

**dale's
SHOES**
SUPERSTORE

SHOE REPAIR

NO
TRUCKS
LOCAL
DELIVERY

2595 W INTERNATIONAL SPEEDWAY BLVD

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DAYTONA BEACH, FL 32114

Chris Butera

Principal

O: 386.453.4789

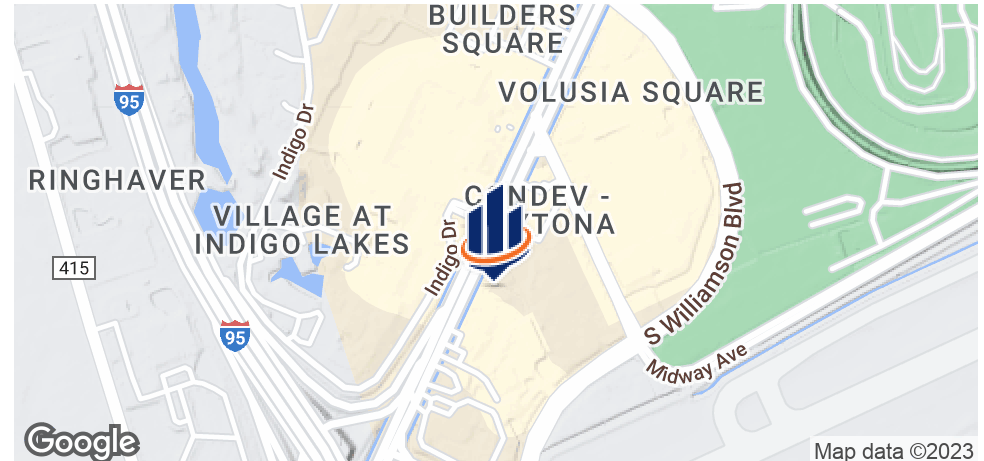
chris.butera@svn.com

dale's shoes

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Property Summary



OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Lot Size:	1.6 Acres (90 parking spots)
Year Built/Renovated:	1983/1993
AADT:	46,500 cars per day
Zoning:	T-4, Tourist/Office/Retail
Parcel ID:	5227-0000-0200

PROPERTY OVERVIEW

Offered for lease is this 8,110+/- SF single tenant retail/restaurant building directly on International Speedway Blvd (ISB) in the heart of the Daytona Beach, FL tourist district. This property offers incredible visibility to ISB and its 46,500 cars per day and is just 0.25 miles east of the brand new I-95/I-4 interchange. DB International Speedway, DB International Airport, One Daytona, Daytona State College, Embry Riddle Aeronautical University and the Volusia Mall are all within a few miles on ISB.

Originally built as a Western Steer Steakhouse, the property has operated for the last 20+ years as Dales Shoes Superstore. It could easily be converted back to restaurant use. Ample parking for even the most intense use with 90 parking spots on the 1.6 acre site. A pole sign along ISB is also included. The landlord has flexibility to work with a tenant's timeline, contact us to discuss details.

PROPERTY HIGHLIGHTS

- 8,110+/- SF retail/restaurant building directly on International Speedway Blvd in Daytona Beach, FL
- Incredible exposure to ISB and its 46,500 cars per day
- Ideal for single tenant user who wants accessible location and prime exposure to the market
- 0.25 miles from new I-95/I-4 interchange

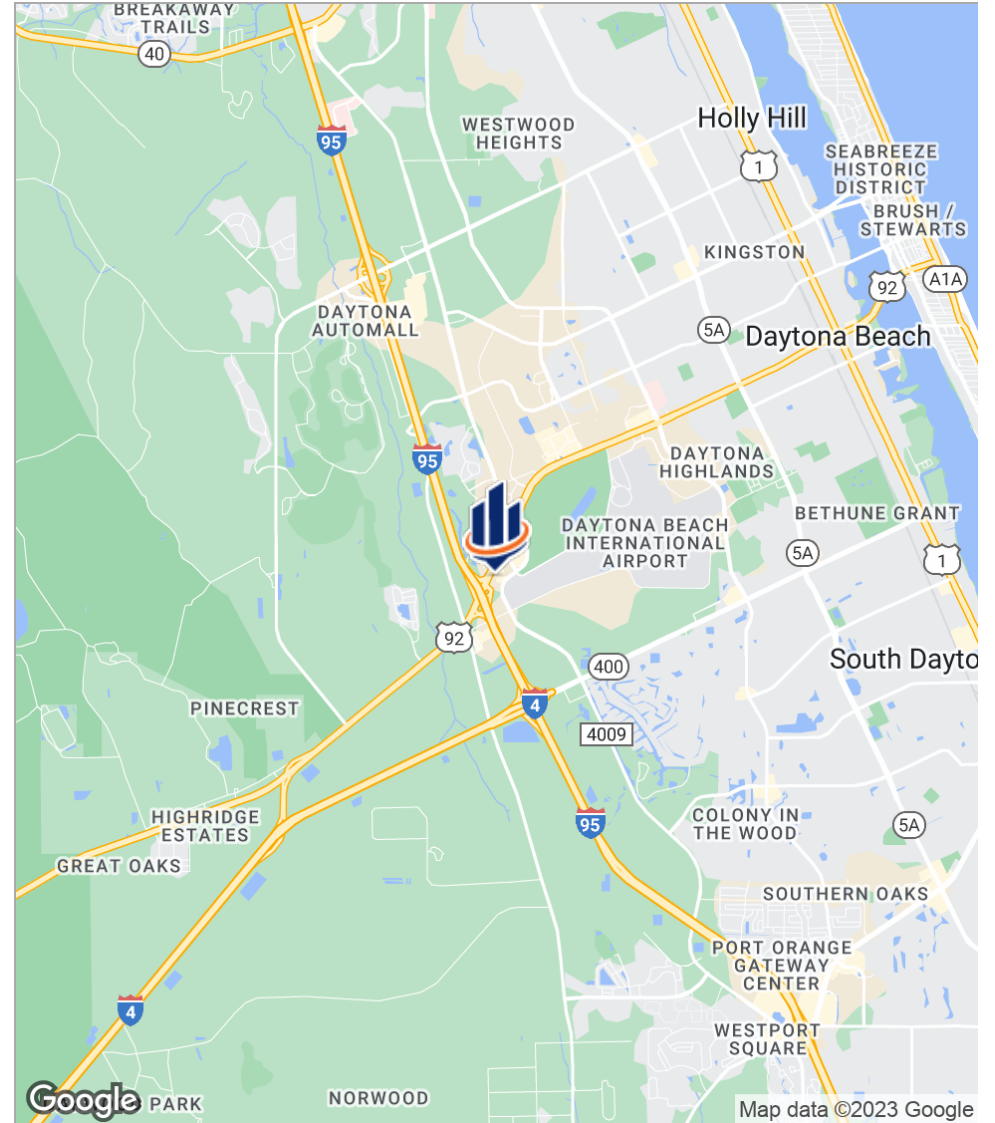
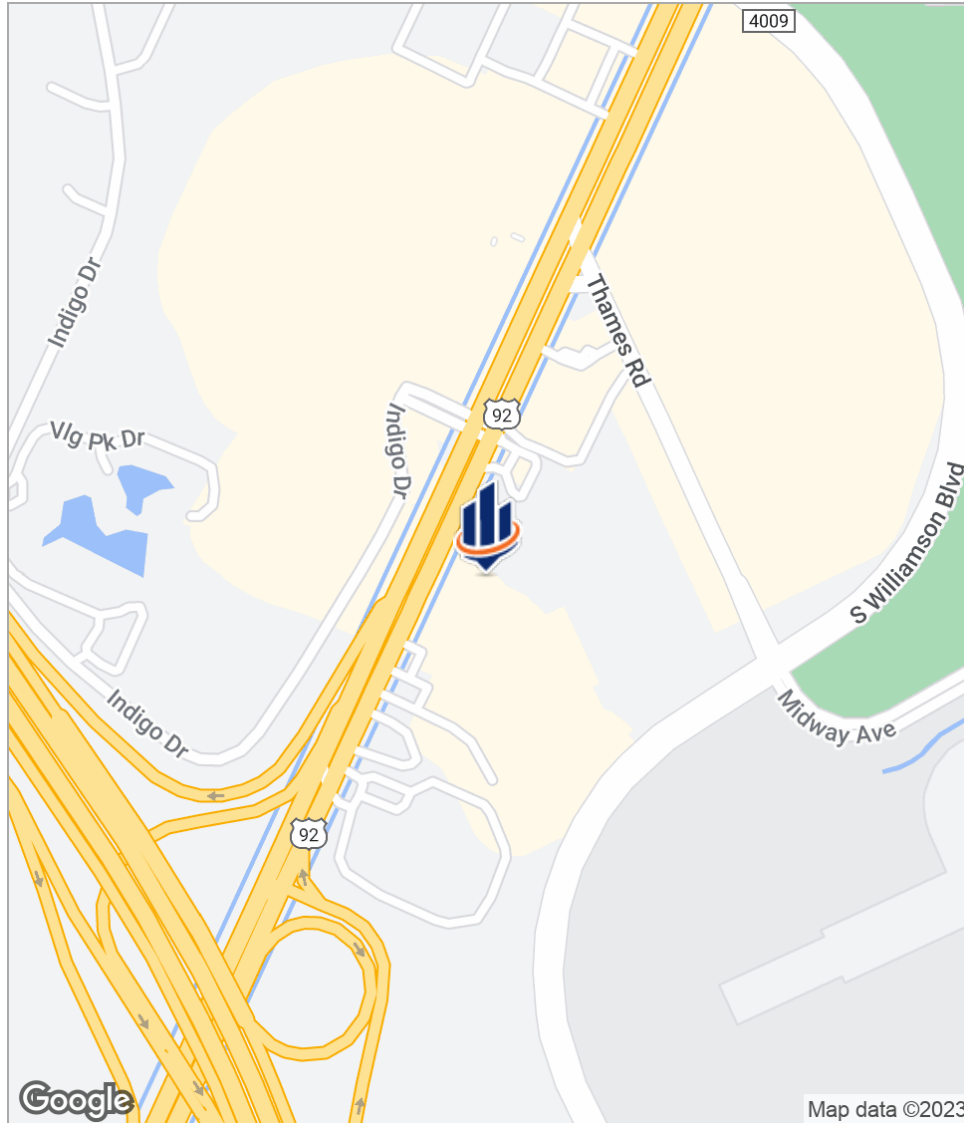
ISB Retail Map



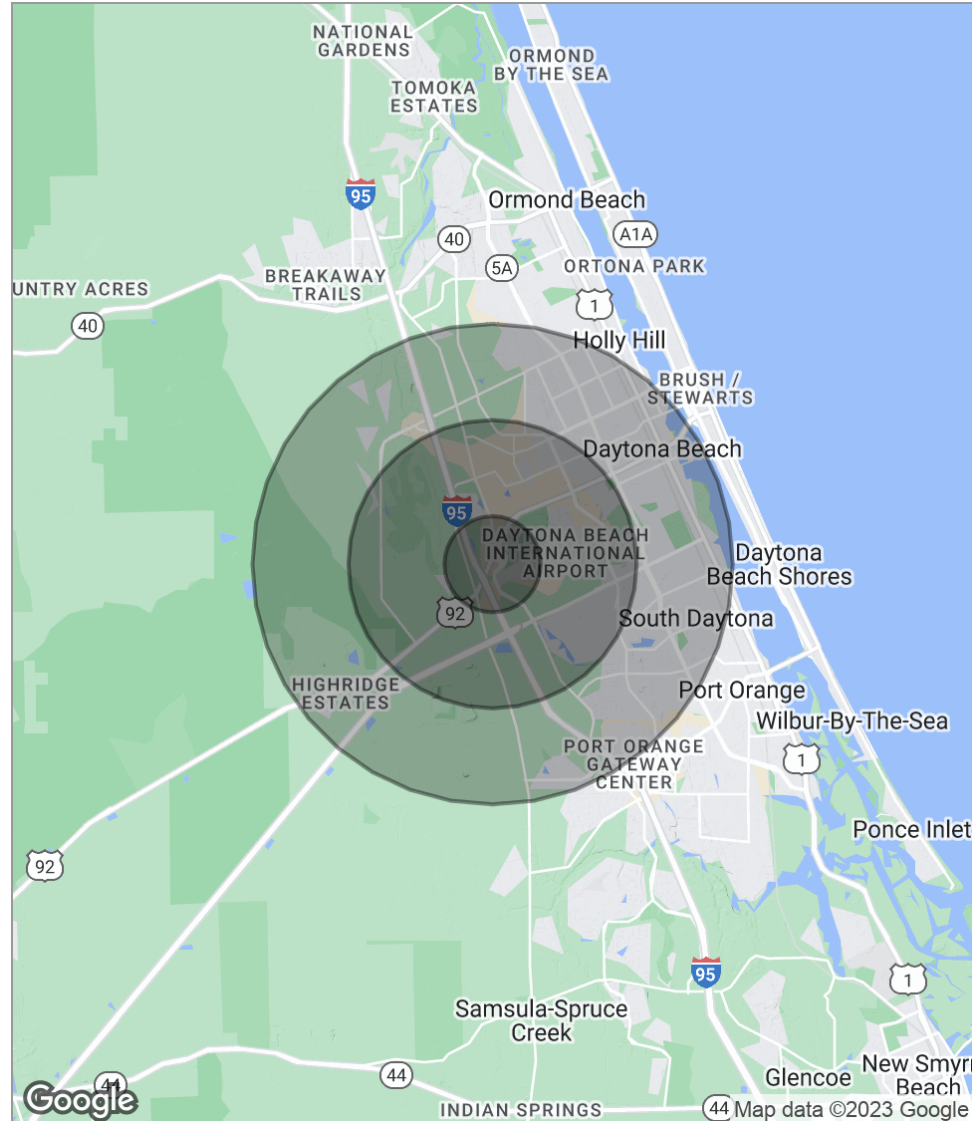
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,982	23,239	90,929
Median age	22.7	30.4	38.4
Median age [Male]	23.3	29.8	36.5
Median age [Female]	30.3	35.7	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	813	8,077	35,711
# of persons per HH	3.7	2.9	2.5
Average HH income	\$36,181	\$44,672	\$42,699
Average house value	\$346,251	\$332,519	\$189,830

** Demographic data derived from 2020 ACS - US Census*