

FOR LEASE

VOLUSIA MARKETPLACE

2400 W International Speedway Boulevard, Daytona Beach, FL 32114



±22,352 SF & ±50,075 SF ENDCAPS AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

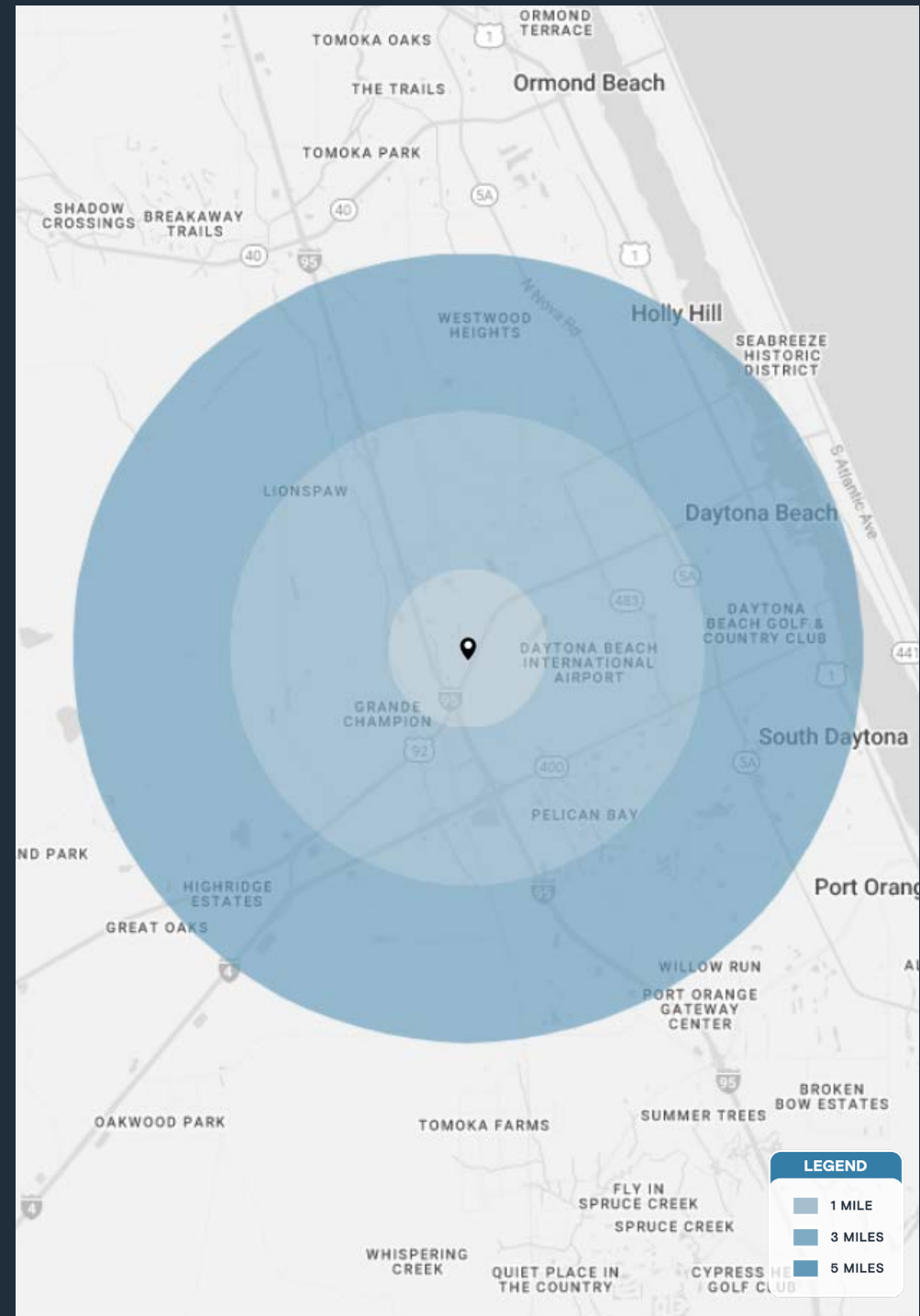
HIGHLIGHTS

- ±131,361 SF center anchored by World Market
- 0.4 miles from Daytona International Speedway
- Excellent visibility and access on West International Speedway Boulevard
- Pylon signage available
- West International Speedway Boulevard has over 8 million visitors each year
- 2.2 miles from Embry-Riddle with approximately 10,297 students
- 2.5 miles from Halifax Health Medical Center with 678 beds
- 3.2 miles from future plane manufacture, Aura Aero, which will create 1,000 jobs
- 1.6 miles from new 2.8M Amazon fulfillment facility with 1,200 employees
- Population (5 mile radius): 119,053
- Average household income (1 mile radius): \$70,846

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| POPULATION | 1,588 | 34,317 | 117,883 |
| HOUSEHOLDS | 782 | 14,608 | 50,854 |
| EMPLOYEES | 1,928 | 29,384 | 63,926 |
| AVERAGE HH INCOME | \$55,322 | \$78,700 | \$75,362 |

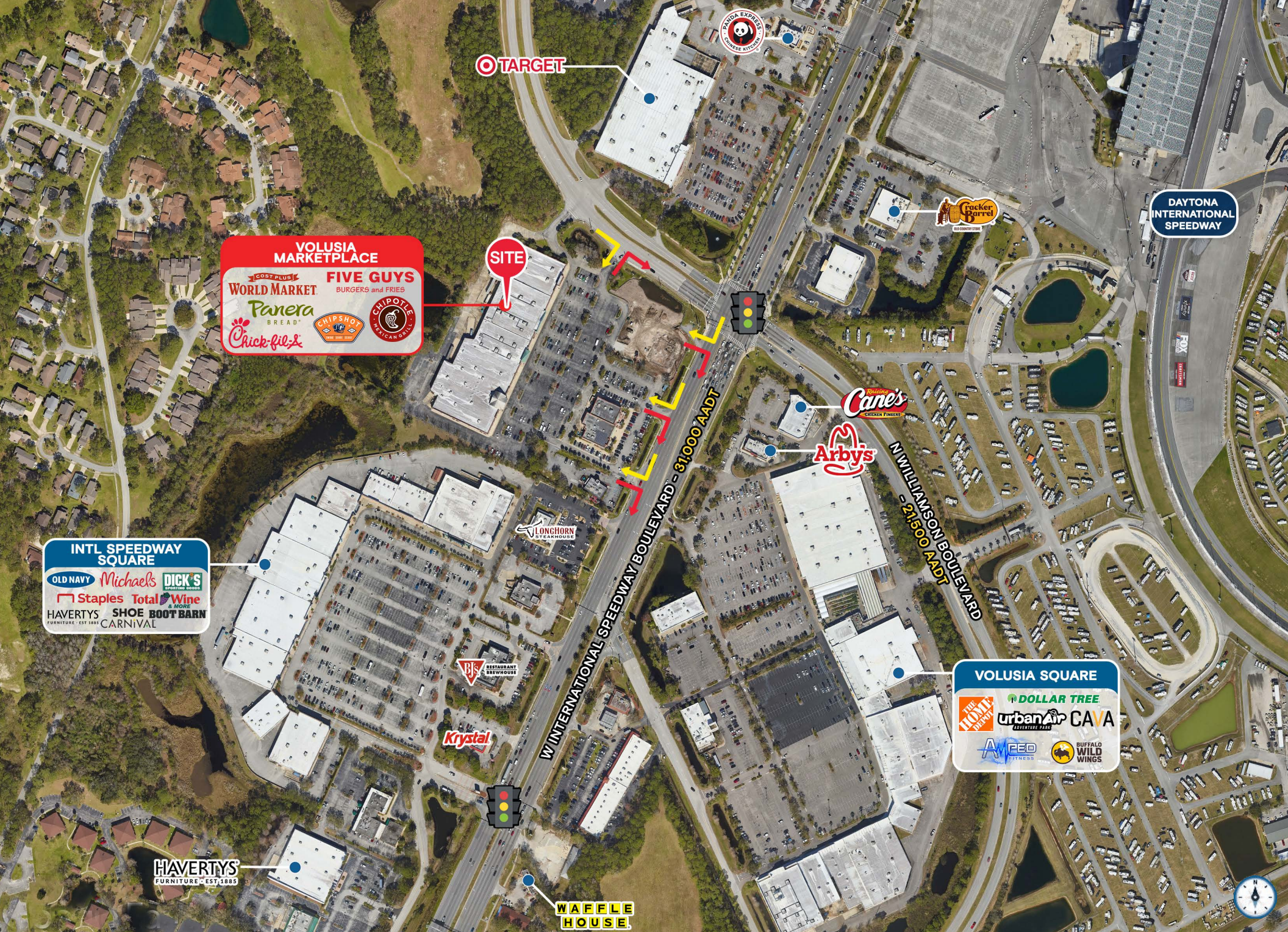
| | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|-------------------|-----------|------------|------------|
| POPULATION | 6,438 | 65,444 | 177,898 |
| HOUSEHOLDS | 2,797 | 27,047 | 77,396 |
| EMPLOYEES | 6,727 | 45,309 | 81,513 |
| AVERAGE HH INCOME | \$73,171 | \$70,823 | \$77,925 |



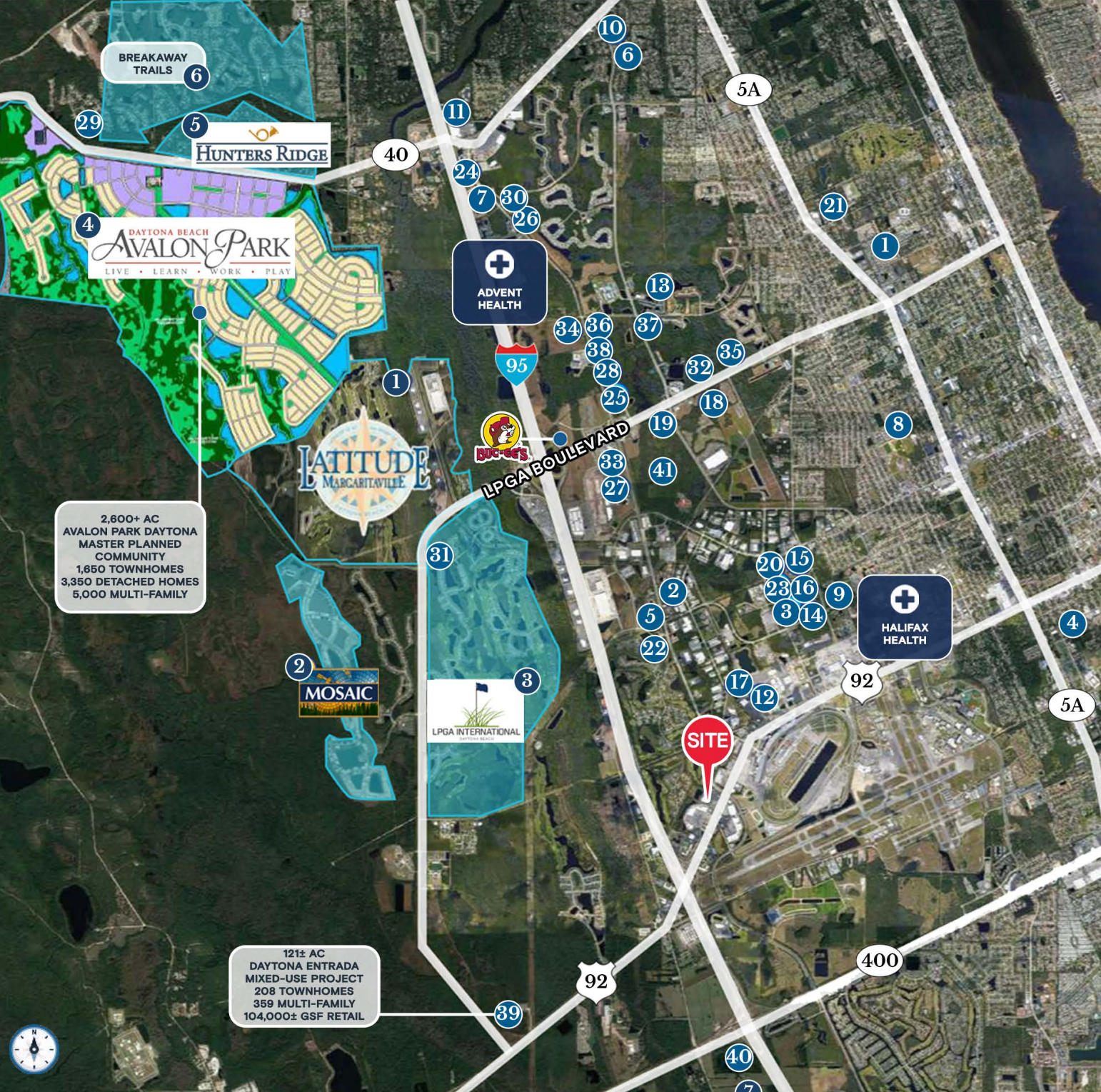


Tenant Roster

| | | | | | | | | |
|-----|--------------|-----------|-----|----------------|-----------|-----|----------|----------|
| 100 | Available | 22,352 SF | 500 | Available | 50,075 SF | 720 | T-Mobile | 2,271 SF |
| 200 | ChipShot | 28,362 SF | 600 | Panera Bread | 5,002 SF | 730 | Chipotle | 3,200 SF |
| 300 | World Market | 18,299 SF | 710 | Batteries Plus | 1,800 SF | | | |







LEGEND

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 |

MULTI-FAMILY 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 | Tymber 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 |



Contact Brokers

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