



# 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



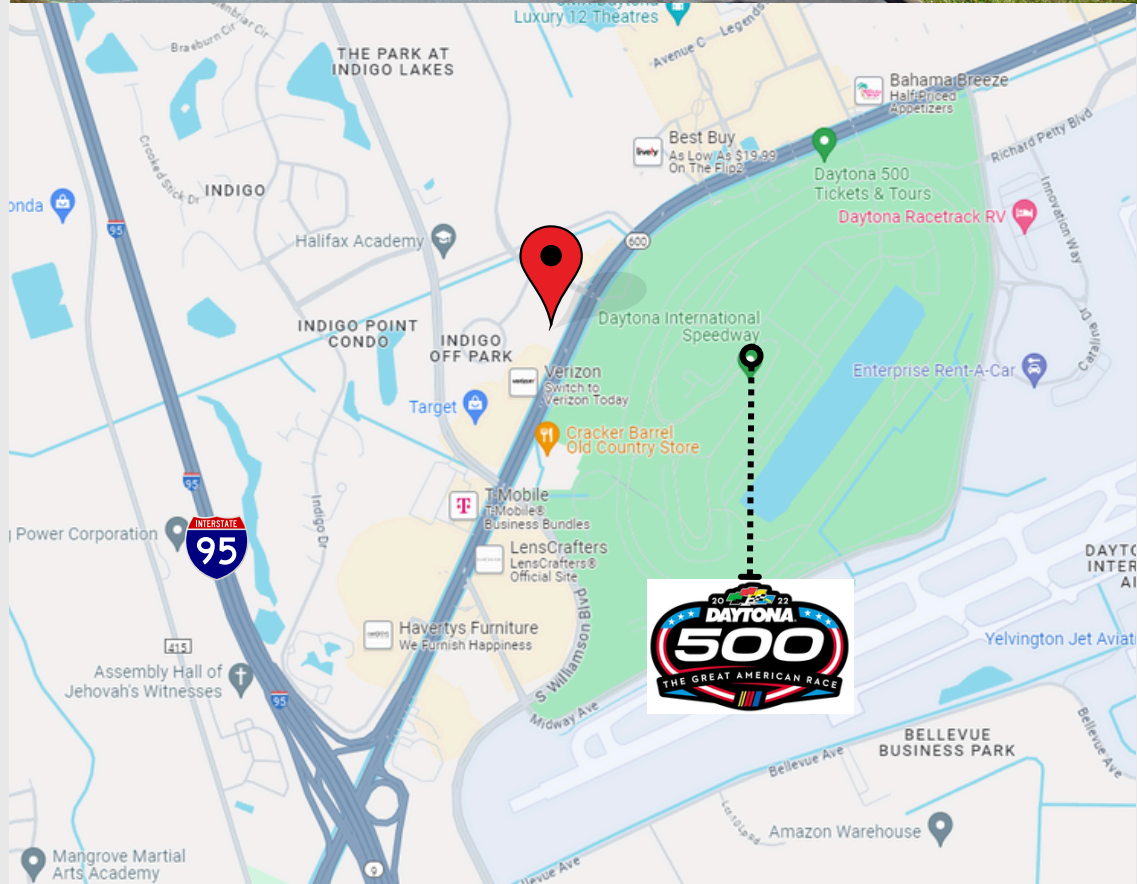
FULLY RENOVATED  
2020



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

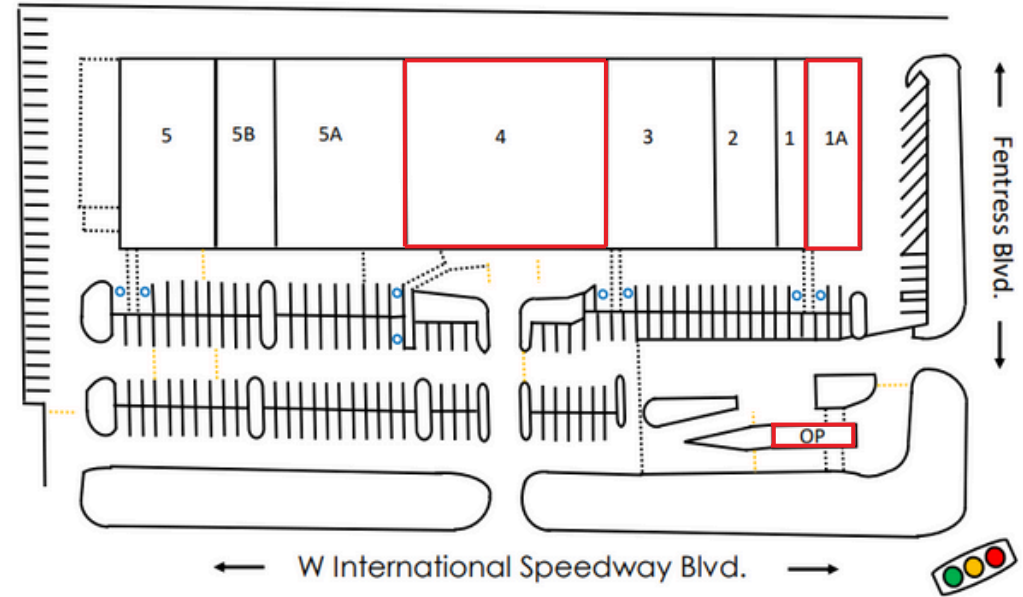
|                                                                                                                    | 2 miles                        | 5 miles | 10 miles |
|--------------------------------------------------------------------------------------------------------------------|--------------------------------|---------|----------|
| <br>POPULATION                     | 9,477                          | 124,997 | 260,078  |
| <br>Population Growth<br>2020-2024 | 5.5%                           | 2.7%    | 2.6%     |
| <br>AVG INCOME                     | 52,206                         | 58,195  | 68,823   |
| <br>DAYTIME<br>EMPLOYMENT         | 29,293                         | 75,835  | 132,238  |
|                                                                                                                    | Street                         | VPD     | Distance |
| <br>TRAFFIC                      | International<br>Speedway Blvd | 43,337  | 0.19 mi  |
|                                                                                                                    | N Williamson<br>Blvd           | 20,992  | 0.31 mi  |
|                                                                                                                    | Volusia Ave                    | 46,927  | 0.32 mi  |





# CURRENT AVAILABILITY

|   | UNIT | SQ FT  |
|---|------|--------|
| ➤ | 1A   | 5,338  |
| ➤ | 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  | Available                | 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    |

**Advance/  
Auto Parts**

**Concentra**

**CARRABBA'S**  
ITALIAN GRILL





# LEASING TEAM

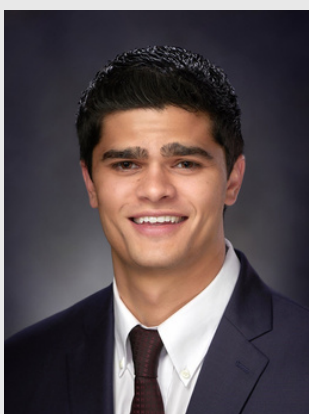


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# ABOUT US

**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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