

FOR LEASE

VOLUSIA SQUARE

2455 W International Speedway Boulevard, Daytona Beach, FL32114

CAVA NOW OPEN &
PLAYA BOWLS OPENING SOON



AMPED
FITNESS

±1,280 SF UP TO ±5,200 SF OF INLINE SPACE AVAILABLE

EXCLUSIVE RETAIL LEASING

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Property Overview

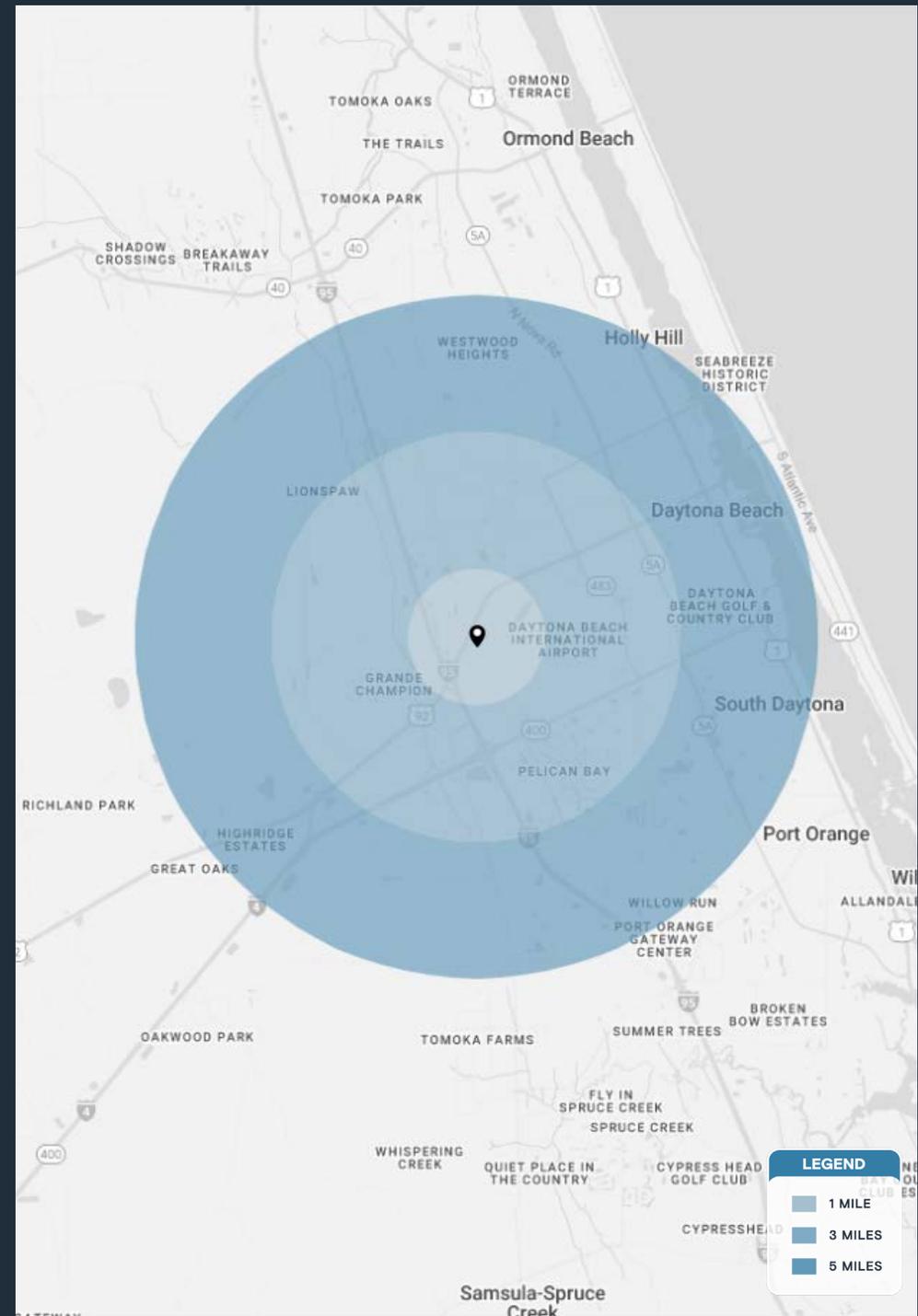
HIGHLIGHTS

- ±193,923 SF center anchored by Home Depot and Ollie's Bargain Outlet
- ±1,280 SF up to ±5,200 SF available inline
- Walking distance 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
- 2.6 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 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): 122,360
- Average household income (5 mile radius): \$75,654

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	1,430	34,3872	122,360
HOUSEHOLDS	701	14,833	52,808
EMPLOYEES	1,547	28,644	64,567
AVERAGE HH INCOME	\$54,565	\$76,803	\$75,654

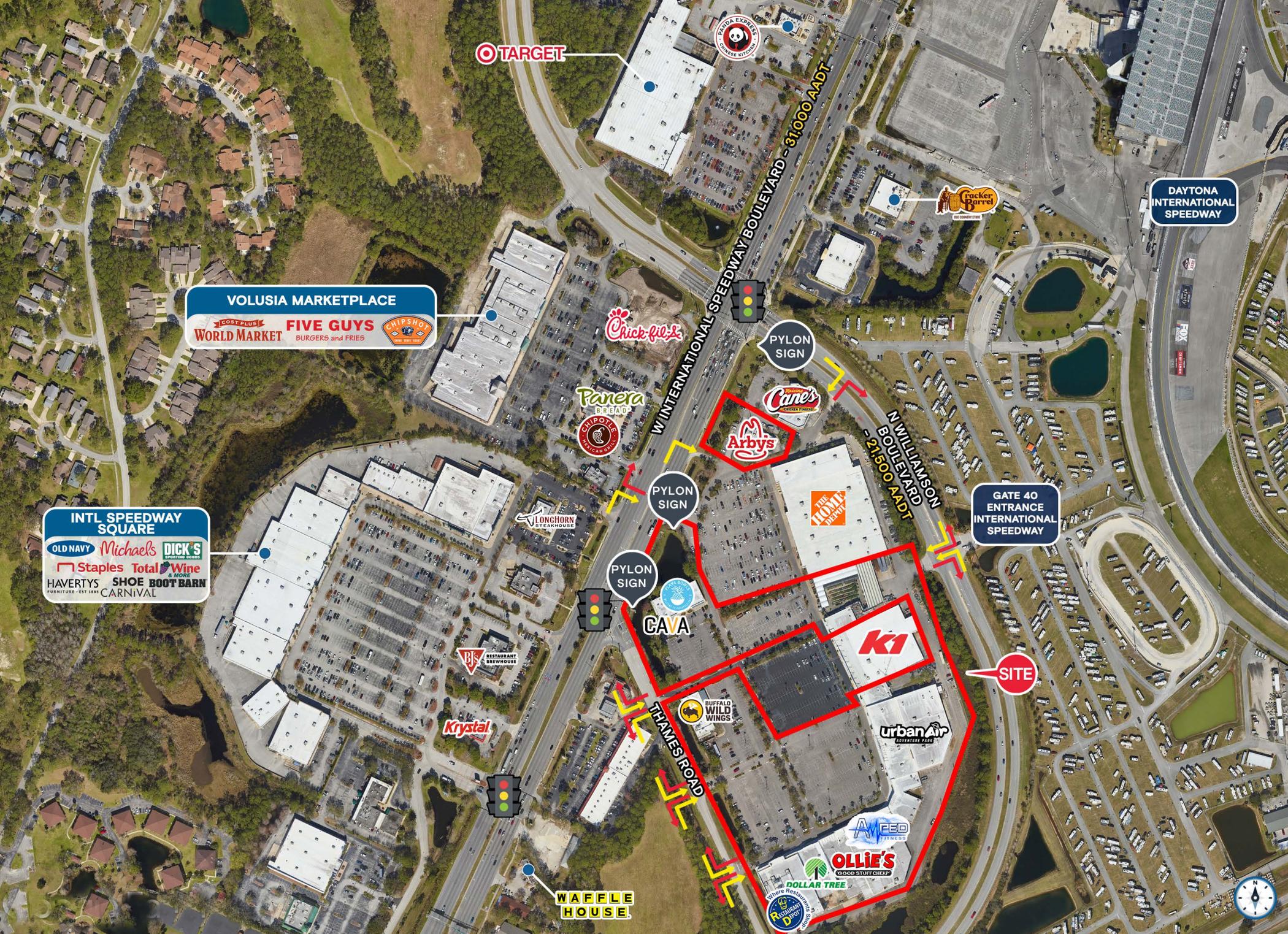
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	6,261	71,615	176,763
HOUSEHOLDS	2,704	29,852	76,843
EMPLOYEES	6,338	44,123	80,756
AVERAGE HH INCOME	\$77,535	\$73,957	\$78,341





Tenant Roster

101B	Home Depot Garden (NIC)	NA	402	Available	1,920 SF	900	Dollar Tree	12,566 SF
201	LensCrafters	6,400 SF	403	Available	2,000 SF	910	Restaurant Depot Express	30,255 SF
204	Playa Bowls	1,600 SF	501	Urban Air Adventure Park	55,868 SF	1000	Buffalo Wild Wings	9,321 SF
205	CAVA	2,800 SF	601	Sterotypes	3,983 SF	1200	Arby's	3,518 SF
206	Luxe Foot Spa & Massage	1,677 SF	701	The Fish Tank	6,349 SF	U-1100	Raising Cane's (NIC)	10,262 SF
207/8	Beauty Lounge	3,222 SF	800	Amped Fitness	28,500 SF	U-HD	Home Depot (NIC)	100,635 SF
401	Available	1,280 SF	801/3	Ollie's Bargain Outlet	22,694 SF	U-K1	K1 Speed (NIC)	45,000 SF



VOLUSIA MARKETPLACE
COST PLUS
WORLD MARKET
FIVE GUYS
BURGERS and FRIES
CHIP SHOT
THE BEST BITE

INTL SPEEDWAY SQUARE
OLD NAVY
MICHAEL'S
DICK'S
STAPLES Total Wine
HAVERTY'S
SHOE BOOT BARN
CARNIVAL

GATE 40 ENTRANCE INTERNATIONAL SPEEDWAY

DAYTONA INTERNATIONAL SPEEDWAY



SHOPPES AT ONE DAYTONA

Bass Pro Shops

COSTCO WHOLESALE

Guitar Center

Cobb HEATING

VOLUSIA MALL

Dillard's

B&M BOOKS-A-MILLION

JCPenney

H&M

MAINLAND HIGH SCHOOL
1,941 STUDENTS

EMBRY-RIDDLE UNIVERSITY
10,297 STUDENTS

BEST BUY

PETSMART

7 ELEVEN

TACO BELL

Pepp Boys

CARRABBA'S ITALIAN GRILL

JJ

WANDA EXPRESS

TACO FLATS

DAYTONA INTERNATIONAL SPEEDWAY

Cracker Barrel

VOLUSIA MARKETPLACE

WORLD MARKET

FIVE GUYS BURGERS and FRIES

Panera BREAD

Chick-fil-A

CHIP SHOPS

CHIPOTLE MEXICAN GRILL

TARGET

INTL SPEEDWAY SQUARE

OLD NAVY

Michael's

DICK'S SPORTING GOODS

Staples

Total Wine & MORE

HAVERTYS FURNITURE - EST 1985

SHOE CARNIVAL

Krystal

BJ'S RESTAURANT BREWHOUSE

LONGHORN STEAKHOUSE

BOOT BARN

VOLUSIA SQUARE

DOLLAR TREE

Urban Air ADVENTURE PARK

Arby's

Buffalo Wild Wings

Care's

CAVA

DAYTONA INTERNATIONAL AIRPORT

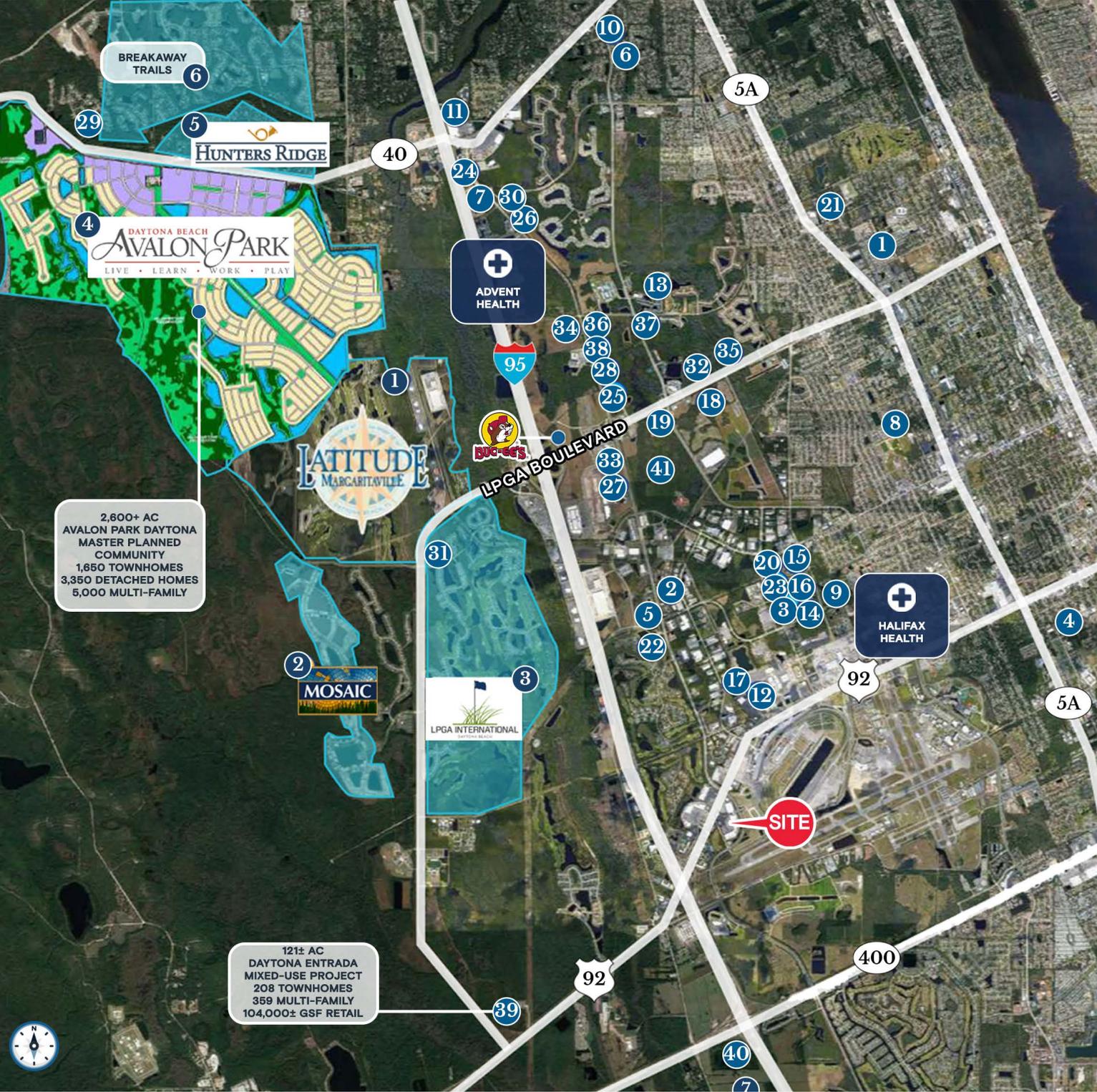
Waffle House

AURA AERO COMING SOON

KARIS COLD COMING SOON

amazon





2,600+ AC
 AVALON PARK DAYTONA
 MASTER PLANNED
 COMMUNITY
 1,650 TOWNHOMES
 3,350 DETACHED HOMES
 5,000 MULTI-FAMILY

121± AC
 DAYTONA ENTRADA
 MIXED-USE PROJECT
 208 TOWNHOMES
 359 MULTI-FAMILY
 104,000± GSF RETAIL

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	Waypointe	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	Waypointe	1,050	U/C	2029
41	The Oasis Project	660	U/C	2027



Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 11.19.25