



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

ONE **1 DAYTONA**

One Daytona Boulevard
Daytona Beach, FL 32114

RARE OPPORTUNITY IN DAYTONA BEACH



FOR LEASE

- + **Availability:** 1,492 - 12,200 SF
- + **Lease Rate:** Call for Pricing

Highlights

- Join us at ONE DAYTONA a high-end Class A Entertainment Center directly across from the Daytona International Speedway with over 150 events and activations annually
- Daytona Beach receives over 10 Million visitors each year with International Speedway Boulevard serving as the gateway
- The site is also adjacent to the Daytona Beach International Airport with 300,000 annual passengers and several universities with over 40,000 students all within 3-miles
- Co-Tenants Include:



SCAN ME



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Site Images



Site Images



Site Plan



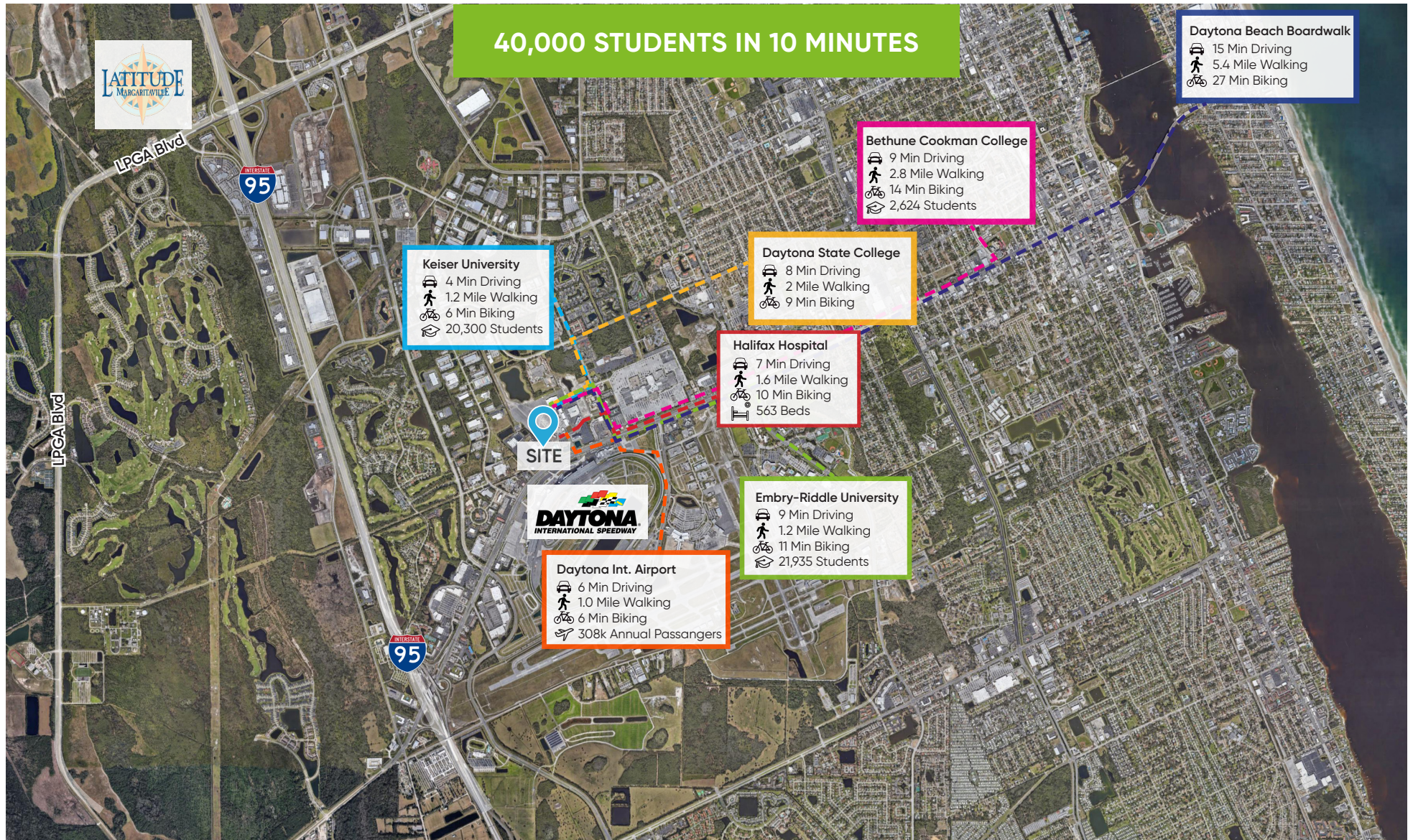
- B-200 – Guitar Center - 10,301 SF
- B-210 – Consumer Cellular - 3,539 SF
- B-220 – Elements of Design - 6,525 SF
- C-300 – Available - 2,652 SF**
- C-310 – Venetian Nail Spa - 3,564 SF
- C-320 – Available - 7,734 SF**
- C-340 – Available - 1,492 SF**
- D-400 – Burger Ten - 4,048 SF
- D-410 – Running Element - 2,579 SF
- D-420 – Available - 1,825 SF**
- D-430 – Available - 2,517 SF**
- D-440 – Stoked Poke - 2,224 SF
- E-100 – Cobb Theaters - 56,345 SF
- F-500 – Game Time - 35,000 SF
- G-600 – Redline Athletics - 10,028 SF
- G-610 – Pink Narcissus - 1,917 SF
- G-620 – Foxtail Coffee - 1,000 SF
- G-630 – Ben & Jerry's - 1,348 SF
- H-100 – Available - 5,200 SF**
- H-800 – Available - 12,262 SF**
- H-810 – Gallery 500 - 1,259 SF
- H-820 – Sunglass World - 1,231 SF
- H-830 – Bull & Boar - 1,200 SF
- J-100 – 4 Rivers BBQ - 6,692 SF
- K-100 – Rock Bottom - 6,941 SF
- L-100 – P.F. Chang's - 6,091 SF
- M-100 – Tiano's - 4,066 SF
- M-110 – It's Sugar - 1,691 SF
- N-100 – Bass Pro Shops - 65,438 SF
- P-110 – Jeremiah's Italian Ice - 1,000 SF
- R-100 – Donnie's Donuts - 1,500 SF



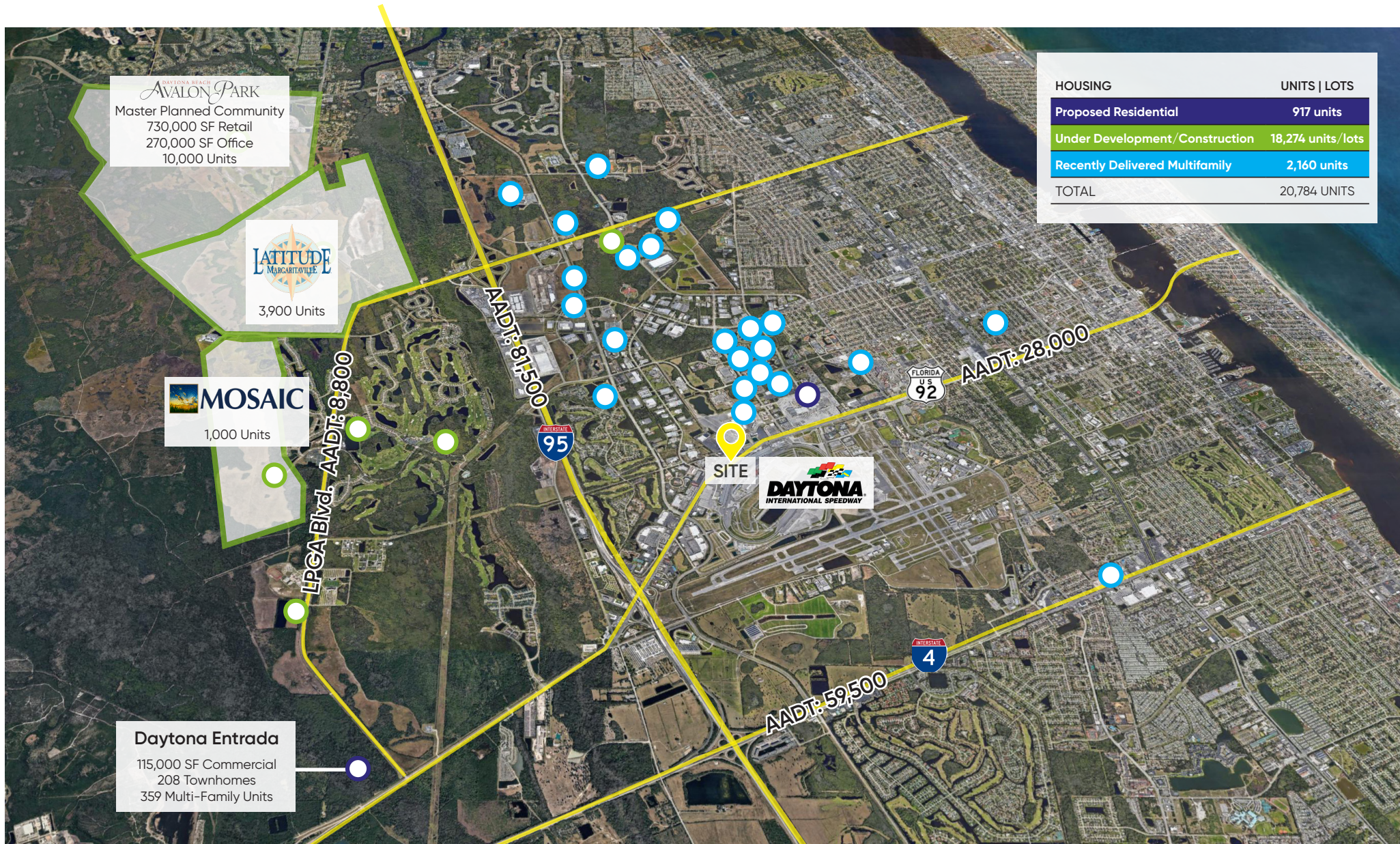
Retail Map



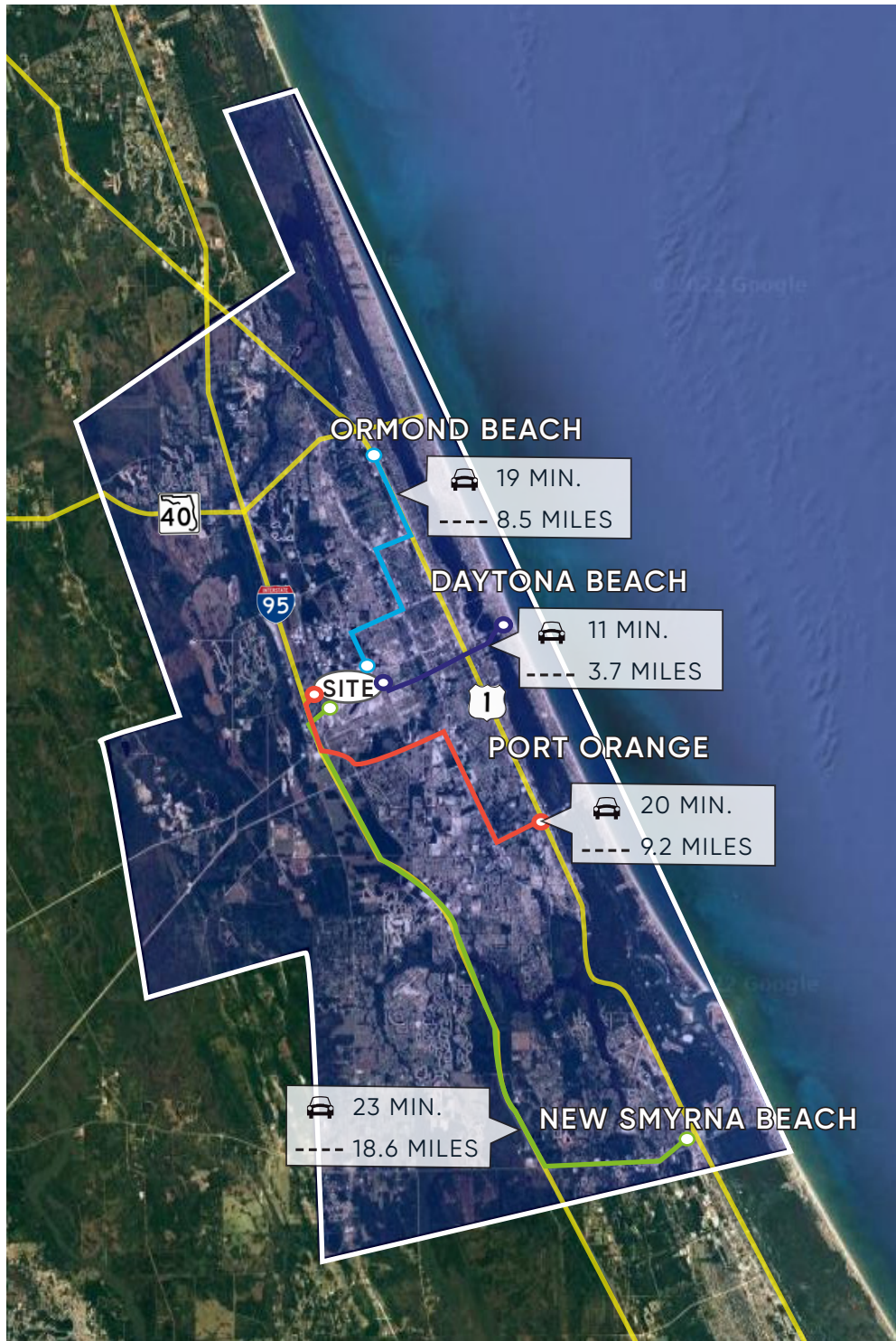
Proximity Map



Residential Growth Aerial



Trade Area



DEMOGRAPHICS

 283,000
ESTIMATED
POPULATION
2022

 \$76,400
PROJECTED
INCOME BY
2027

 48
MEDIAN AGE

 71%
TRAVEL 15 MIN.
OR MORE TO
GET TO WORK

One Daytona Snapshot

A record-breaking
10 MILLION
visitors frequent Daytona Beach
each year.

ONE DAYTONA Campus

- + Destination tenants: Bass Pro Shops, CMX Luxury Cinemas, GameTime, P.F. Chang's, and 4Rivers Smokehouse
- + 282 luxury residential units onsite; 122 additional luxury residential units under construction
- + Two hotels onsite, including an Autograph by Marriott, with 250 rooms combined
- + Over 190 calendar days of events and property activations at ONE DAYTONA
- + Collaboration with Daytona International Speedway during race weeks and large events
- + 8-Story NASCAR Headquarters Building on the ONE DAYTONA campus with more than 400 employees

ONE DAYTONA Signature Events

- + IMSA Twenty-Four Premier
- + Art of Speed
- + Kick-Off to Speedweeks Hauler Showcase
- + Daytona Jazz Weekend
- + ONE DAYTONA Art Festival
- + Jeep Beach at ONE DAYTONA
- + Vettes at ONE DAYTONA
- + Coke Zero Sugar 400 Weekend Kick-Off
- + Run Daytona
- + Wonderland at ONE DAYTONA

1

Mile from interstate 95

+10M

Annual Visitors

\$6B

Annual Customer
Spending

42K

Daily Traffic on International
Speedway Blvd

13.5M

Residents within Day-Trip
Distance

5

College Campuses
within Five Miles with 44,859
Students



One Daytona Signature Events

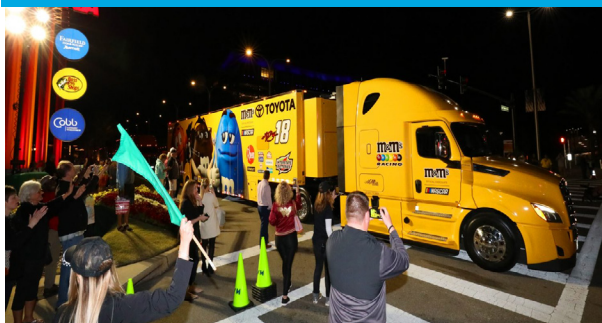
IMSA TWENTY-FOUR PREMIER



ART OF SPEED



KICK-OFF TO SPEEDWEEKS



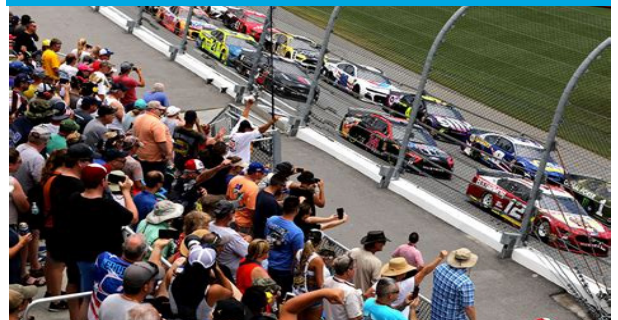
ONE DAYTONA ART FESTIVAL



JEEP BEACH AT ONE DAYTONA



COKE ZERO SUGAR 400 WEEKEND



WONDERLAND AT ONE DAYTONA

