



GATES OF INTERNATIONAL SPEEDWAY



2200 International Speedway Blvd | Daytona Beach, FL 32114





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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



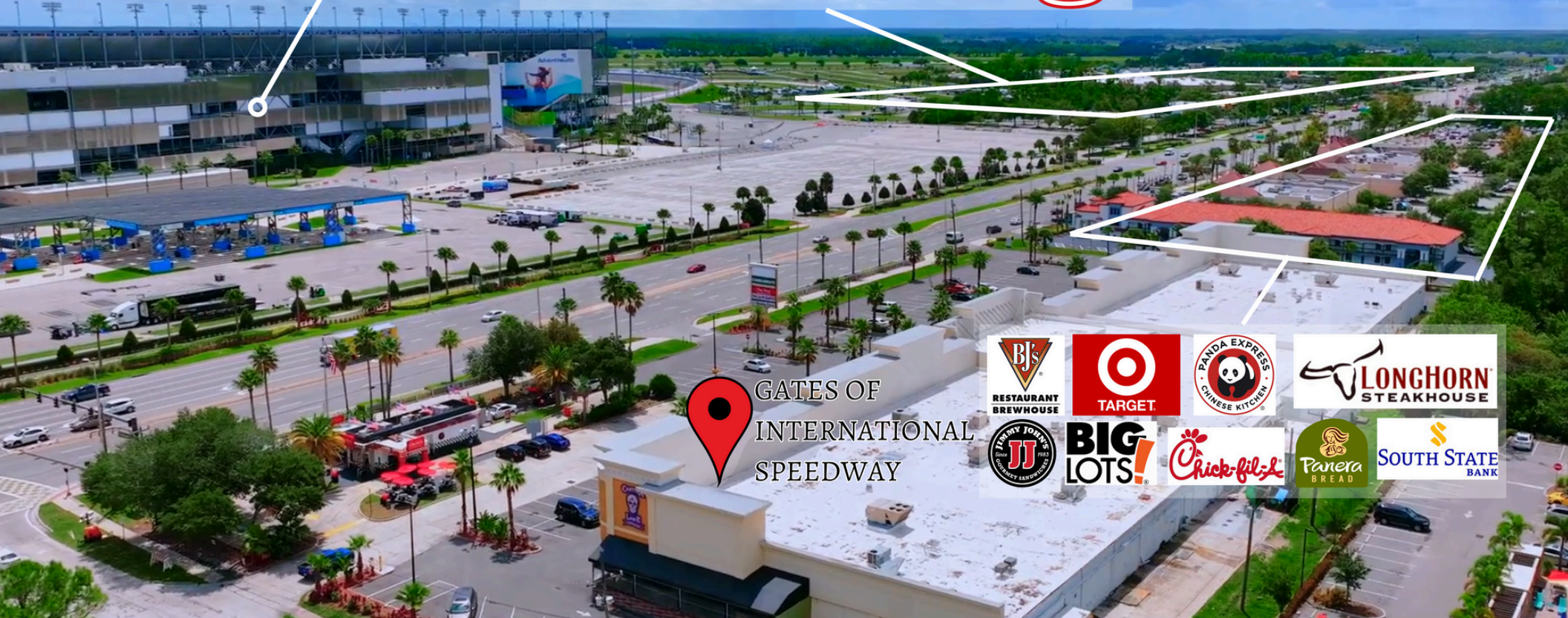
LOCATION
Situated right across from the Daytona 500 race track, this location is also conveniently two miles away from the Volusia Mall.



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








AREA MAP



GATES OF
INTERNATIONAL
SPEEDWAY



LOCAL DEMORAPHICS

	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

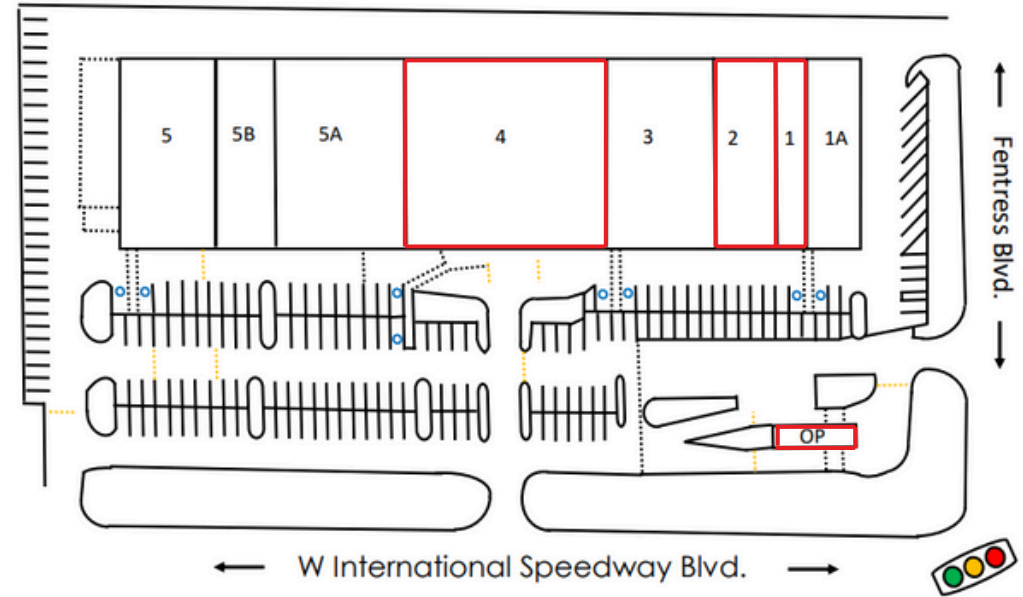


CURRENT AVAILABILITY

	UNIT	SQ FT
➤	1	3,125
➤	2	4,361
➤	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	Cantina Louie	5,338
1	Available	3,125
2	Available	4,361
3	Carrabba's Italian Grill	8,700
4	Available	19,313
5A	Advanced Auto Parts	12,028
5B	King Cajun Crawfish	3,612
5	Pep Boys	9,480
OP	Available	768

**Advance/
Auto Parts**



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ITALIAN GRILL®



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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.





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