

INTERNATIONAL SPEEDWAY CENTER

2525 West International Speedway Blvd., Daytona Beach, FL



Prepared By:

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PROPERTY OVERVIEW



International Speedway Center is located on W International Speedway Blvd/US Hwy 92, just down the street from the world-famous Daytona International Speedway. ISC has excellent visibility and superior vehicular traffic. The center is anchored by AAA, Half Time Sports Pub, Subway, Red Wing Shoes, Firehouse Subs, Planet Smoothie, Dan's Fan City, Fancy Q Sushi, Grow Healthy, and One Upon a Child.

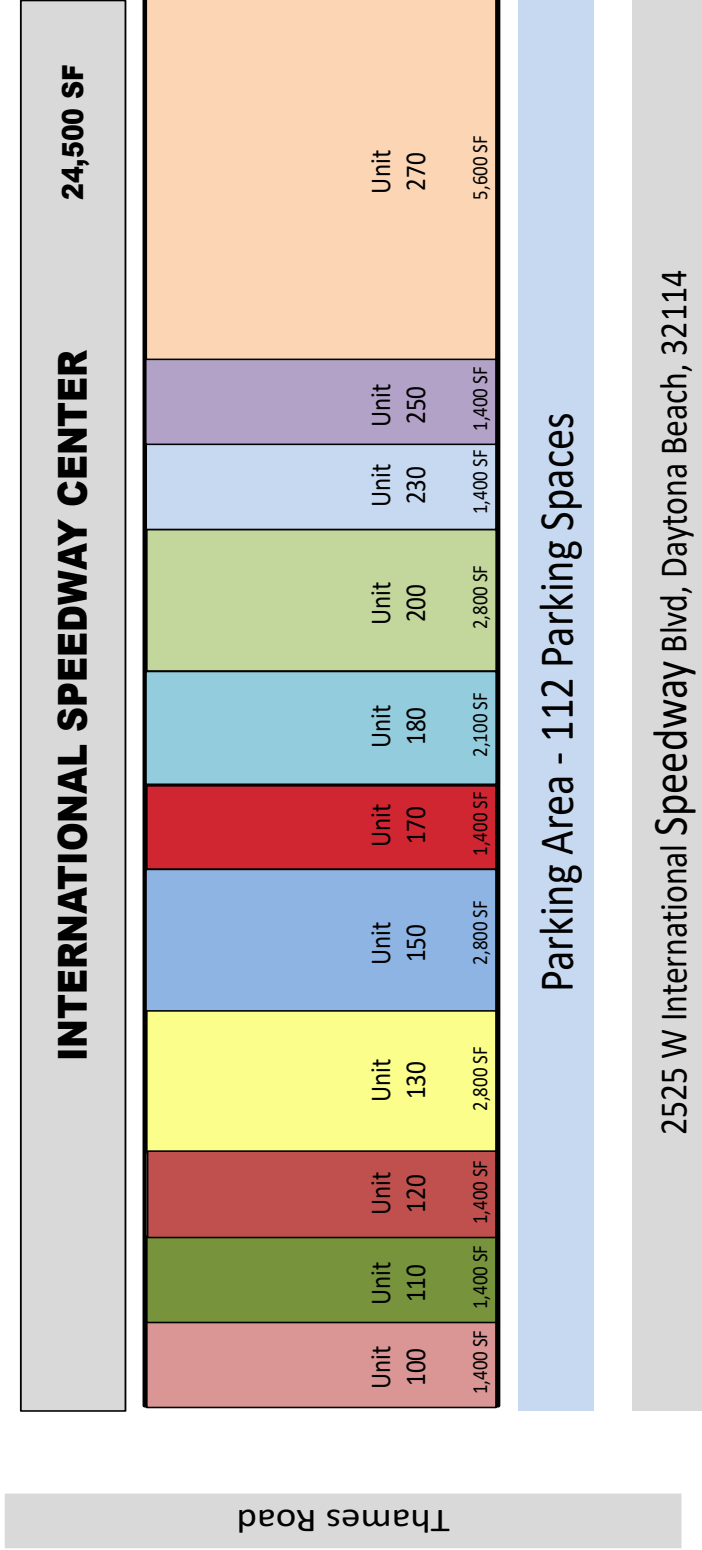
Daytona International Speedway is the Retail Artery of Volusia County with over 42,000 cars daily on Speedway Blvd. The market is home to 600,000 year round visitors and over 8,000,000 annual tourists, with an annual visitor spending in excess of \$3 billion. Daytona, home to Embry-Riddle Aeronautical University, Daytona State College, University of Central Florida (Satellite campus), and Bethune Cookman University-all located along Speedway Blvd. One Daytona, a 1.1million SF dining and retail project was recently completed. The project includes Bass Pro Shops, Cobb Theatres, PF Changs, and also features hotels and apartments.

The International Speedway Boulevard retail corridor has continued to be the preferred retail location for major retailers looking for high traffic and major exposure to tourist and destinations shoppers.

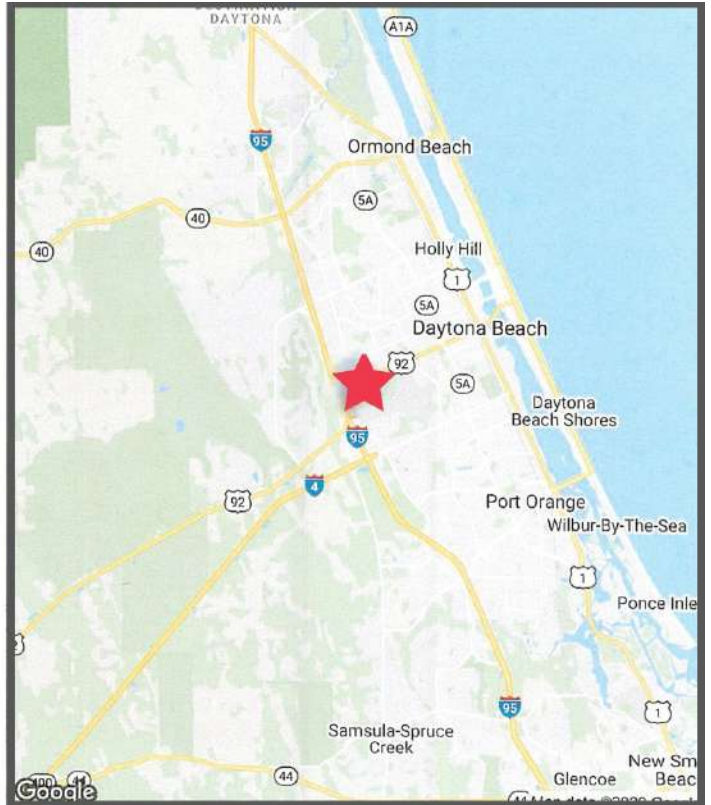
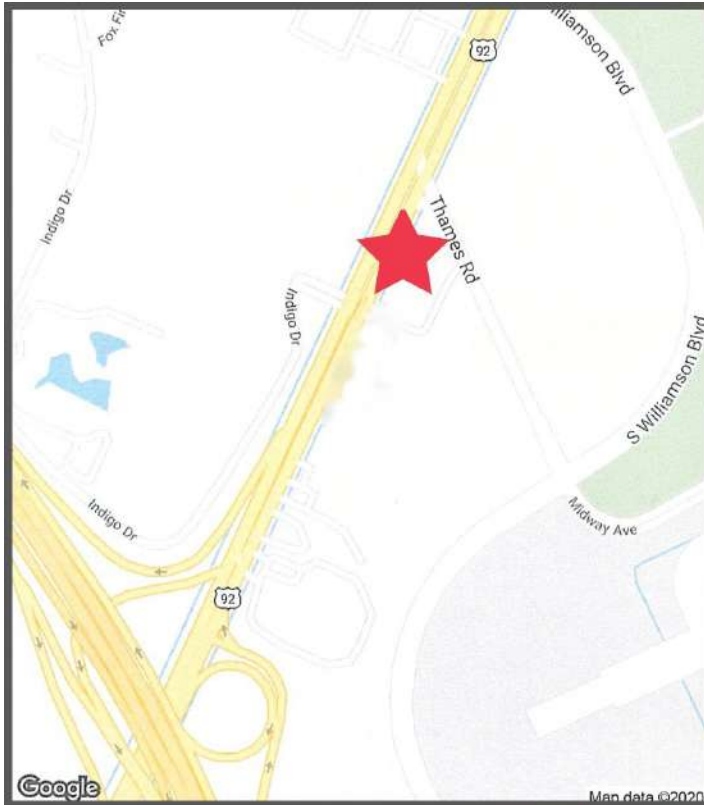
CURRENT TENANTS



CENTER LAYOUT



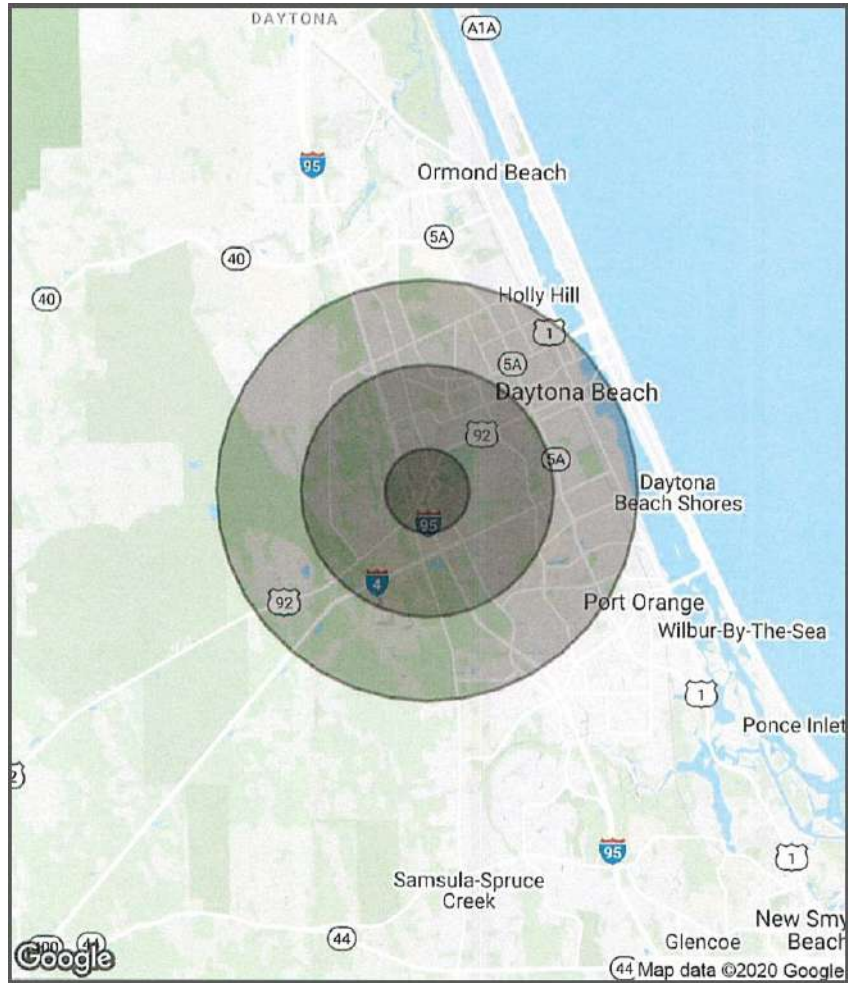
LOCATION MAPS



TRAFFIC

<u>COLLECTION STREET</u>	<u>CROSS STREET</u>	<u>TRAFFIC VOLUME</u>	<u>YEAR</u>	<u>DISTANCE</u>
W International Speedway Blvd	Thames Rd, SW	39,706	2018	0.23 mi
N Williamson Blvd	Executive Cir, N	15,190	2016	0.33 mi
N Williamson Blvd	Executive Cir, N	13,345	2018	0.33 mi
W International Speedway Blvd	Professional Blvd, NE	38,506	2018	0.33 mi
W International Speedway Blvd	Professional Blvd, NE	43,500	2016	0.33 mi
Indigo Dr	W International Speedway Blvd NE	4,213	2018	0.36 mi
Williamson Blvd	W International Speedway Blvd NW	9,214	2018	0.39 mi
Williamson Blvd	W International Speedway Blvd, NW	9,340	2016	0.39 mi
W International Speedway Blvd	Williamson Blvd, SW	50,000	2016	0.44 mi
W International Speedway Blvd	Williamson Blvd, SW	43,283	2018	0.44 mi

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 2010 US Census

RETAILER MAP

