

DOWNTOWN DAYTONA BEACH CENTRAL BUSINESS DISTRICT



DOWNTOWN COMMERCIAL BUILDING - LEASE

126 W International Speedway Boulevard, Daytona Beach, Florida 32114

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

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PROPERTY OVERVIEW

Former KRO Radio Station Building located in the heart of downtown Daytona Beach. Direct frontage with great traffic counts. Adequate parking for a multitude of uses. Seller is opening a coworking / flex space, Workspace Collective, next door which will be great driver of business to this location. Perfect for office, restaurant, or retail. Major redevelopment planned near this property.

[Click here for map.](#)



AVAILABLE

- Approximately 6,000 SF 2-Story Building
- Owner to consider creative lease structures.

HIGHLIGHTS

- Located in the Central Business District and Opportunity Zone
- New Roof (May 2023)
- Excellent Frontage with High Traffic Counts
- Outstanding signage potential with mural and other sign options
- End cap with great views of the river with 20+ windows
- Next door to Workspace Collective (Voted #1 Coworking / Flex Space in Florida)



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RECENT IMPROVEMENTS

- New roof with insulation (May 2023)
- New primary electric panel (January 2023)
- New tile floor & baseboard on first floor (October 2023)

TENANCY

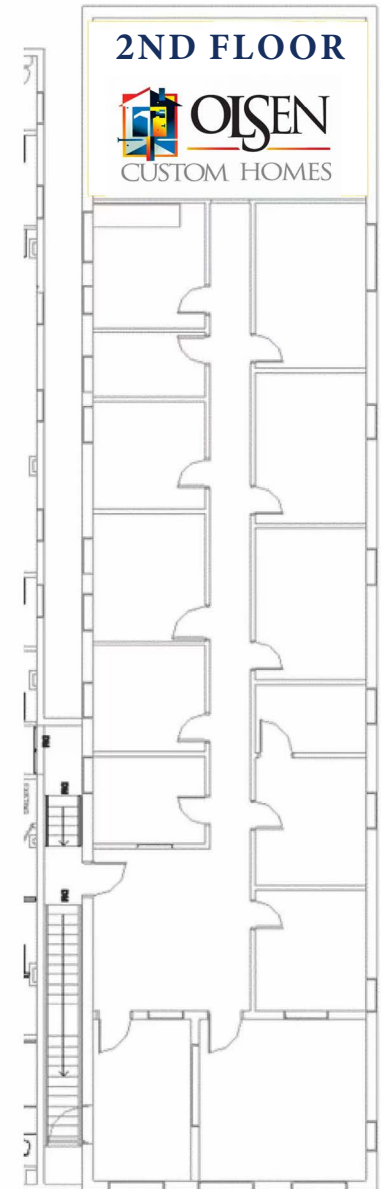
- First floor currently leased until December 31, 2023

TRAFFIC COUNTS

- 15,000 VPD on W International Speedway Blvd
- 28,500 VPD on Ridgewood Ave

DEMOGRAPHIC SNAPSHOT

	1-mile	3-mile	5-mile
2022 Population	30,810	103,736	179,778
2027 Proj. Population	33,142	110,163	189,816
Daytime Population	100,993	222,346	310,724
Total Households	19,532	60,950	97,944
Average HH Income	\$117,079	\$125,432	\$123,644

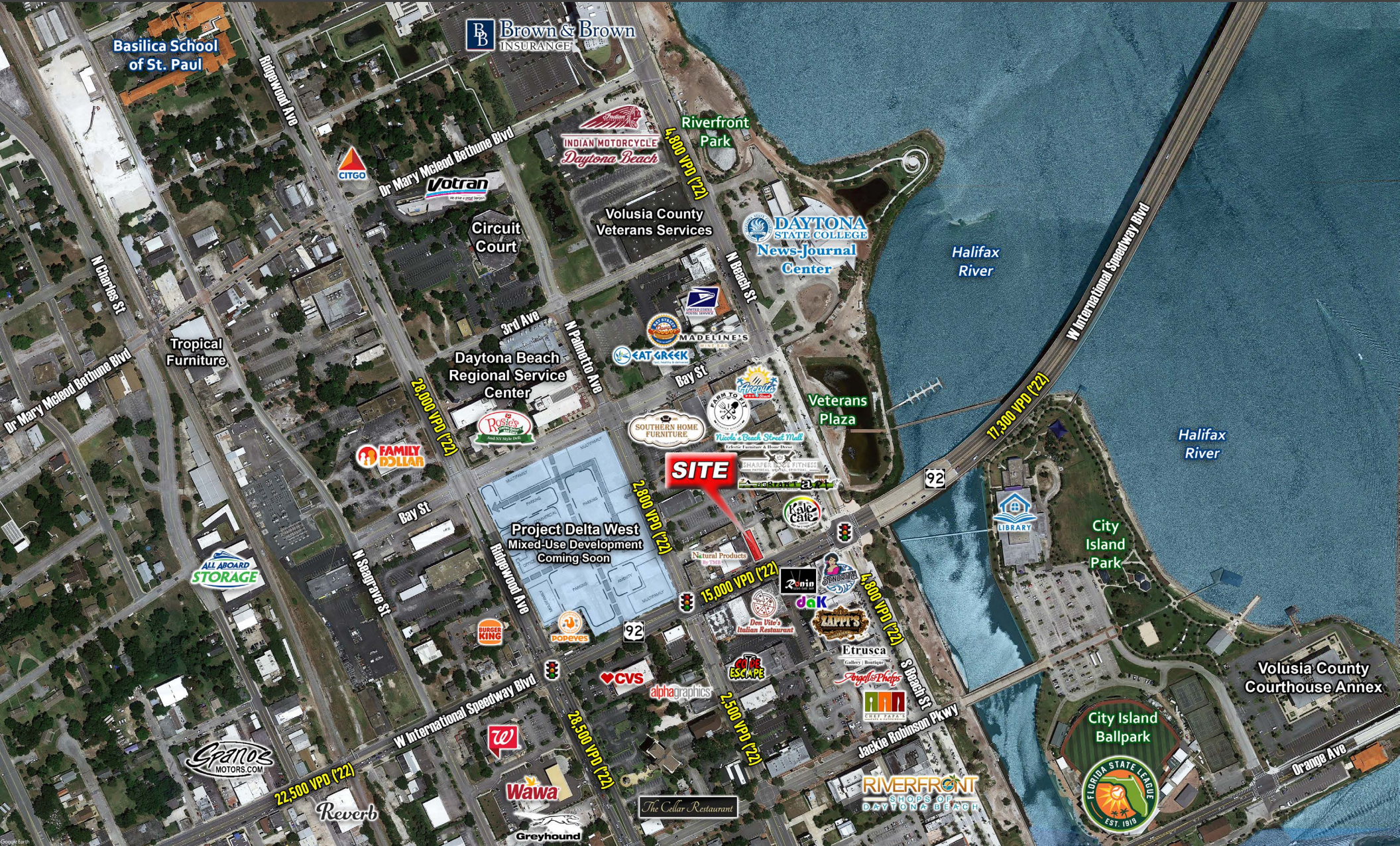


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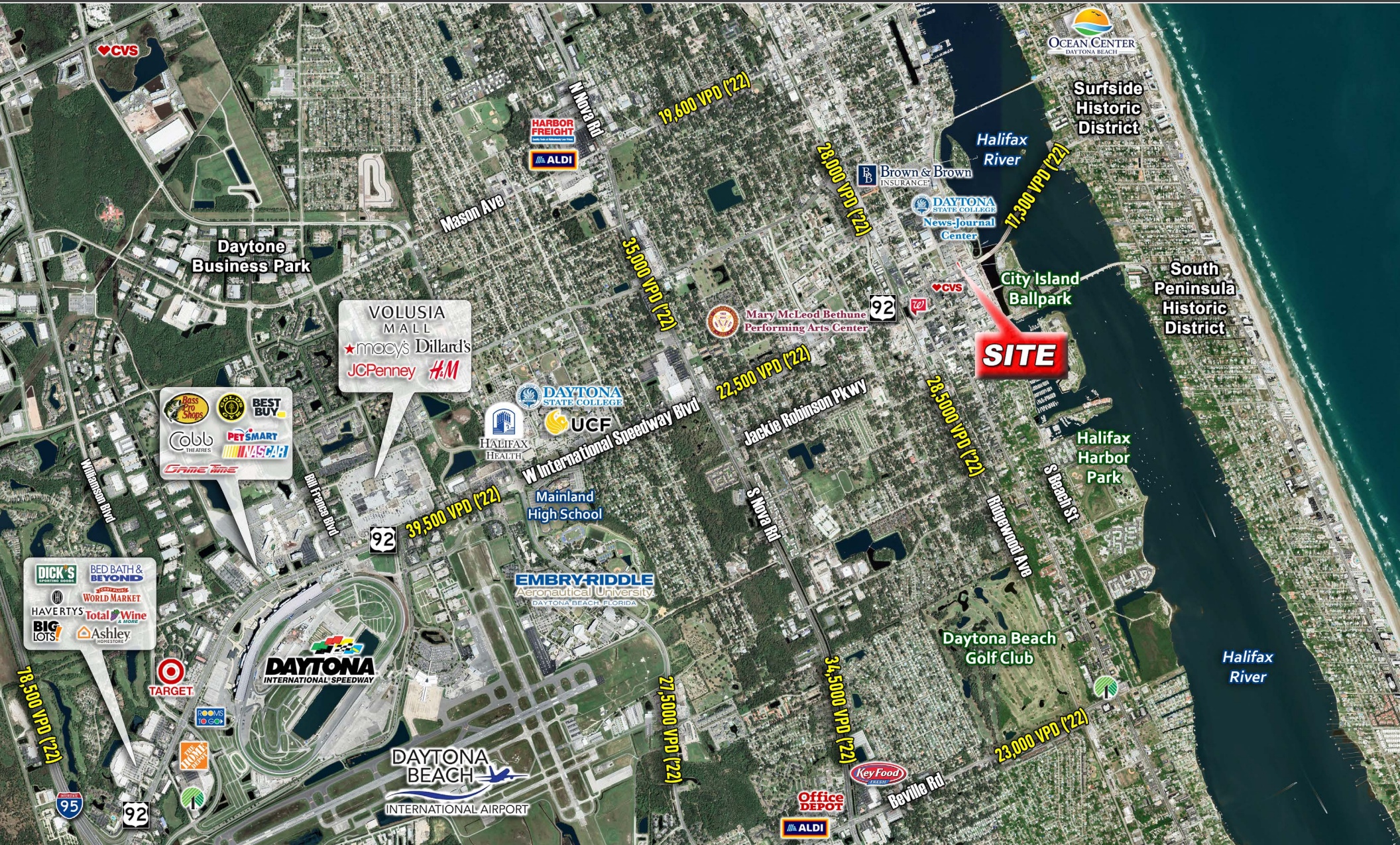


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