

FOR LEASE

# VOLUSIA SQUARE

2455 W International Speedway Boulevard, Daytona Beach, FL 32114

CAVA NOW OPEN &  
PLAYA BOWLS OPENING SOON



±1,280 SF UP TO ±55,868 SF OF INLINE SPACE AVAILABLE

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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# Property Overview

## HIGHLIGHTS

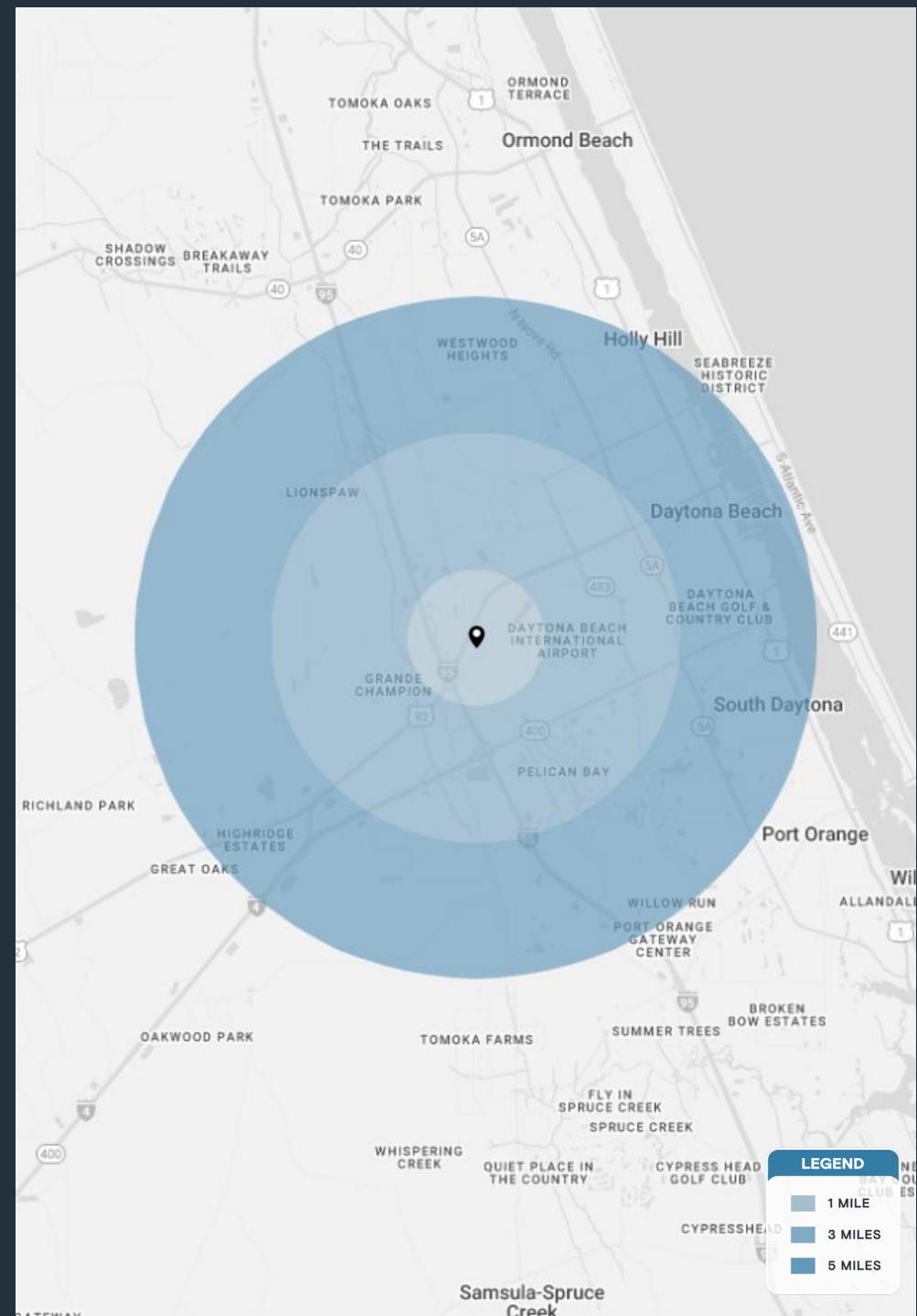
- ±193,923 SF center anchored by Home Depot and Ollie's Bargain Outlet
- ±55,868 SF available inline
- ±1,280 SF up to ±5,200 SF available inline
- ±3,518 SF freestanding second generation restaurant with drive thru available
- Walking distance from Daytona International Speedway
- Excellent visibility 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

## 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



**LEGEND**

- 1 MILE
- 3 MILES
- 5 MILES



### 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	Available	55,868 SF	1000	Buffalo Wild Wings	9,321 SF
205	CAVA	2,800 SF	601	Sterotypes	3,983 SF	1200	Available	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  
WORLD MARKET

**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**

**SITE**



SHOPPES AT ONE DAYTONA

Bass Pro Shops  
COSTCO WHOLESALE  
Guitar Center  
Cobb Heating

VOLUSIA MALL

Dillard's  
B.A.M. BOOKS-A-MILLION  
JCPenney  
H&M

MAINLAND HIGH SCHOOL  
1,941 STUDENTS

BEST BUY  
PETSMART

7 ELEVEN  
TACO BELL

EMBRY-RIDDLE UNIVERSITY  
10,297 STUDENTS

Pep Boys  
CARRABBA'S ITALIAN GRILL

JJ  
TACO FLATS

DAYTONA INTERNATIONAL SPEEDWAY

VOLUSIA MARKETPLACE  
WORLD MARKET  
FIVE GUYS  
Panera Bread  
Chick-fil-A  
CHIP SHOPS  
CHIPOTE MEXICAN GRILL

TACO FLATS

Cracker Barrel

INTL SPEEDWAY SQUARE  
OLD NAVY  
Michael's  
DICK'S  
Staples  
Total Wine & More  
Haverty's  
Shoe Carnival  
Krystal  
BJ's Restaurant & Brewhouse  
Longhorn Steakhouse  
BOOT BARN

VOLUSIA SQUARE

DOLLAR TREE  
A101  
CAVA  
Cane's  
BUFFALO WILD WINGS

DAYTONA INTERNATIONAL AIRPORT

Waffle House

AURA AERO  
COMING SOON

KARIS COLD  
COMING SOON

amazon



DAVID C HINSON  
MIDDLE SCHOOL  
1,149 STUDENTS

LPGA BOULEVARD - 39,500 AADT

WESTSIDE  
ELEMENTARY SCHOOL  
702 STUDENTS

TOMOKA  
TOWN CENTER  
HOBBY LOBBY Academy  
bealls tj-maxx HOME  
DSW ULTA HOME CENTRIC  
Burlington TRADER JOE'S POP & SPOKE

HOLLY HILL  
HARBOR FREIGHT ALDI

sam's club  
TANGER OUTLETS  
GAP NIKE  
LOFT

VOLUSIA MALL  
Dillard's JCPenney  
BAM! BOOKS-A-MILLION  
H&M

HALIFAX HEALTH  
MEDICAL CENTER  
563 BEDS

DAYTONA STATE  
COLLEGE  
18,000 STUDENTS

BMW Mercedes  
VW NISSAN

PALM TERRACE  
ELEMENTARY  
SCHOOL  
603 STUDENTS

SHOPPES AT  
ONE DAYTONA  
Bass Pro Shops COSTCO WHOLESALE  
Guitar Center Cobb THEATRES

INTERNATIONAL SPEEDWAY BOULEVARD - 31,000 AADT

MAINLAND  
HIGH SCHOOL  
1,941 STUDENTS

CAMPBELL  
MIDDLE SCHOOL  
842 STUDENTS

BEST BUY  
PETSMART

DAYTONA  
INTERNATIONAL  
SPEEDWAY

EMBRY-RIDDLE  
UNIVERSITY  
10,297 STUDENTS

DAYTONA BEACH  
GOLF COURSE

TARGET

DAYTONA  
INTERNATIONAL  
AIRPORT

ALDI

VOLUSIA  
MARKETPLACE  
COST PLUS FIVE GUYS  
WORLD MARKET BURGERS and FRIES  
Panera BREAD Chick-fil-A CHIP SHOT MEXICAN GRILL

VOLUSIA  
SQUARE  
DOLLAR TREE  
A FEED BUFFALO WILD WINGS  
Cane's THE HOME DEPOT CAVA

THE SHOPPES  
AT BEVILLE ROAD  
Publix

DAYTONA  
PROMENADE  
planet fitness KeyFood FRESH

95  
- 84,500 AADT

KARIS COLD  
COMING SOON

amazon

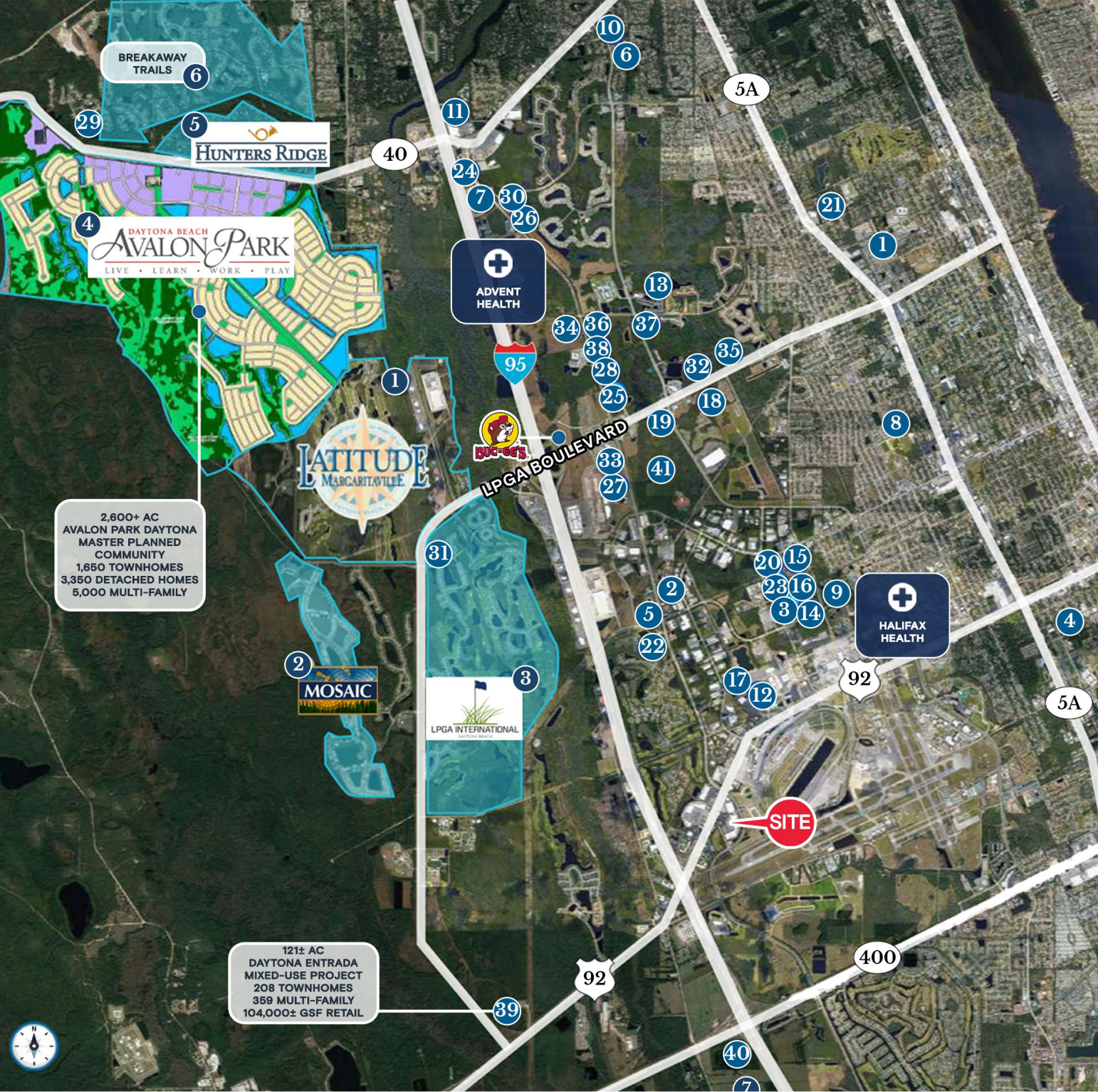
AURA AERO  
COMING SOON

Walmart

SOUTH DAYTONA  
ELEMENTARY  
SCHOOL  
400 STUDENTS

SUNSHINE PARK  
Publix





## 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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[katzretail.com](http://katzretail.com)

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