

# TARRAGONA SHOPPES FOR LEASE



## PROPERTY DESCRIPTION

Tarragona Shoppes - Retail/Office Center For Lease.  
Only One Unit Left! 1,506 SF.  
Pylon Signage available.  
Across the street from Daytona State College.  
Westbound turn lane into center with terrific lines of sight and visibility on International Speedway Boulevard.  
Just minutes to Halifax Health Medical Center, Daytona Beach International Airport, Daytona International Speedway and Interstate 95.  
114 parking spaces.  
Join Dunkin' Donuts w/ drive-thru, Valencia Nail & Spa, Marco's Pizza, iFixScreens, Famous Philly's Cheesesteak Grill, State Farm, Affordable Dentures, Hair Mechanix, and HOTWORX coming soon.  
Estimated CAM, Real Estate Taxes, and Insurance \$6.50 per SF.

## LOCATION DESCRIPTION

Located at the southeast corner of International Speedway Boulevard and Central Avenue between Clyde Morris Boulevard and Nova Road.

## LOCATION ADDRESS

1173 W. International Speedway Boulevard  
Daytona Beach, FL 32114

## JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

## OFFERING SUMMARY

<b>LEASE RATE:</b>	<b>Unit 6A:</b> \$28.00 NNN
<b>AVAILABLE SF:</b>	1,506 SF
<b>YEAR BUILT:</b>	2016
<b>TRAFFIC COUNT:</b>	40,000 AADT
<b>ZONING:</b>	PD-G, Planned Development-General
<b>DAYTIME POPULATION:</b>	149,316

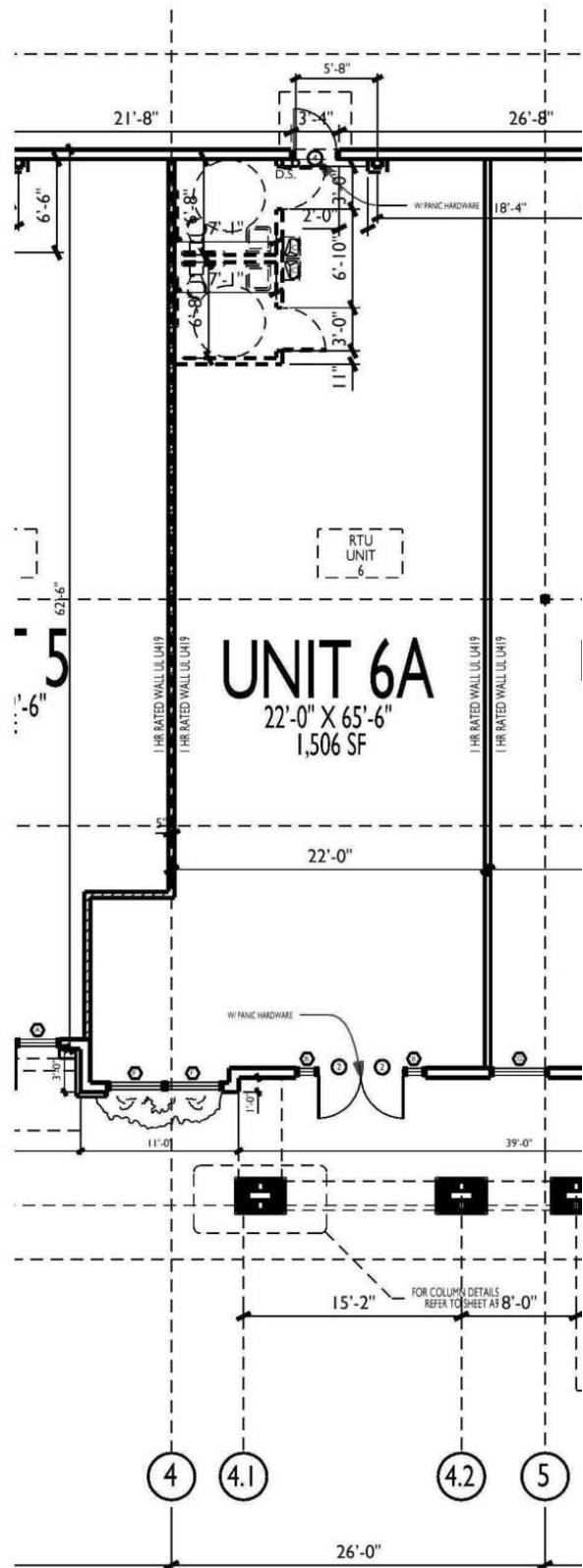
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,321	31,800	68,690
<b>TOTAL POPULATION</b>	7,836	63,983	128,984
<b>AVERAGE HH INCOME</b>	\$37,970	\$38,926	\$45,117

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FLOOR PLAN



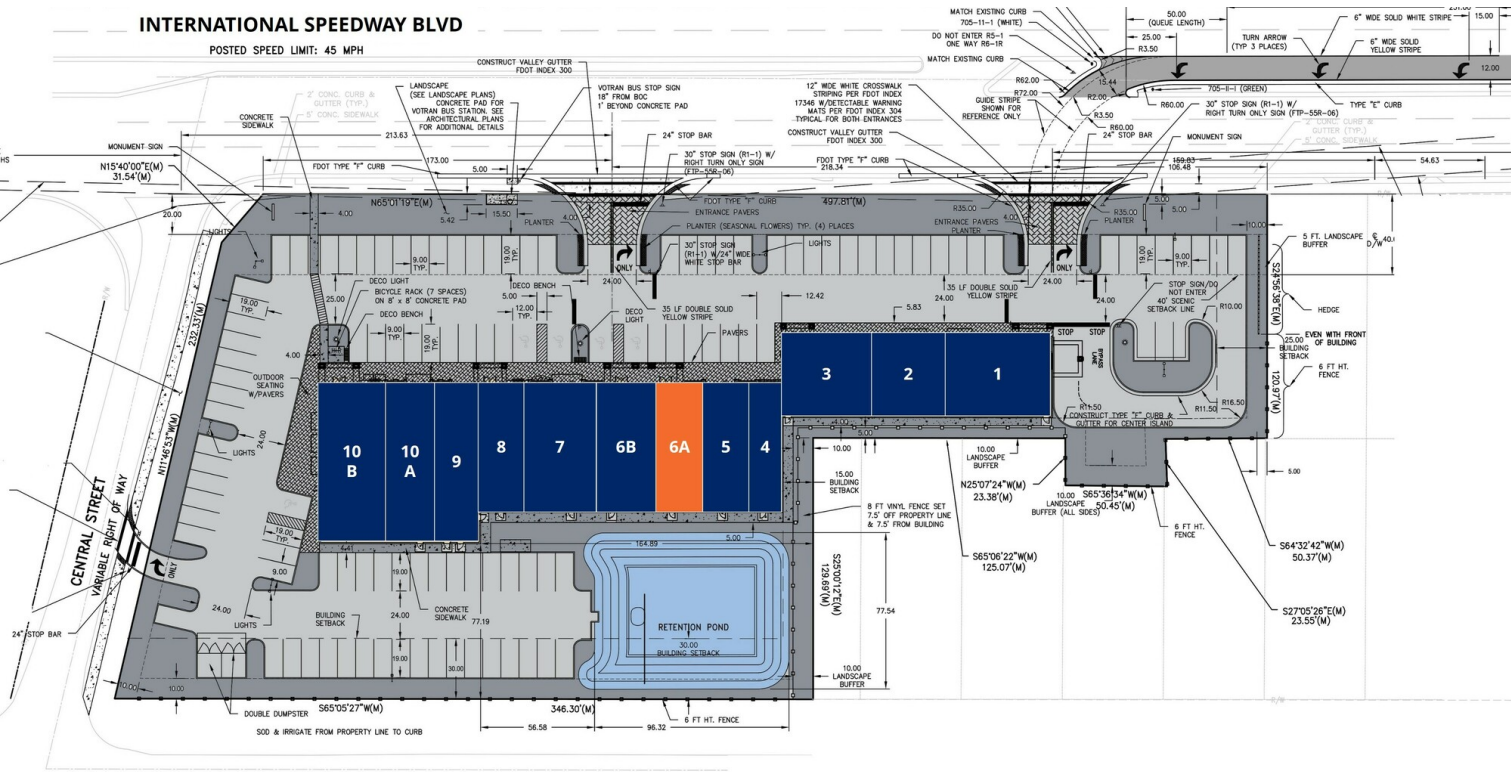
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SITE PLAN



TENANT	SUITE	SIZE (SF)
DUNKIN' DONUTS	UNIT 1	2,226 SF
IFIXSCREENS	UNIT 2	1,304 SF
FAMOUS PHILLY'S CHEESESTEAK GRILL	UNIT 3	1,750 SF
DEPARTMENT OF MILITARY AFFAIRS	UNIT 4	1,306 SF
HAIR MECHANIX	UNIT 5	1,465 SF
AVAILABLE FOR LEASE	UNIT 6A	1,506 SF

TENANT	SUITE	SIZE (SF)
HOTWORX	UNIT 6B	1,875 SF
VALENCIA NAILS & SPA	UNIT 7	2,184 SF
STATE FARM INSURANCE	UNIT 8	1,284 SF
JIU JITSU SCHOOL	UNIT 9	1,425 SF
MARCO'S PIZZA	UNIT 10A	1,785 SF
AFFORDABLE DENTURES	UNIT 10B	2,916 SF

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## ADDITIONAL PHOTOS



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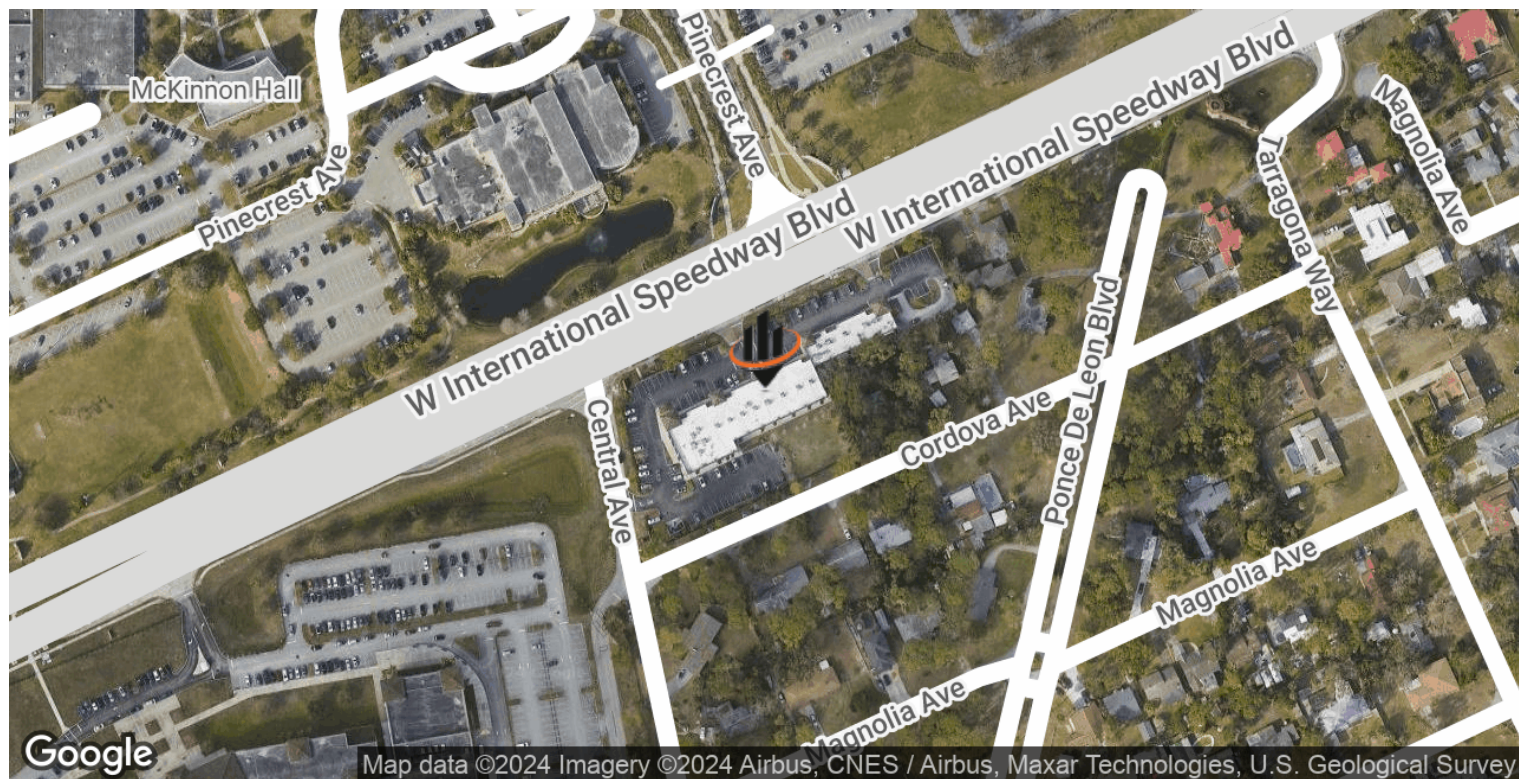
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## LOCATION MAPS



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