

Volusia Square

2455 W International
Speedway Blvd.
Daytona Beach, FL 32114

- 193,923± SF center anchored by Home Depot and Ollie's Bargain Outlet
- Walking distance from Daytona International Speedway
- Excellent visibility and access on West International Speedway Blvd.
- Pylon signage available
- Daytona had approximately 10.6 million tourists in 2022
- West International Speedway Blvd. 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 manufacturer, Aura Aero, which will create 1,000 jobs
- 1.6 miles from new 2.8M SF Amazon fulfillment facility with 1,200 employees
- Population (5 mile radius): 119,053
- Average household income (1 mile radius): \$70,846



Nancy Sumner
Vice President
+1 904 861 1134
nancy.sumner@colliers.com

Katy Figg
Vice President
+1 904 861 1133
katy.figg@colliers.com

76 S Laura Street
Suite 1500
Jacksonville, FL 32202
colliers.com/jacksonville



Area Retailers



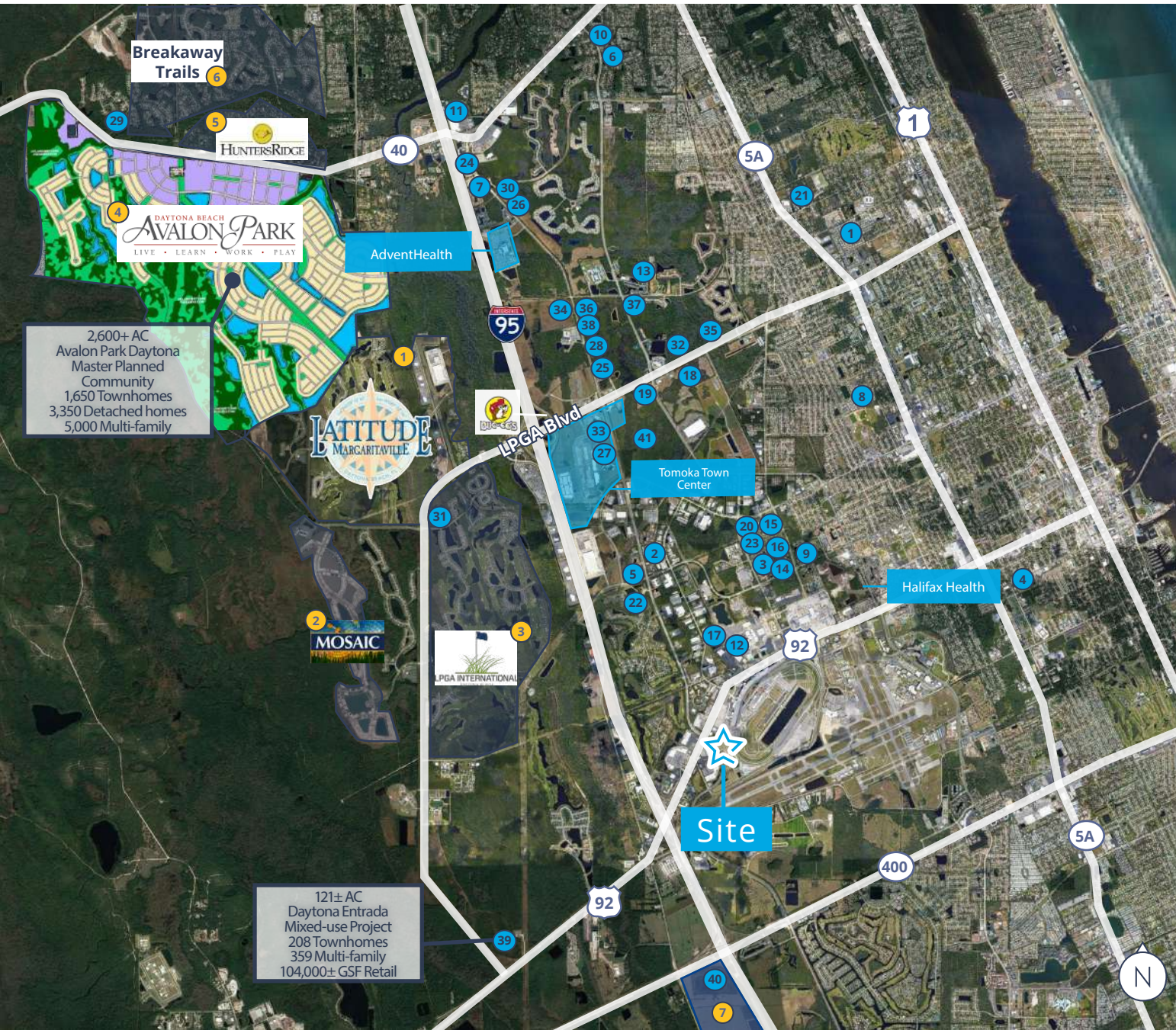
Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
0101B	Home Depot Garden Center (NIC)	N/A	402	Available	1,920	0900	Dollar Tree	12,566
0201	LensCrafters	6,400	403	Available	2,000	0910	Restaurant Depot Express	30,255
0204	Available	1,600	0501	Urban Air Adventure Park	55,868	1000	Buffalo Wild Wings	9,321
0205	CAVA	2,800	0601	Stereotypes	3,983	1200	Arby's	3,518
0206	Luxe Foot Spa & Massage	1,677	0701	The Fish Tank	6,349	U-1100	Raising Cane's (NIC)	10,262
0207/8	Beauty Lounge	3,222	0800	Amped Fitness	28,500	U-HD	Home Depot (NIC)	100,635
0401	Smallcakes Cupcakery & Creamery	1,280	0801/3	Ollie's Bargain Outlet	22,694	U-K1	K1 Speed (NIC)	45,000

GLA: 193,923

Retail Overview



Residential Overview



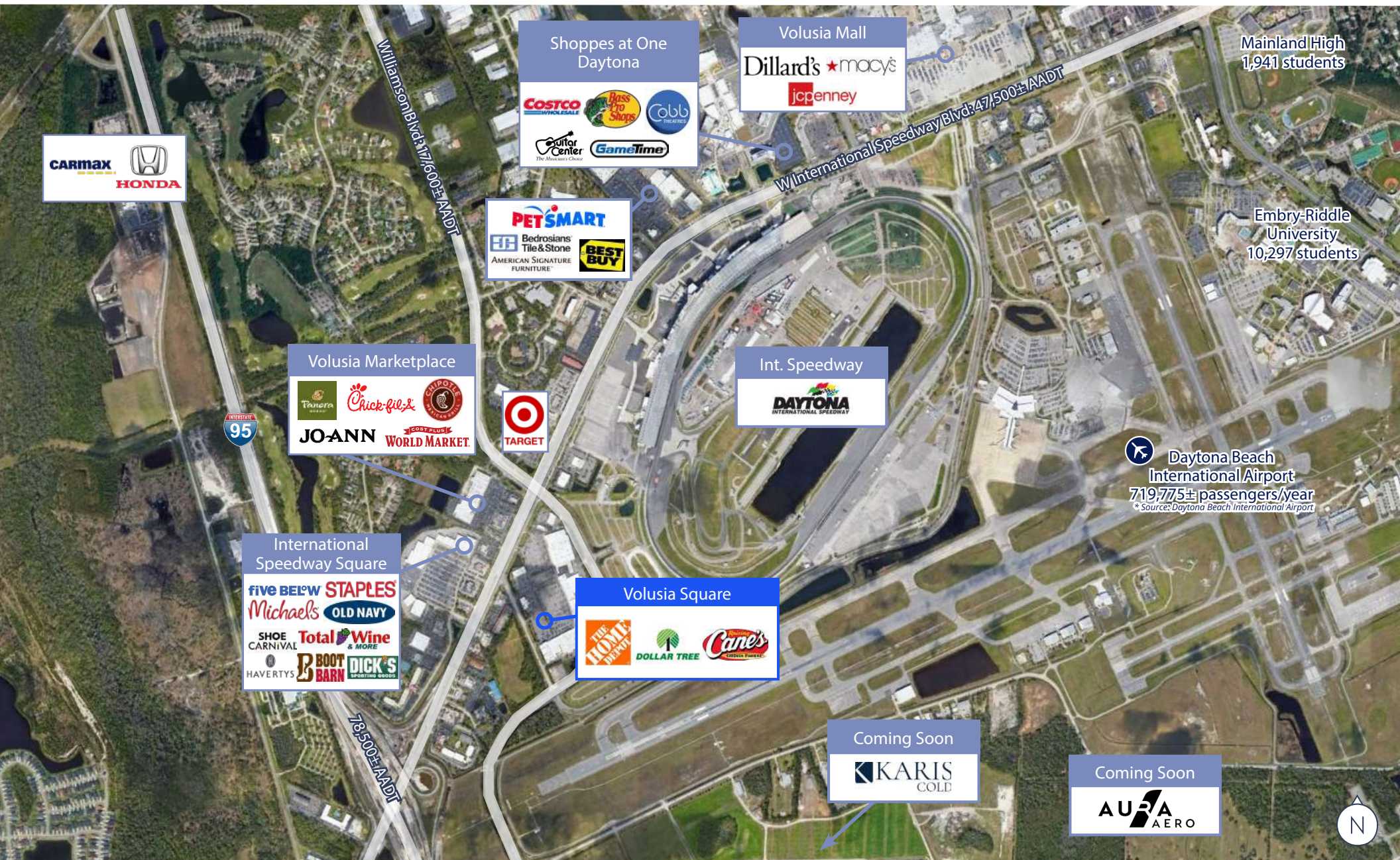
● Single Family Developments

#	Property Name	Starting Price	Homes Sold	Total Units
1	Latitude Margaritaville	\$309k	1,907	3,500
2	Mosaic	\$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

● Multifamily 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	Tymer 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

Area Retailers



Area Employer Overview

Industry	Employer	Employees
A. (MFG)	Energizer (NYSE: ENR)	250
B. (HC)	AdventHealth Systems	7,675
C. (UNIV)	Daytona State College	980
D. (RET)	Tanger Outlets (NYSE: SKT)	900
E. (O&G)	Teledyne (NYSE:TDY)	525
F. (DIST)	Daytona Beverages	140
G. (MFG)	Costa	230
H. (DIST)	Trader Joe's	500
I. (MFG)	AO Precision	135
J. (MFG)	B. Braun/Gambro	135
K. (HM)	TopBuild (NYSE: BLD)	250
L. (SPRT)	International Speedway Corp. (NYSE: ISCA)	1,000
M. (HC)	Halifax Health	3,999
N. (UNIV)	Bethune Cookman University	650
O. (INS)	Brown & Brown (NYSE:BRO)	600+
P. (UNIV)	Embry Riddle Aeronautical University	1,661
Q. (MFG)	Raydon	250
R. (DIST)	U.S. Foods	550
S. (DIST)	Amazon	1,700
** (DIST)	Publix	3,719
** (DIST)	Winn-Dixie	850



Property Photos



Demographics



Population
(2024)



Households
(2024)

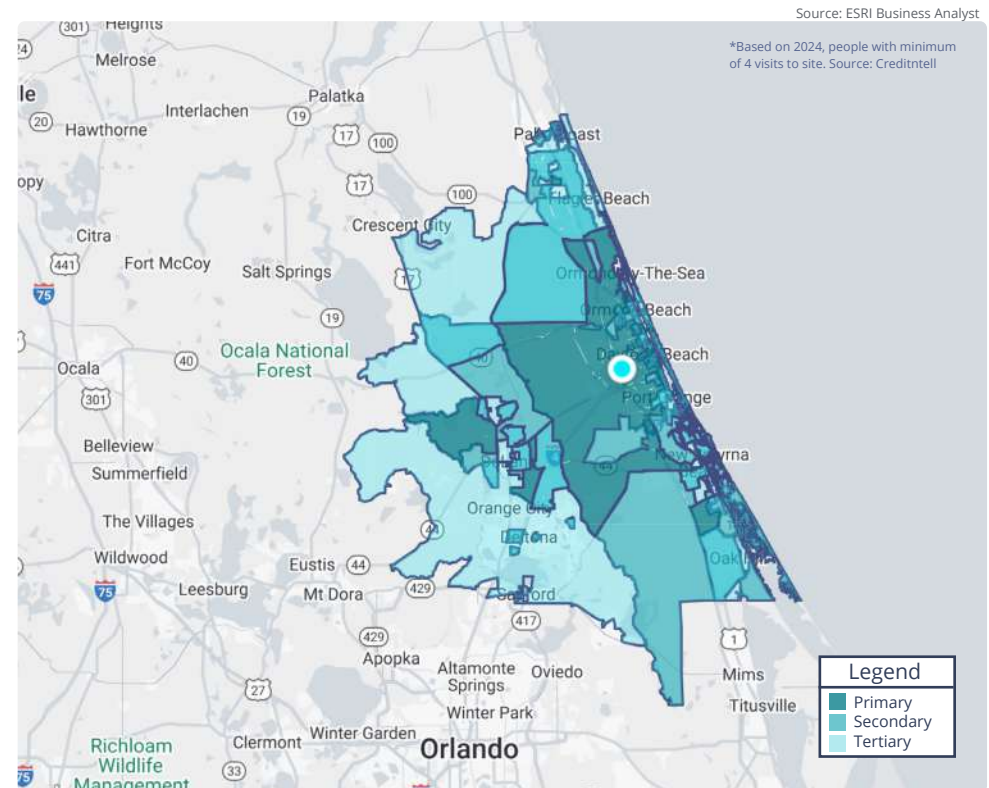
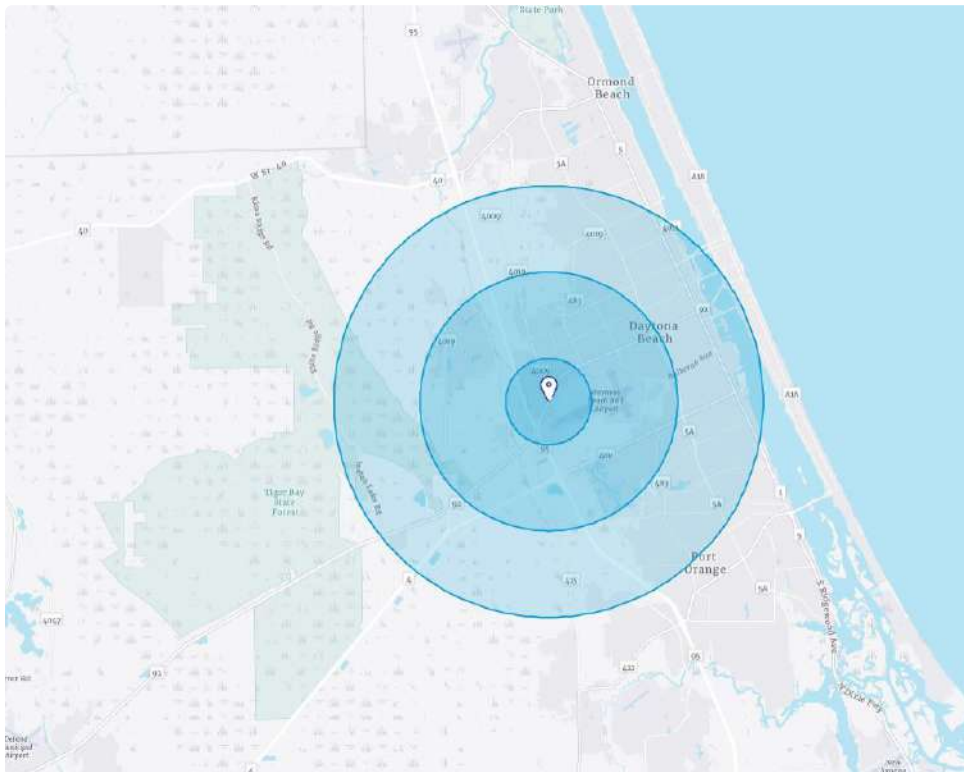


Average Household
Income (2024)



Daytime
Population (2024)

1 Mile	1,117	580	\$70,846	4,365
3 Mile	34,709	14,629	\$68,772	60,399
5 Mile	119,053	51,690	\$73,680	142,201
Trade Area*	750,400	313,600	\$95,600	722,000



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC