



GATES OF INTERNATIONAL SPEEDWAY

📍 2200 International Speedway Blvd | Daytona Beach, FL 32114





TABLE OF CONTENTS

Property Description.....	3-4
Area Map.....	5
Local Demographics.....	6
Availability.....	7
Tenant Overview.....	8
Leasing Team.....	9
About Us.....	10
Disclaimer.....	11

PROPERTY DESCRIPTION



The **Gates at International Speedway** was fully renovated in 2020, strategically positioned opposite the iconic Daytona 500, the revered American race. This retail hub spans 66,725 square feet and includes shopping centers, automotive shops, and a drive-thru out parcel. Following a comprehensive exterior makeover, this site boasts impressive curb appeal and is meticulously maintained, presenting a visually appealing shopping destination.

Visitors to The Gates at International Speedway are greeted by a vibrant atmosphere with a diverse range of products that fill the 8 retail spaces. You'll experience a variety of cuisines for automotive enthusiasts. Car aficionados can browse the latest gadgets and tools at the automotive shops, while foodies can savor various culinary delights at the dining establishments.

Included in the recent exterior renovation, lush landscaping and well-maintained walkways create a welcoming ambiance for shoppers and diners alike. Whether you're looking for a unique gift, a delicious meal, or simply a place to unwind, The Gates at International Speedway promises a delightful experience for all who visit.



PROPERTY DESCRIPTION



SIZE
67,991 SF



PARKING
209 parking spaces



FULLY RENOVATED
2020



LOCATION
Situated right across from the Daytona 500 race track, this location is also conveniently two miles away from the Volusia Mall.



INGRESS/EGRESS
The property features three exit and entry points, with one located at a lighted intersection.







AREA MAP




GATES OF
INTERNATIONAL
SPEEDWAY



LOCAL DEMORAPHS

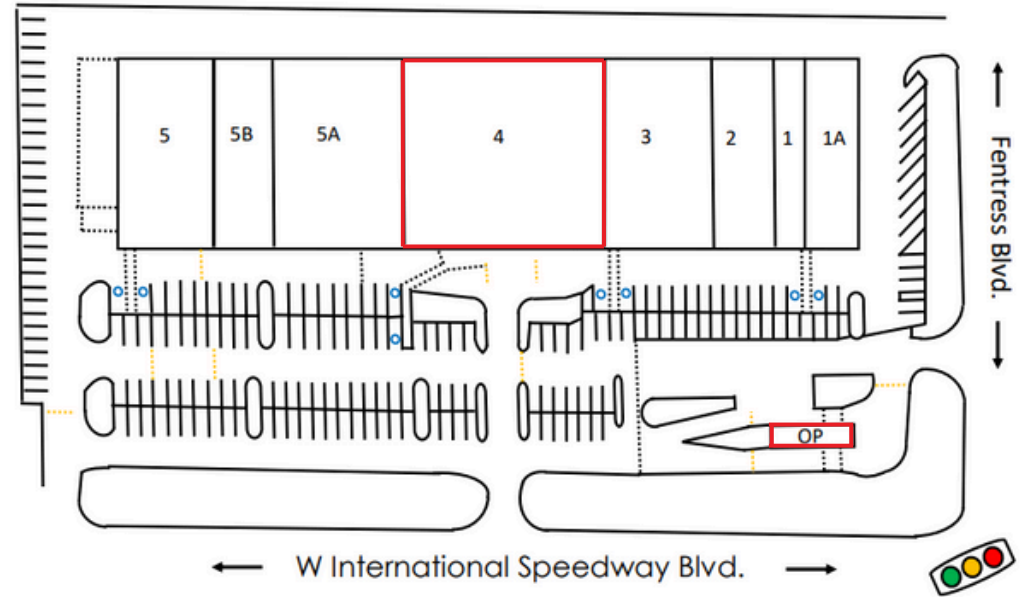
	2 miles	5 miles	10 miles
 POPULATION	9,477	124,997	260,078
 Population Growth 2020-2024	5.5%	2.7%	2.6%
 AVG INCOME	52,206	58,195	68,823
 DAYTIME EMPLOYMENT	29,293	75,835	132,238

	Street	VPD	Distance
 TRAFFIC	International Speedway Blvd	43,337	0.19 mi
	N Williamson Blvd	20,992	0.31 mi
	Volusia Ave	46,927	0.32 mi



CURRENT AVAILABILITY

	UNIT	SQ FT
➤	4	19,313
➤	OP	768



HIGHLIGHTS

- Property management provides flexible buildout options.
- Ample retail space with plenty of parking options.
- Conveniently located across from Daytona 500, drawing high traffic volume.
- Recently fully renovated to enhance an attractive curb appeal.



TENANT OVERVIEW



UNIT	TENANT	SQ FT
1A	Saki Endless Sushi & Hibachi	5,338
1-2	Concentra	7,486
3	Carrabba's Italian Grill	8,700
4	Available	19,313
5A	Advanced Auto Parts	12,028
5B	Mama Pho	3,612
5	Pep Boys	9,480
OP	Available	768



SAKI
ENDLESS SUSHI & HIBACHI



LEASING TEAM

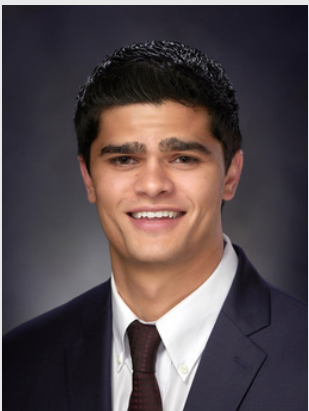


Janet Keister

Senior Vice President of Leasing

✉ Janet@Hakimian.us

☎ 904-757-4000 ext. 216



Blake Hakimian

Head of Acquisitions & Finance

✉ Blake@Hakimian.us

☎ 904-757-4000 ext. 240



ABOUT US

25 +

YEARS OF
EXPERIENCE

Making Connections - One Investment at a Time

Hakimian Holdings dates back over 20 years, born from the initial success of property investments made by founder and Chief Executive Officer Benjamin Hakimian.

Mr. Hakimian built his business through tenacity and hard work, as well as a fierce entrepreneurial spirit, he started a successful auto parts company before shifting to real estate full-time in 1999. He built Hakimian Holdings from the ground up by following a straightforward strategy: acquire quality properties, make upgrades if necessary, and operate within the community as a good neighbor who learns from the past, while continually striving toward a better future.

Our hands-on approach to adding value means that we are involved at every step of the way, from acquisition to leasing to property management. This strategy has served us well and Hakimian Holdings continues to expand as a leading investor, redeveloper, and manager of commercial retail and office space in the Southeastern United States.





No warranty or representation is made as to the correctness, completeness and accuracy of the information given or the assessments made. This material has been prepared for informational purposes only, and is not intended to provide, and should not be relied on for, tax, legal or accounting advice. This communication contains general information only and Hakimian Holdings, Inc. is not, by means of this communication, rendering professional advice or services. Before making any decision or taking any action that may affect your finances or your business, you should consult a qualified professional adviser.

