



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

1 ONE **DAYTONA**
SHOPPES 1808 W. International Speedway Blvd.
ONE DAYTONA Daytona Beach, FL 32114

RARE OPPORTUNITY IN DAYTONA BEACH

LAST SUITE REMAINING



FOR LEASE

- + **Availability:** 3,122 SF
- + **Lease Rate:** Call for Details
- + **Parking Ratio:** 6.86/1,000 SF
- + **Traffic Count:** 57,000 AADT



Highlights

- Join us at Shoppes at ONE DAYTONA adjacent to the 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:



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This offer is subject to errors, omissions, prior sale or withdrawal without notice.

Site Plan - Shoppes at ONE DAYTONA



- PAD 2 - Chase - 4,560 SF
- PAD 1 - AT&T - 4,912 SF
- 701 - Smoothie King - 843 SF
- 101 - First Watch - 4,080 SF
- 103 - Available - 3,122 SF**
- 104 - Cycle Gear - 3,146 SF
- 201 - Crab Knight - 4,035 SF
- 204 - Crumbl Cookies - 1,325 SF
- 205 - Painting with a Twist - 2,600 SF
- 301 - Kenneth Grant Inspirations - 2,398 SF
- 304 - A Fresh New Me MediSpa - 1,190 SF
- 305 - Florida State Hearing Aid - 1,185 SF
- 306 - Cosmo Prof - 2,400 SF
- 401 - Jersey Mike's - 1,580 SF
- 403 - H&R Block - 1,595 SF
- 407 - Dahlia Mexican Kitchen - 5,950 SF
- 503 - For Eyes - 2,766 SF
- 504 - Plato's Closet - 3,680 SF
- 601 - Gold's Gym - 24,500 SF



Site Images - Shoppes at One Daytona



Site Images - One Daytona



The Costco Wholesale logo, featuring the word "Costco" in a large, bold, red sans-serif font, with "WHOLESALE" in a smaller, blue, bold, sans-serif font underneath it, separated by three horizontal blue lines.

Coming Soon



**REDLINE
ATHLETICS**

THE DAYTONA

AUTOGRAPH COLLECTION[®]
HOTELS



CHECKERED FLAG B.V.D.

Future Multi-family
122 Units

ROCK BOTTOM

RESTAURANT & BREWERY

P.F. CHANG'S
CHINA BISTRO

INTERNATIONAL SPEEDWAY BLVD. AADT: 45,000



Icon
ONE DAYTONA

282 Residential Units

Consumer Cellular



FAIRFIELD
INN & SUITES®



Your life. Your financial watchdog.

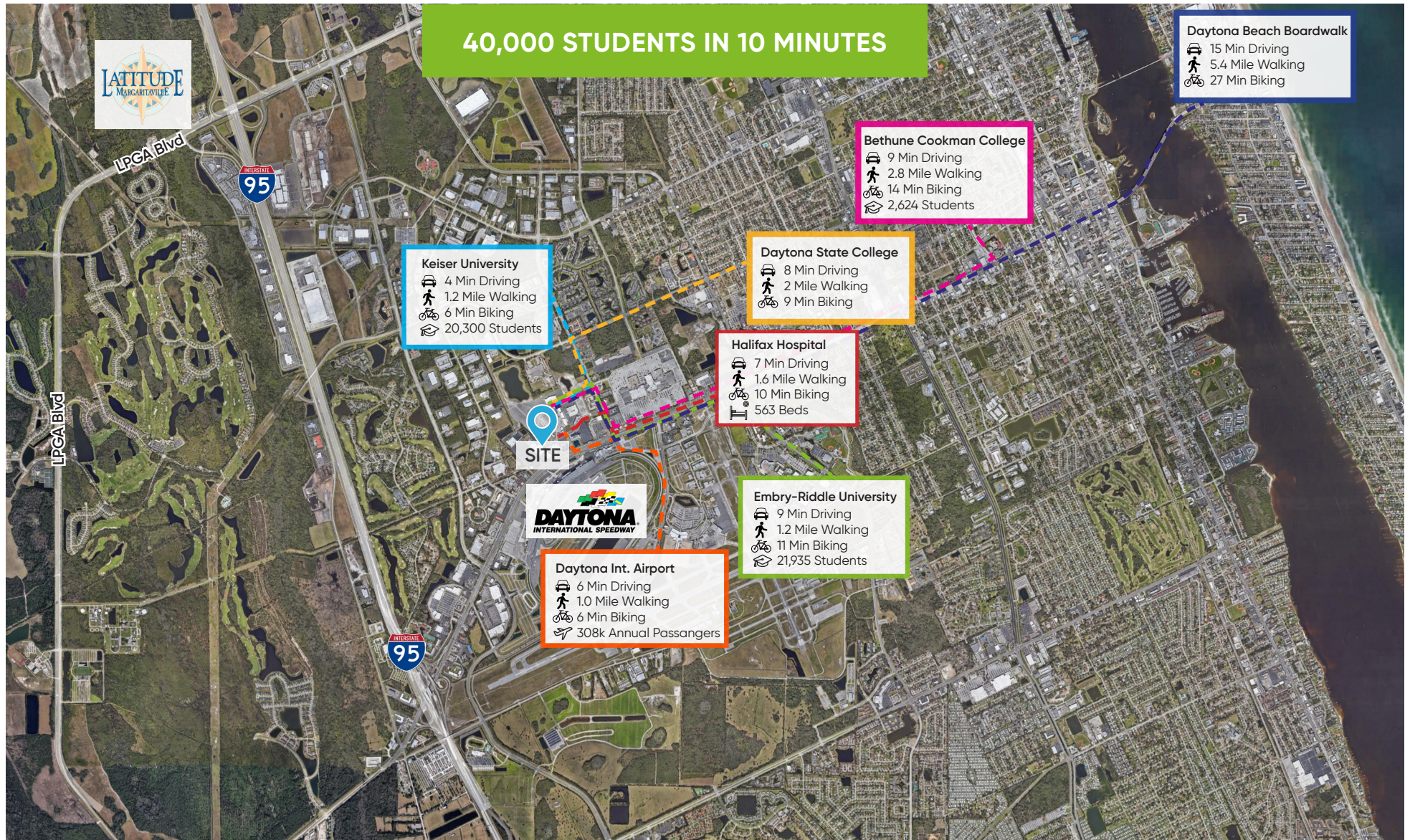
103

AADI: 12,100
BILL FRANCE BLVD.

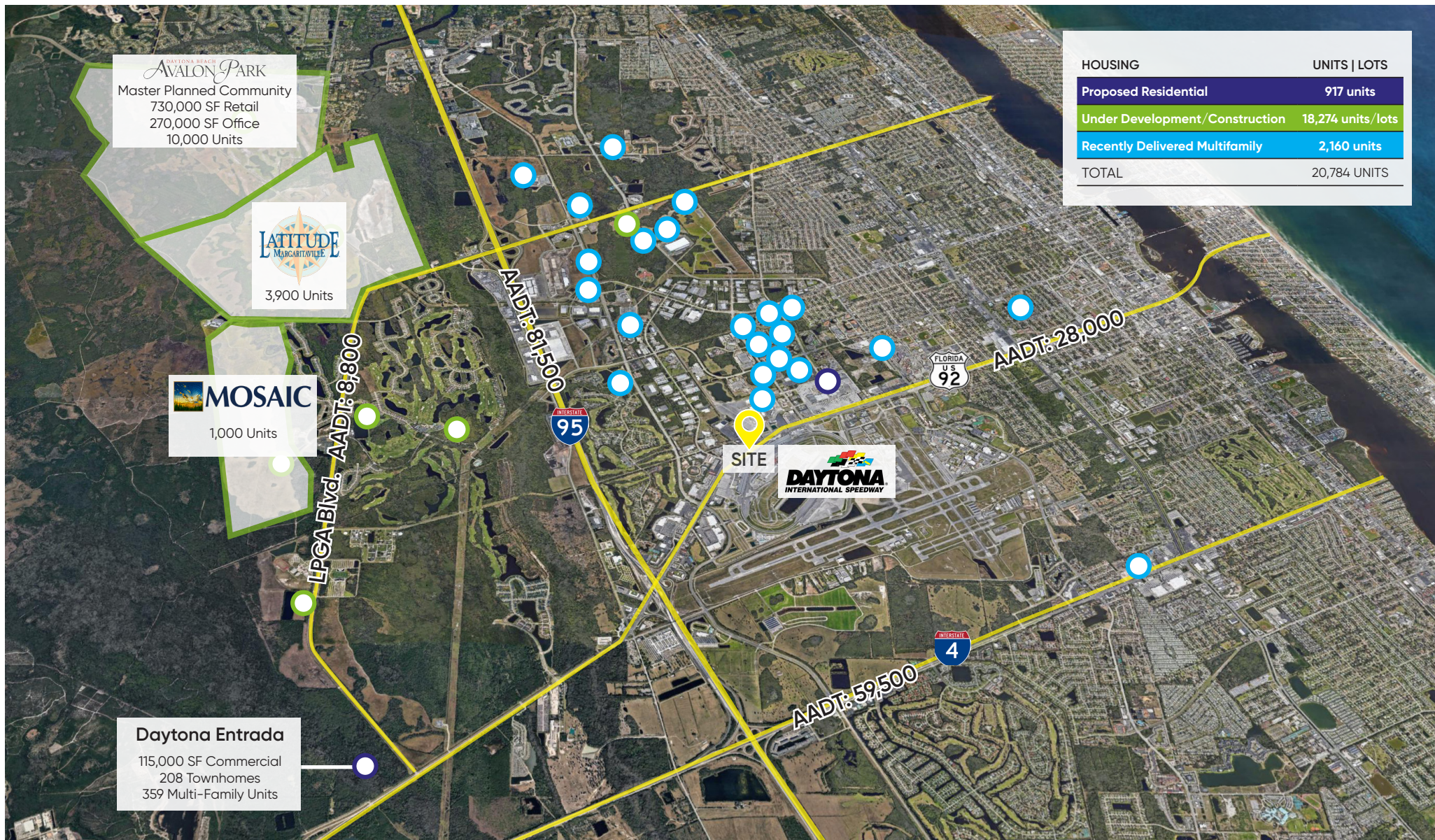
Retail Map



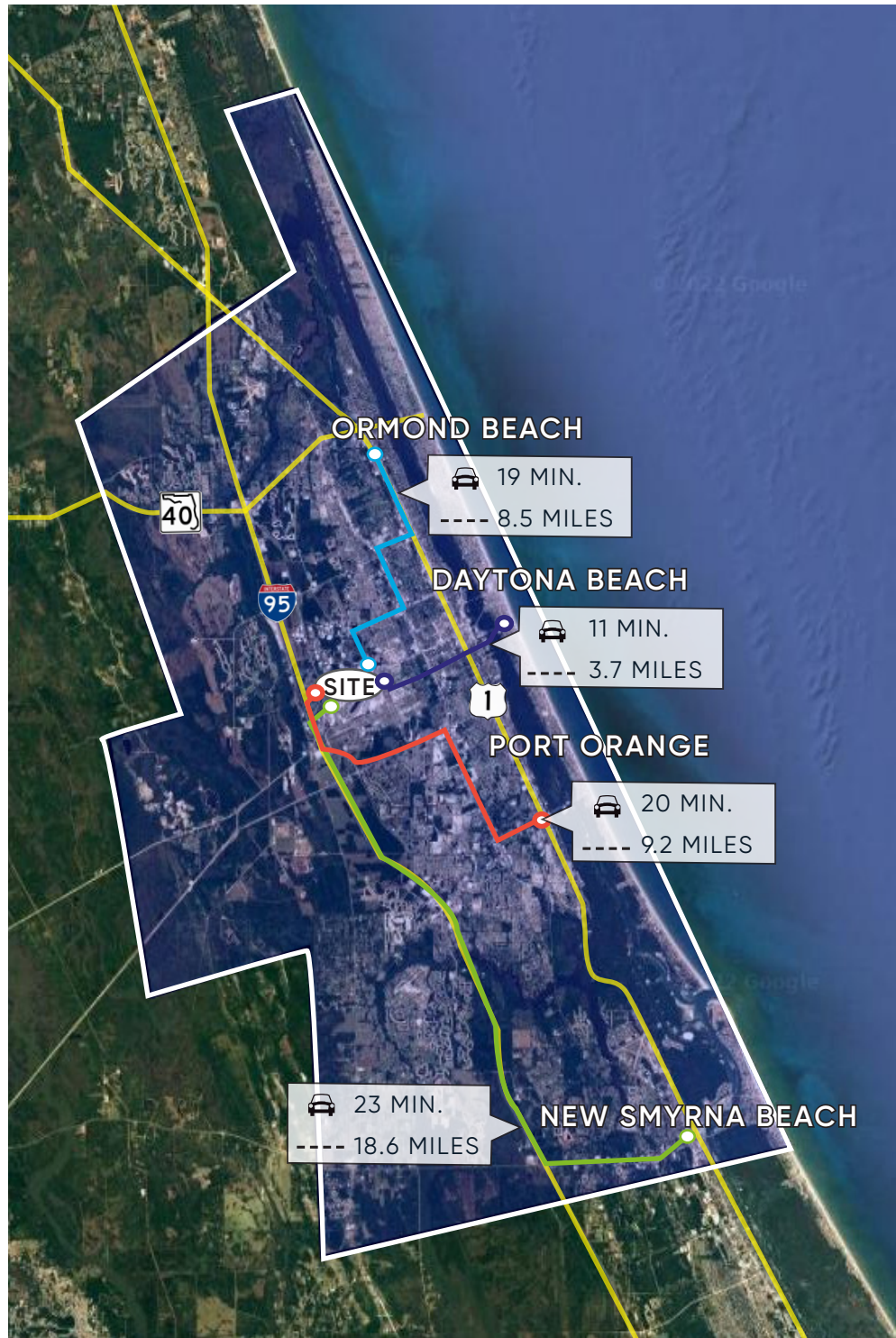
Proximity Map



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
- + Summer Concert Series
- + 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

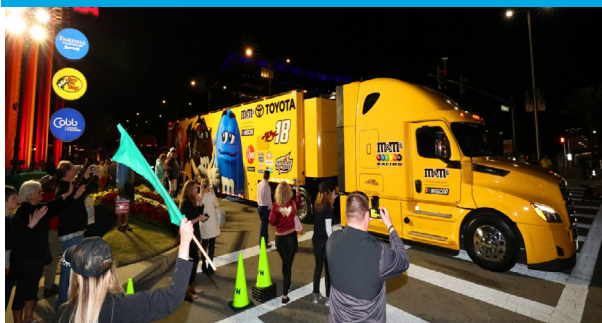
IMSA TWENTY-FOUR PREMIER



ART OF SPEED



KICK-OFF TO SPEEDWEEKS



ONE DAYTONA ART FESTIVAL



JEEP BEACH AT ONE DAYTONA



DAYTONA JAZZ WEEKEND



WONDERLAND AT ONE DAYTONA

