

For Sale

# Flex Office/Retail Property

3,768± SF | JUST REDUCED!



## 401 W. International Speedway Blvd

Daytona Beach, Florida 32114

### Property Highlights

- 3,768± SF building on 0.41± acre site
- 275 feet of combined frontage (98' on ISB and 177' on Segrave St.)
- M-1 zoning: automotive, marine, retail, industrial, office uses permitted
- Close to Daytona's most active retail, healthcare, transportation and education hubs
- Opportunity Zone - Designated Florida Enterprise Zone
- Signage on International Speedway Blvd (23,500 AADT)
- Great cash flow opportunity or user-ready building
- Centrally located - easy to access from anywhere in Daytona Beach
- Directly west of Walgreens and WaWa at US Hwy 1 (Ridgewood Avenue) and US Hwy 92 (International Speedway Blvd) intersection
- Assemblage available totaling 19,626± SF of commercial space on 1.5± acres with 538 feet of combined frontage on both International Speedway Blvd (220') and Segrave Street (318')



100% Occupied - Cash Flow Info  
Available Upon Request with CA

Sale Price: \$433,320 (\$115/SF)

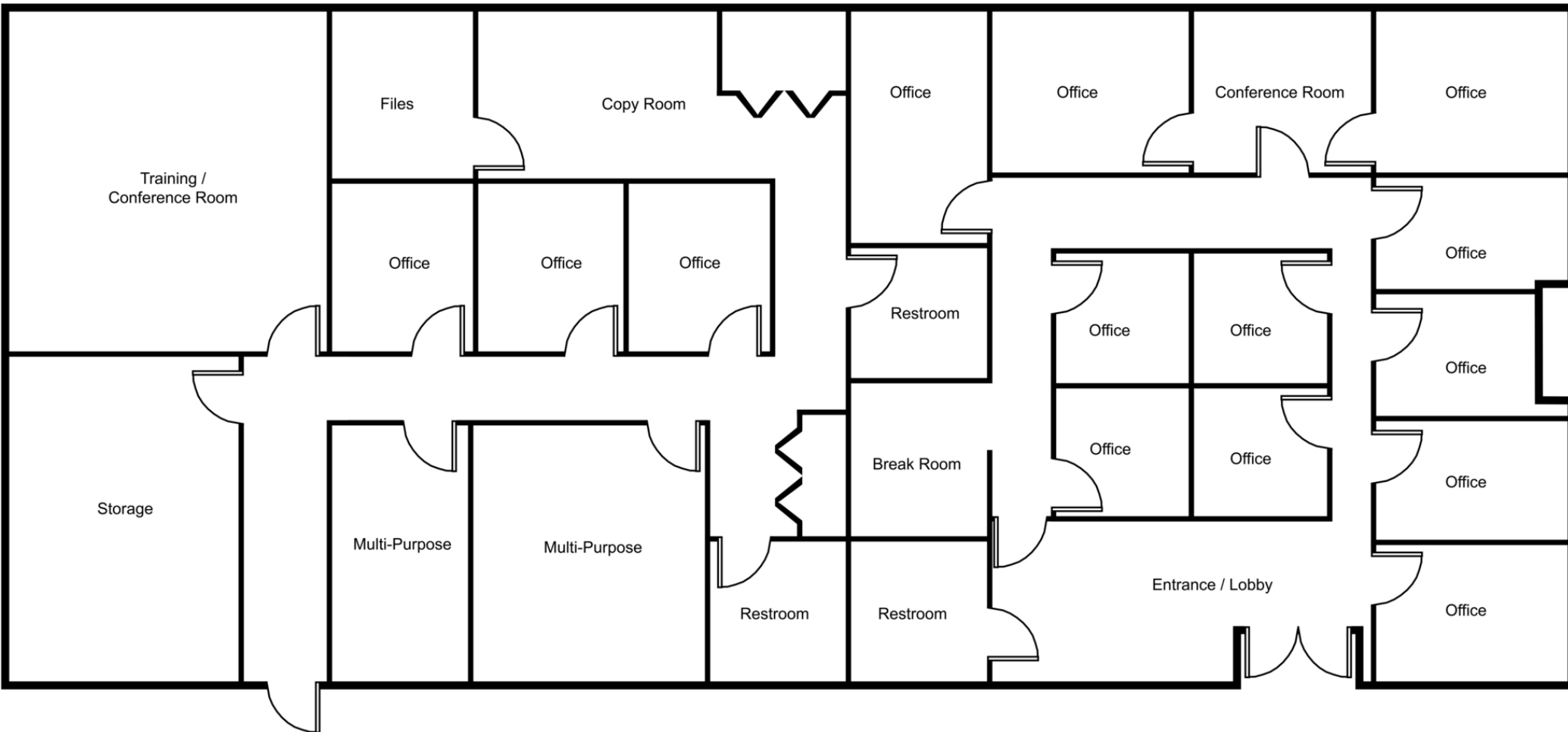
For more information

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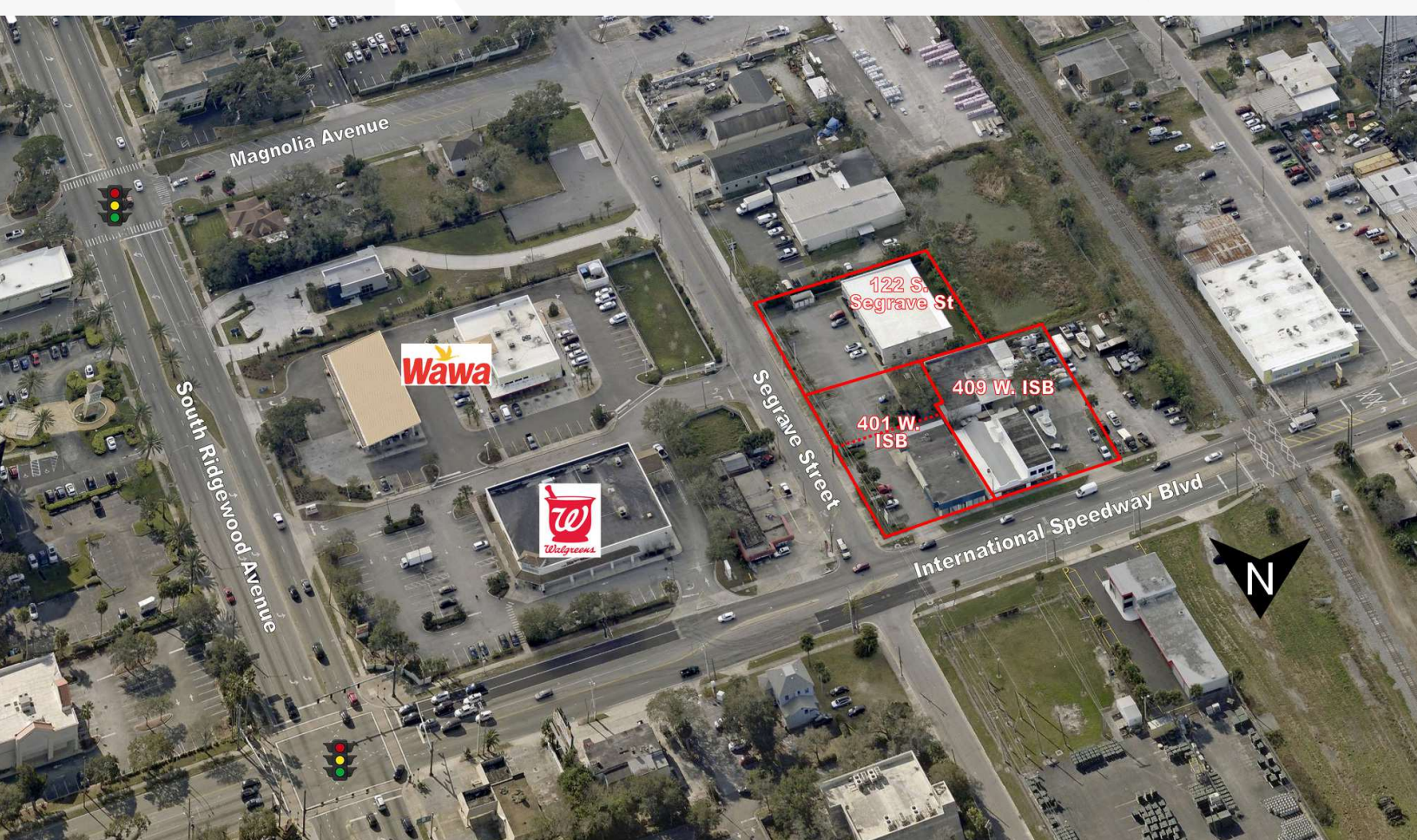
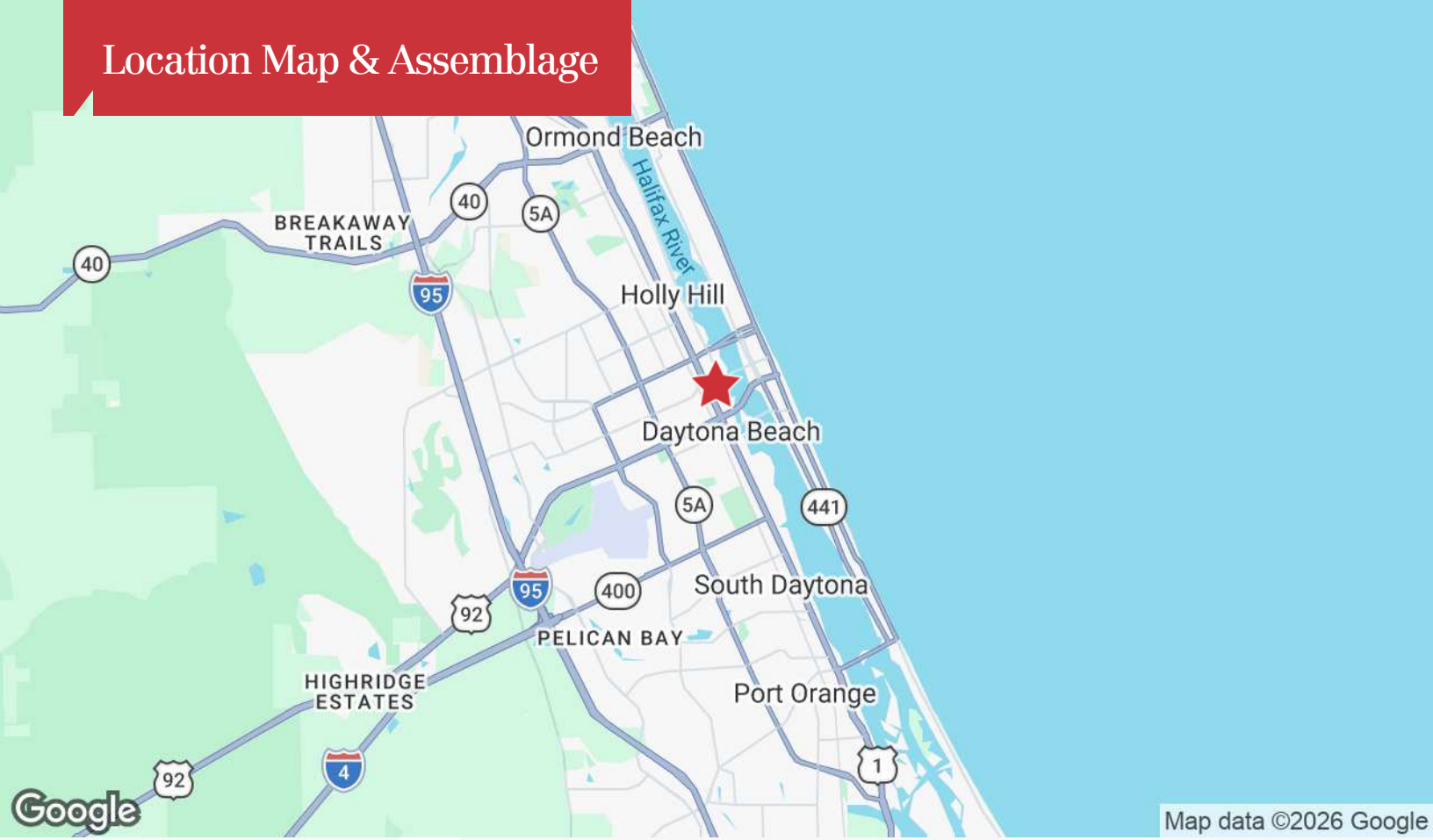
# Floor Plan



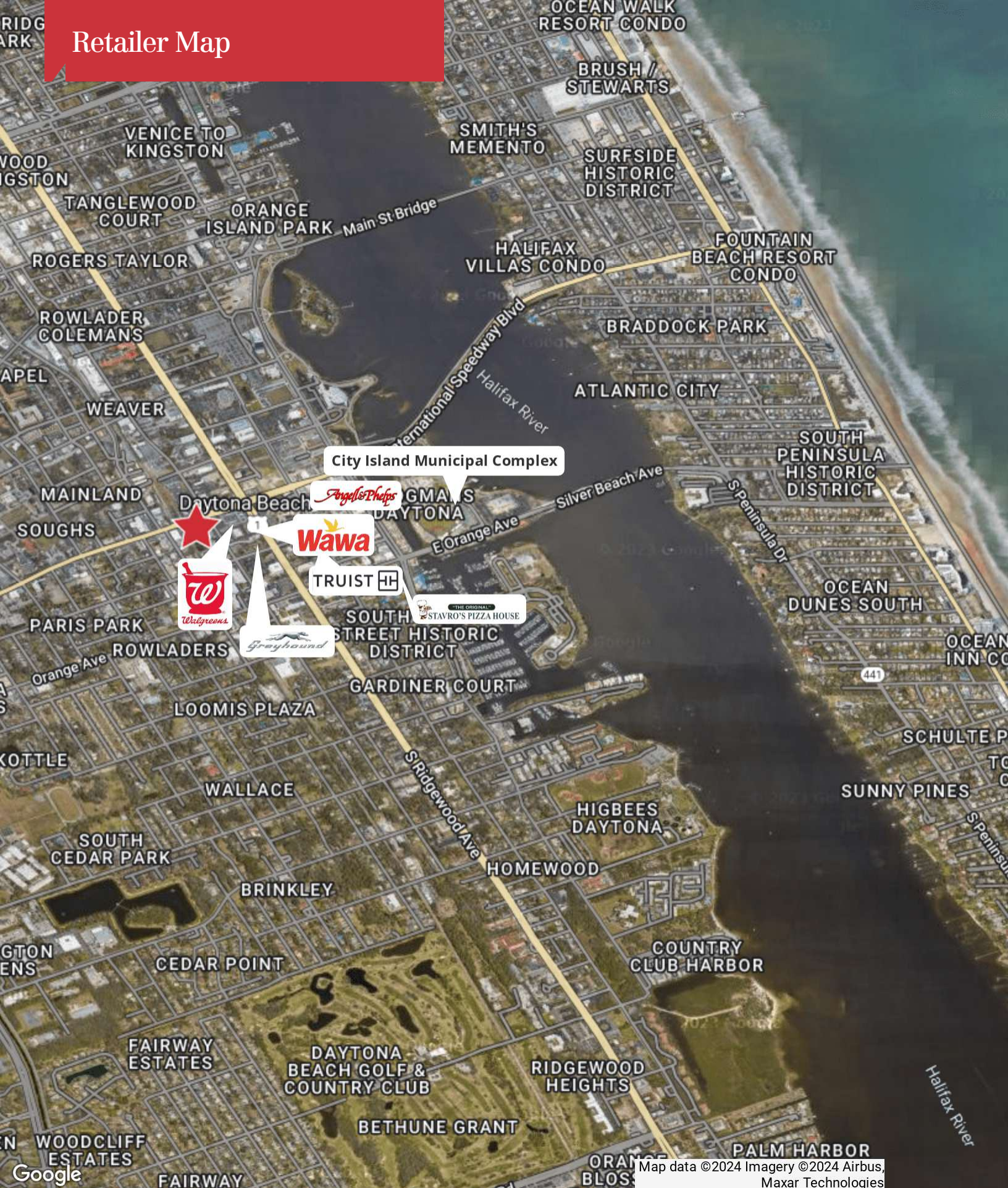
# Property Photos



# Location Map & Assemblage



# Retailer Map



City Island Municipal Complex

Angel's Puffs

GMA'S DAYTONA

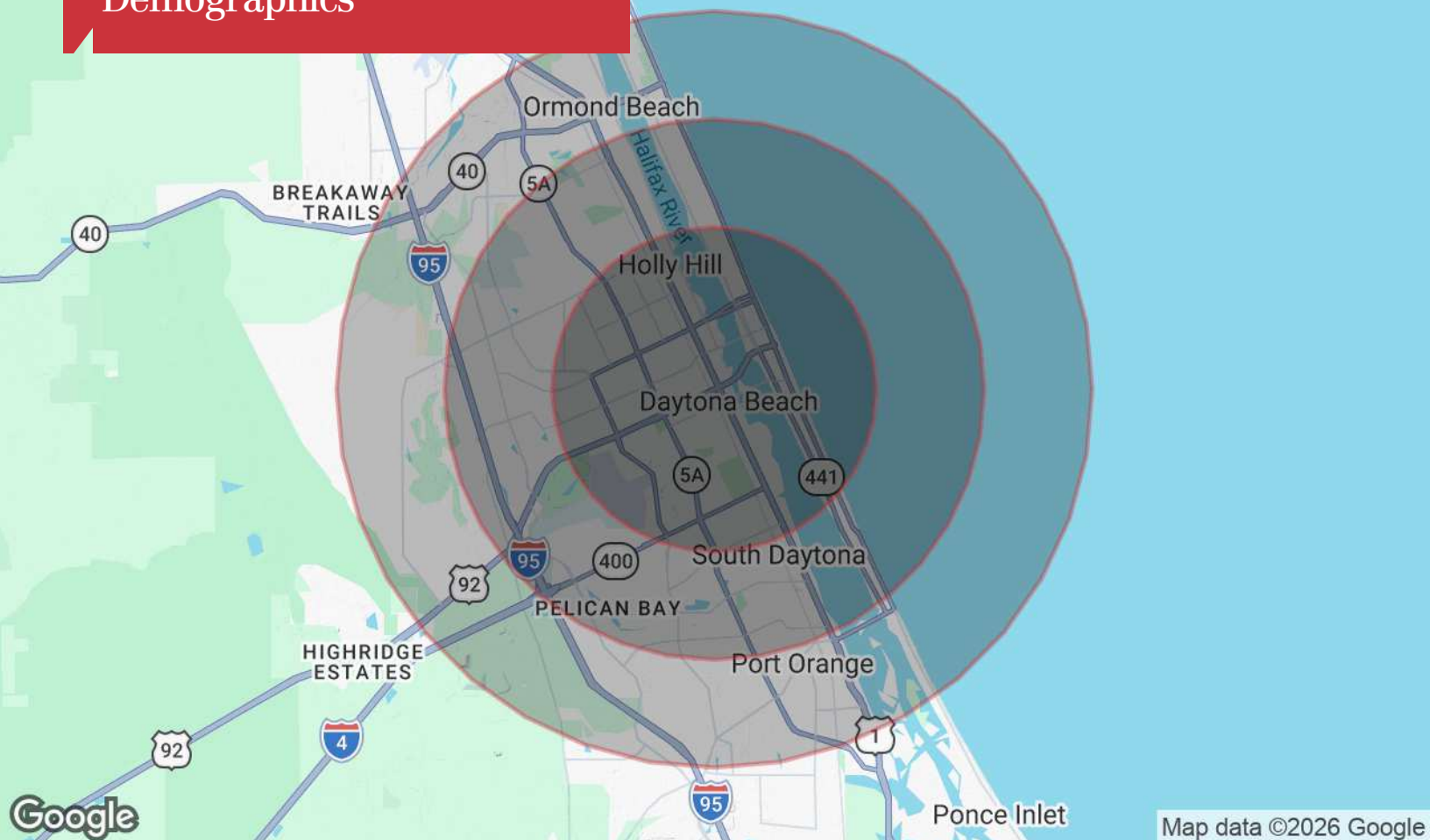
Wawa

TRUIST

THE ORIGINAL STAVRO'S PIZZA HOUSE



# Demographics



## Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	66,483	125,328	187,998
MEDIAN AGE	42	45	47
MEDIAN AGE (MALE)	42	44	45
MEDIAN AGE (FEMALE)	43	46	48

## Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	28,296	56,367	85,224
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$56,743	\$62,307	\$68,073
AVERAGE HOUSE VALUE	\$235,435	\$241,232	\$268,531

\* Demographic data derived from 2020 ACS - US Census