

# LEASE

## 1.2 AC DAYTONA IOS SITE

3697 Old Deland Rd Daytona Beach, FL 32124



### PROPERTY DESCRIPTION

Well located 1.3 acre industrial parcel just off Int'l Speedway Blvd near the I-4 ramp. Fully fenced and gated makes it ideal for immediate yard use, equipment storage, or a contractor operation. The owner is open to Build-To-Suit. Site sits next to the new Sungate Industrial Park now under construction. Great strategic spot to locate your business with I-95, I-4 and ISB access so close.

### PROPERTY HIGHLIGHTS

- Industrial Outside Storage
- Access to I-4 & I-95
- Fenced and Gated

### OFFERING SUMMARY

Lease Rate:	\$1.25 SF/yr (Ground)
Available SF:	55,617 SF
Lot Size:	55,617 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	32	104	325
Total Population	85	279	1,279
Average HH Income	\$75,621	\$75,621	\$85,896

**Robert Rand, CCIM, SIOR**  
(386) 672-8530

**Kayden Schaper**  
(386) 672-8530

**Holly Booth**  
(386) 672-8530



**COLDWELL BANKER  
COMMERCIAL**  
BENCHMARK



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11/25/2025, 11:33:07 AM

Parcel



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Parcel

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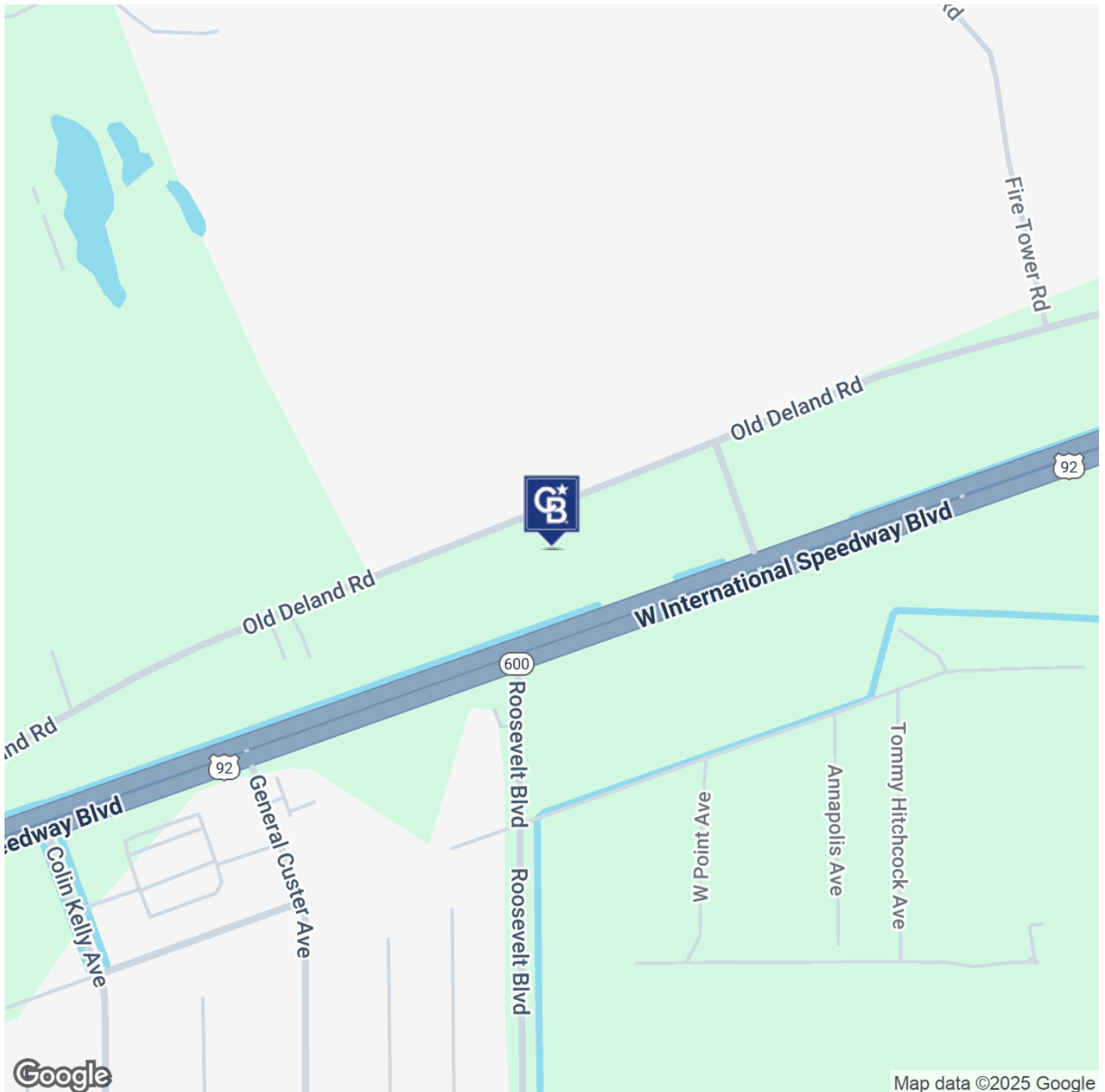
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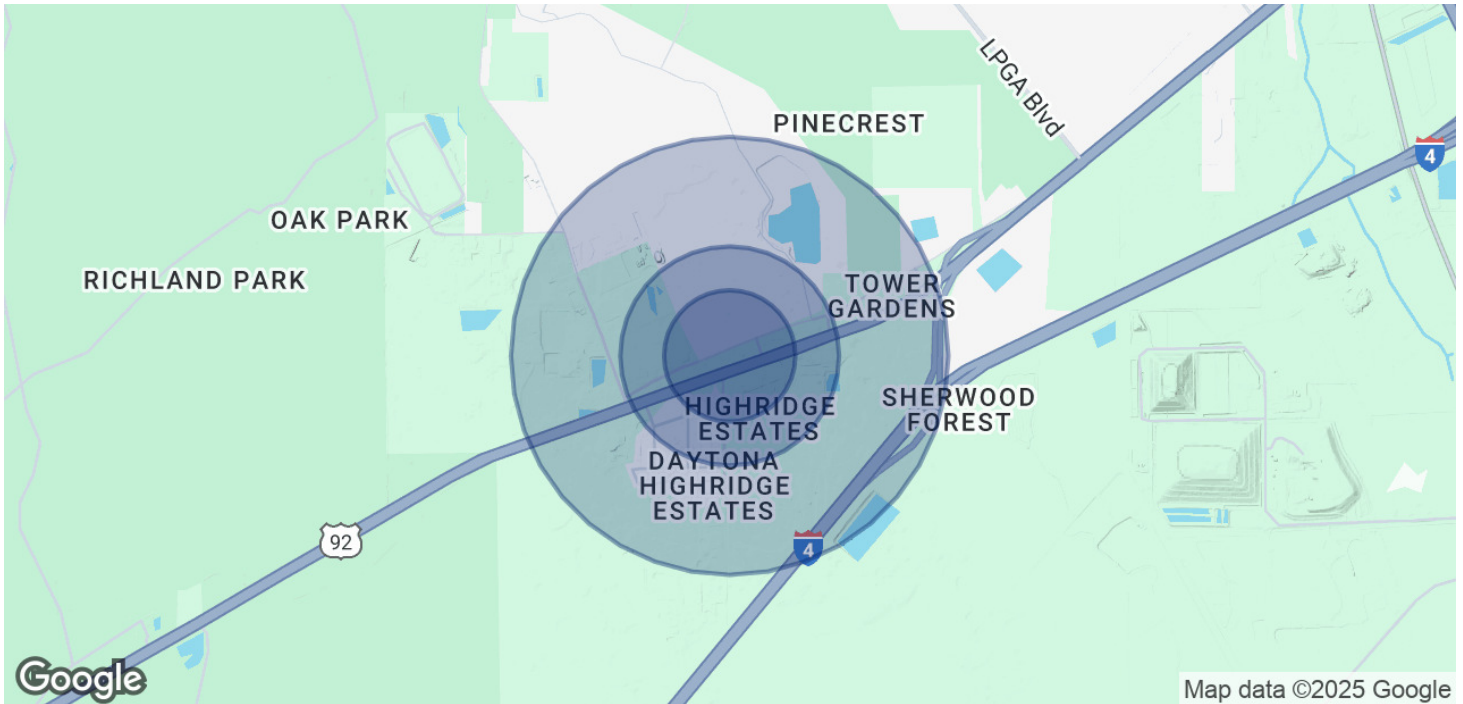


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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	85	279	1,279
Average Age	44	44	43
Average Age (Male)	43	43	42
Average Age (Female)	46	46	44

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	32	104	325
# of Persons per HH	2.7	2.7	3.9
Average HH Income	\$75,621	\$75,621	\$85,896
Average House Value	\$285,025	\$285,025	\$351,077

Demographics data derived from AlphaMap

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