



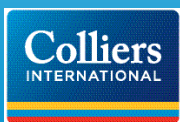
# West International Speedway Mixed-Use Land

US Hwy 92 and Grand Champion Blvd. | Daytona Beach, FL 32124

## HIGHLIGHTS

- 71± AC mixed-use land just west of I-95 on International Speedway Blvd.
- Easy access to I-95 and I-4
- Owner is starting the rezoning and entitlement process and will cooperate with buyer to fit the buyer's needs
- Priced for a bulk sale allowing the developer to develop the property over a period of time
- Traffic counts: International Speedway Blvd. (US Hwy 92) 30,000± VPD

Asking price: \$9,275,000 (\$3.00/SF)



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# LPGA Development Master Site Plan



## Demographic Overview



Radius	Population	Daytime Population
3 Mile:	5,421	9,928
5 Mile:	41,348	61,391
10 Mile:	217,377	241,007



Radius	Median Household Income	Average Household Income
3 Mile:	\$52,403	\$74,406
5 Mile:	\$41,744	\$58,808
10 Mile:	\$41,727	\$62,113

Source: Esri Business Analyst Online 2018