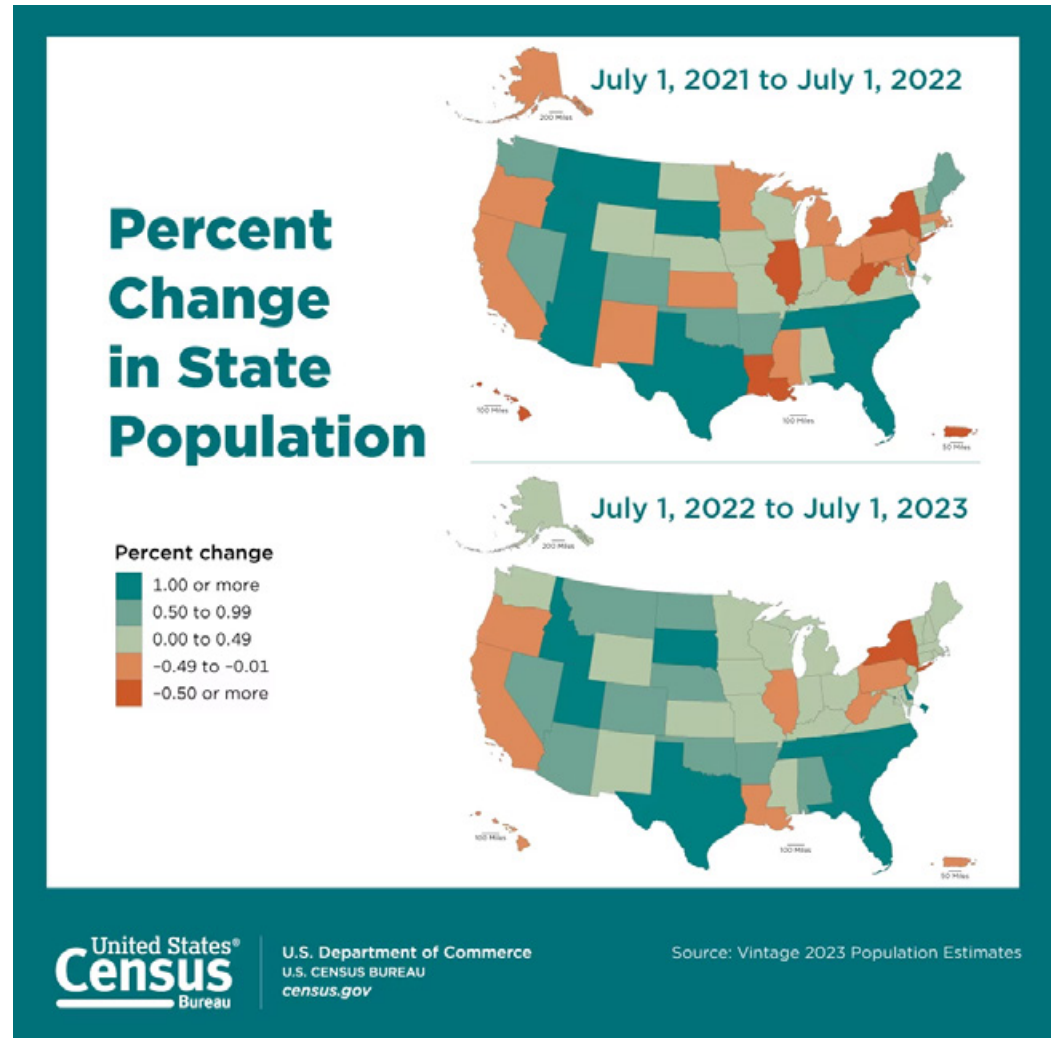


The city is home to the Daytona Cubs, the single-A Minor League Baseball farm team of the Chicago Cubs. Also, the LPGA (Ladies Professional Golf Association) is headquartered here. Sports fans can also catch the following major league action within a two hour drive or less: NBA Basketball: Orlando Magic, NFL Football: Jacksonville Jaguars, Arena Football: Orlando Predators, Minor League Baseball: Brevard County Manatees (Milwaukee Brewer AAA-affiliate playing in Viera, just outside of Melbourne) and Jacksonville Suns (LA Dodgers AA-affiliate).

# PERCENT CHANGE IN STATE POPULATION

Top 10 States by Numeric Growth: 2022 to 2023					
Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Numeric Growth
1	Texas	29,145,459	30,029,848	30,503,301	473,453
2	Florida	21,538,216	22,245,521	22,610,726	365,205
3	North Carolina	10,439,459	10,695,965	10,835,491	139,526
4	Georgia	10,713,771	10,913,150	11,029,227	116,077
5	South Carolina	5,118,422	5,282,955	5,373,555	90,600
6	Tennessee	6,910,786	7,048,976	7,126,489	77,513
7	Arizona	7,157,902	7,365,684	7,431,344	65,660
8	Virginia	8,631,373	8,679,099	8,715,698	36,599
9	Colorado	5,773,707	5,841,039	5,877,610	36,571
10	Utah	3,271,614	3,381,236	3,417,734	36,498

Top 10 States or State Equivalent by Percent Growth: 2022 to 2023					
Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Percent Growth
1	South Carolina	5,118,422	5,282,955	5,373,555	1.7%
2	Florida	21,538,216	22,245,521	22,610,726	1.6%
3	Texas	29,145,459	30,029,848	30,503,301	1.6%
4	Idaho	1,839,117	1,938,996	1,964,726	1.3%
5	North Carolina	10,439,459	10,695,965	10,835,491	1.3%
6	Delaware	989,946	1,019,459	1,031,890	1.2%
7	D.C.	689,548	670,949	678,972	1.2%
8	Tennessee	6,910,786	7,048,976	7,126,489	1.1%
9	Utah	3,271,614	3,381,236	3,417,734	1.1%
10	Georgia	10,713,771	10,913,150	11,029,227	1.1%



Source: United States Census Bureau  
Read Full Article [HERE](#)  
Posted on December 18, 2023





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