

INTERNATIONAL SPEEDWAY CENTER

2525 West International Speedway Blvd., Daytona Beach, FL



Prepared By:

NOVA PROPERTY MANAGEMENT

745 S NOVA ROAD

ORMOND BEACH, FL 32174

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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, Red Wing Shoes, Firehouse Subs, TA Nail Salon, Certified Marijuana Doctors, Dan's Fan City, Fancy Q Sushi, Grow Healthy, and Once 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.

Lease Price \$20.00/sf

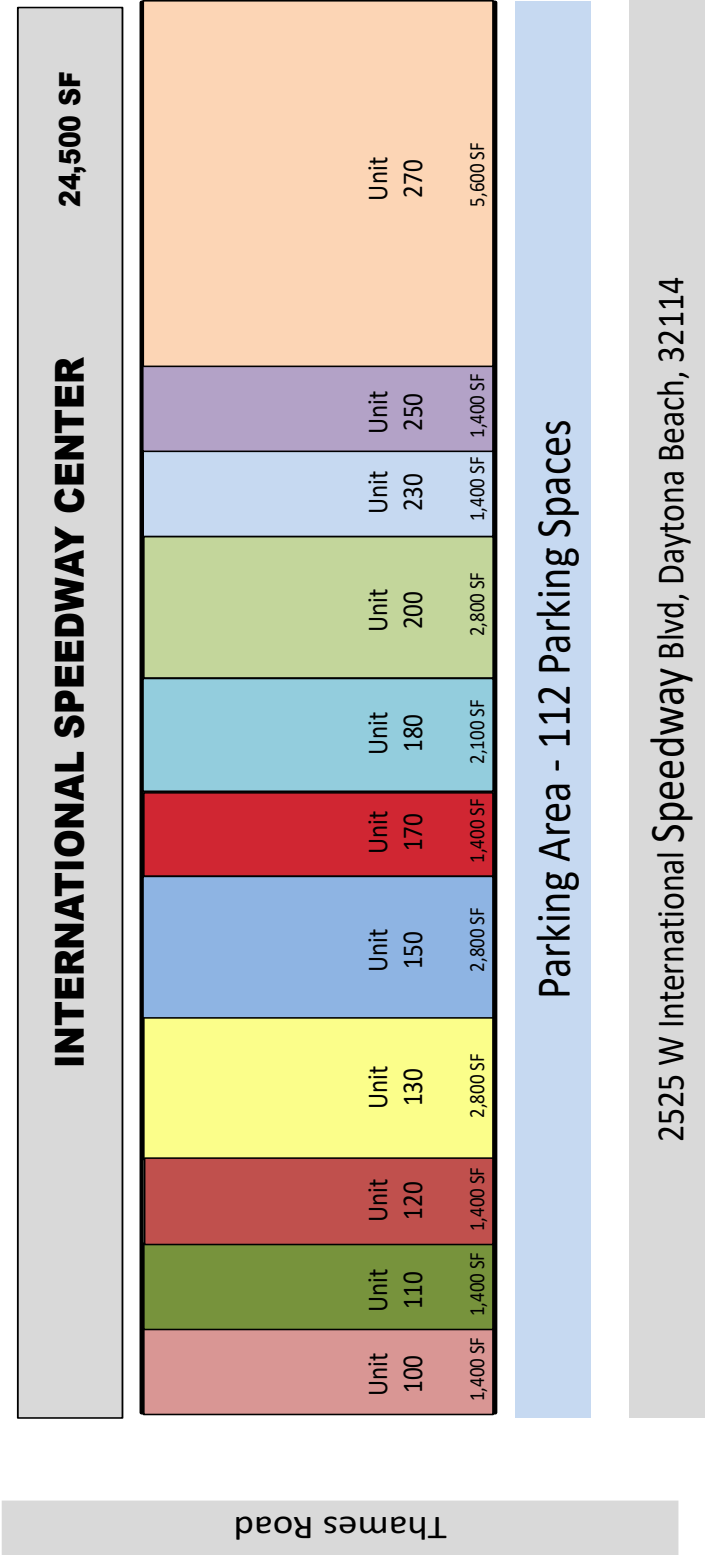
CAM Charge \$ 7.00/sf

Sales Tax 6%

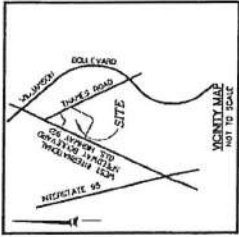
CURRENT TENANTS



CENTER LAYOUT



SURVEY



MISCELLANEOUS NOTES AND SURVEYOR'S REPORT
 RECORDS SHOWN HEREON ARE BASED ON THE SUBORDINATE RIGHT OF WAY LINE OF WEST INTERNATIONAL SPEEDWAY BOULEVARD BEING INSTRUMENT AS PER MAP BOOK 41, PAGE 31.
 ALL SURVEY MEASUREMENTS WERE MADE BY CHARTERED SURVEYOR, FLORIDA LICENSE NO. 12345, AND ALL SURVEY MEASUREMENTS WERE MADE BY CHARTERED SURVEYOR, FLORIDA LICENSE NO. 12345.
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LOOD ZONE
 AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP, THE LAND AREA IS 100,000 SQUARE FEET, OR 2.28 ACRES.

LAND AREA
 THE LAND AREA IS 100,000 SQUARE FEET, OR 2.28 ACRES.

ZONING DATA
 THE CURRENT ZONING IS 10, 10' TOWARD HIGHWAY DISTRICT.

SOURCE OF ZONING DATA
 THE CITY OF BAYTOWN BEACH, FLORIDA ZONING DEPARTMENT.

BUILDING SETBACK REQUIREMENTS AS PER CURRENT ZONING
 FRONT 10 FEET
 SIDE 10 FEET
 REAR 10 FEET

BUILDING HEIGHT RESTRICTION AS PER CURRENT ZONING
 THERE IS NO BUILDING HEIGHT RESTRICTION.

BUILDING HEIGHT
 THE BUILDING HEIGHT IS 12.3 FEET AT THE NORTHEAST CORNER.

PARKING SPACE REQUIREMENTS AS PER CURRENT ZONING
 5 PARKING SPACES FOR EACH 100 SQUARE FEET OF GROSS FLOOR AREA.

PARKING SPACE TABLE EXISTING
 TOTAL PARKING SPACES 112

BUILDING AREA
 THE EXTENSION FOOTPRINT AT GROUND FLOOR IS 24,663 SQUARE FEET.

ACCESS NOTE
 ACCESS TO THE SUBJECT PROPERTY IS BY PUBLIC RIGHTS OF WAY, WEST INTERNATIONAL SPEEDWAY BOULEVARD (U.S. HIGHWAY 92) AND THAMES ROAD.

ENCROACHMENTS
 NONE

SURVEYOR'S CERTIFICATION
 I, the undersigned, being a duly licensed Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my records.

DATE
 1/15/2020

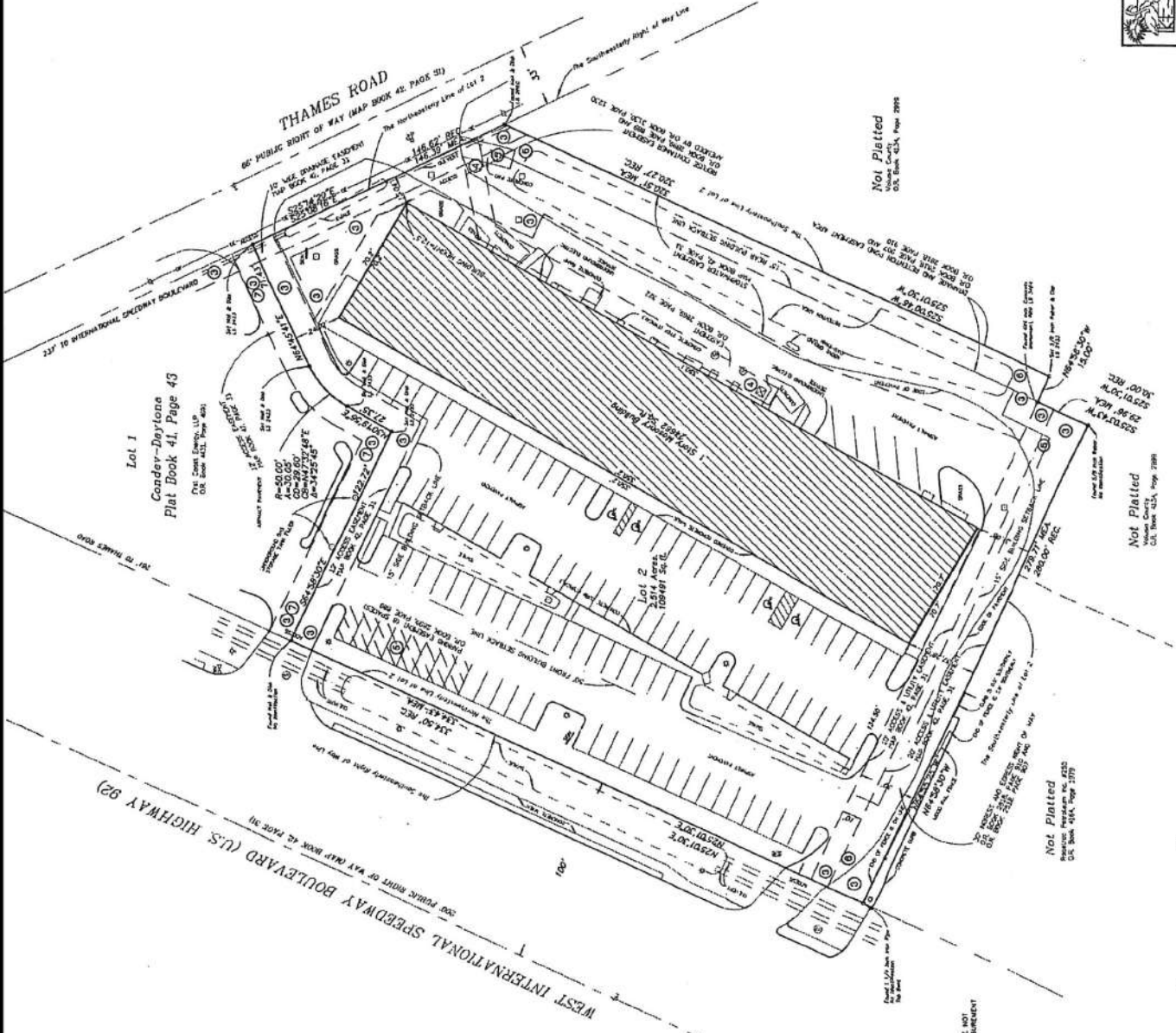
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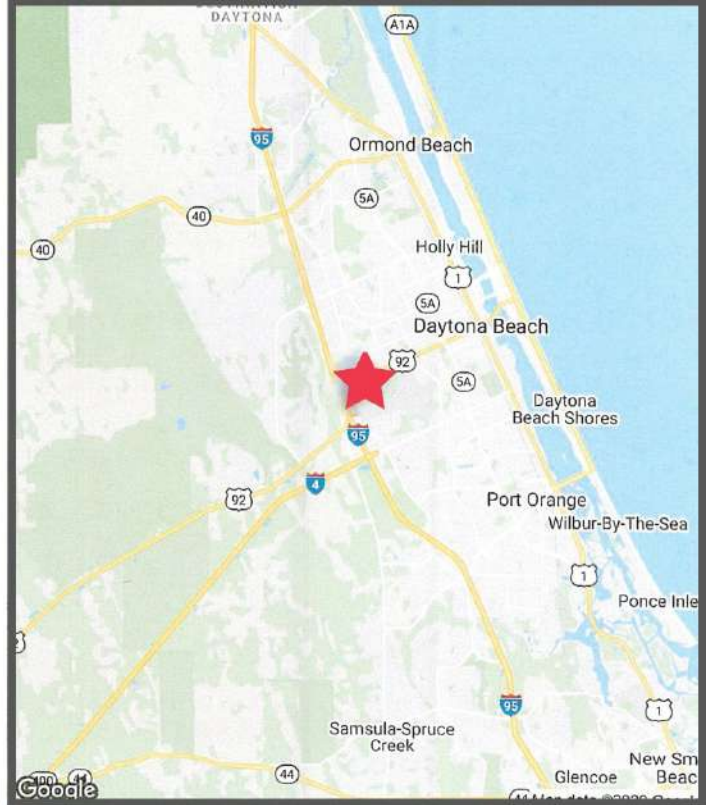
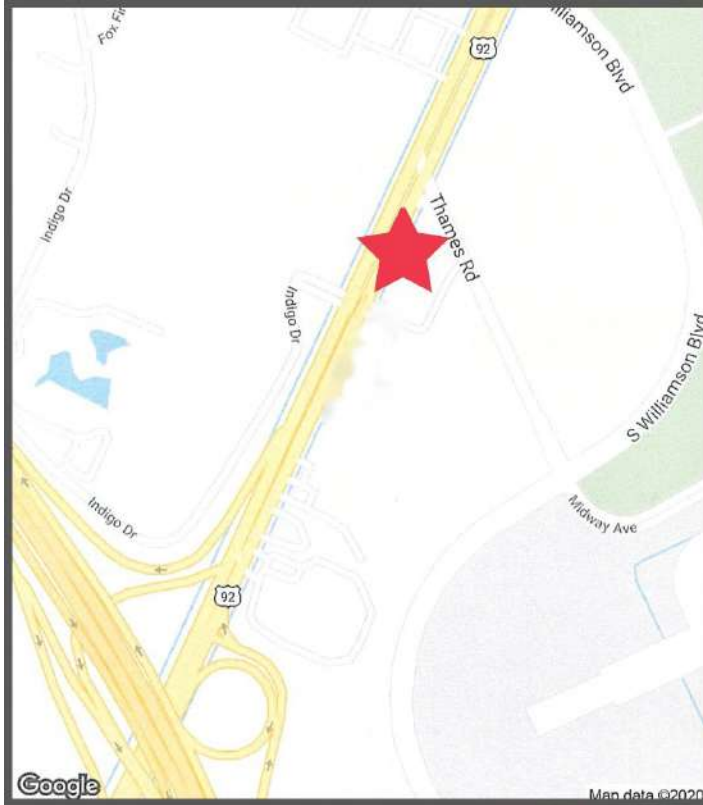
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ABBREVIATIONS
 A = AC LENGTH
 C = CHORD DISTANCE
 CS = CHORD BEARING
 D = CENTRAL ANGLE
 E = CONTINUE

NOTES
 1. THE SURVEY WAS MADE BY CHARTERED SURVEYOR, FLORIDA LICENSE NO. 12345, AND ALL SURVEY MEASUREMENTS WERE MADE BY CHARTERED SURVEYOR, FLORIDA LICENSE NO. 12345.

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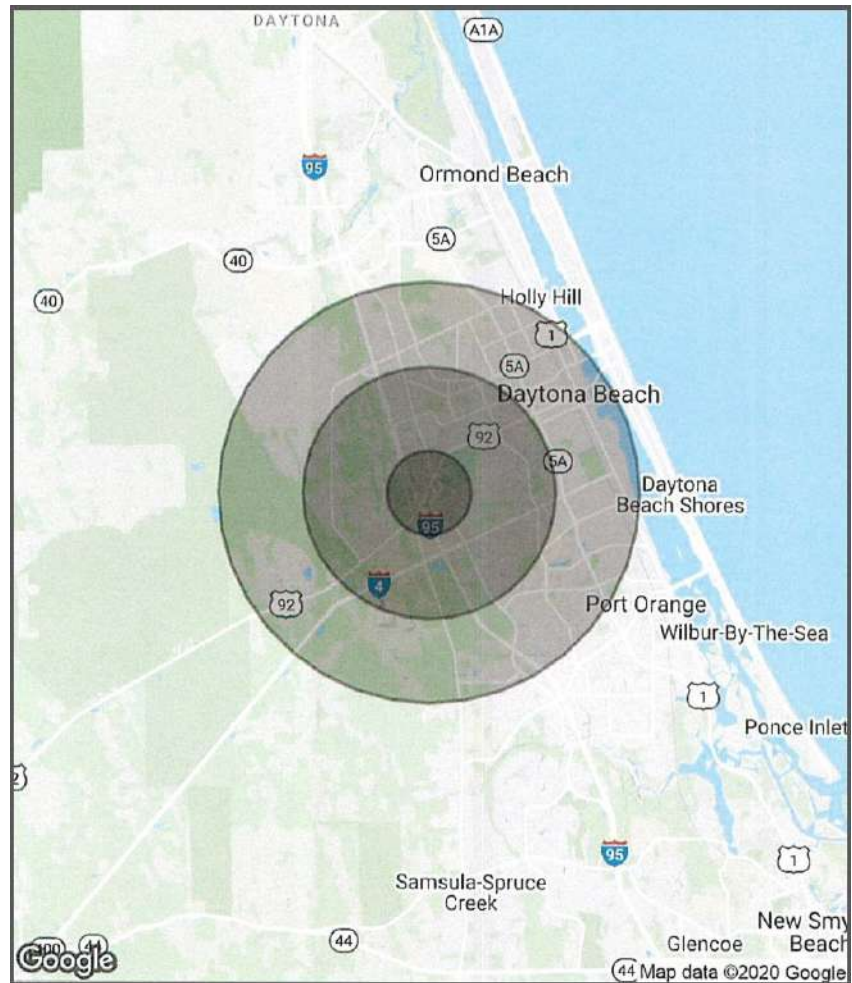
LOCATION MAPS



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

[illegible]