

2514 West International Speedway Boulevard
Daytona Beach, FL 32114



CA Broker #01070130

- High Sales/Low Rent to Sales Ratio
- 8 Years-NNN Ground Lease



- Adjacent to Daytona International Speedway, Target and Home Depot.



Actual Location

W. INTERNATIONAL SPEEDWAY BLVD: 46,500 VPD

FOR MORE INFORMATION, PLEASE CONTACT
AJ Nay | CEO AJ Nay Inc. | Maverick Investments
CA Broker #01980862 | FL Broker #BK3532240

OFFERING SUMMARY

Address:	2514 West International Speedway Boulevard Daytona Beach, FL 32114
Price:	\$3,990,000
Net Operating Income:	\$173,030*
Capitalization Rate:	4.34%
Price per Square Foot:	\$433
Net Rentable Area:	9,000 + 1,000 Bonus Patio
Year Built:	2009
Lot Size (Acres):	1.73

LEASE TERMS

Lease Commencement:	July 2010
Lease Expiration: (1)	July 31, 2030
Lease Type:	NNN Ground Lease
Annual Rent:	\$173,030* (\$19.23/PSF)
Monthly Rent:	\$14,419.17* (\$1.60/PSF)
Rent Increases:	10% Every 5 Years (Next 2030)
Renewal Options:	4-5 Year Options
Guarantor:	Corporate

* The August 2025 rent escalation has been capitalized. The seller will provide a credit at closing equal to the rent shortfall."

2021 DEMOGRAPHICS

POPULATION

2-Mile Radius	5,723
3-Mile Radius	23,642
5-Mile Radius	101,786

HOUSEHOLD INCOME

2-Mile Radius	58,082
3-Mile Radius	57,002
5-Mile Radius	54,986

- Low rent to sales ratio
- Corporate Guaranty <https://finance.yahoo.com/news/bjs-restaurants-bjri-g1-earnings-151503565.html>
- 46,500 Vehicles per Day (VPD) and directly off Interstate 95 - 95,913 VPD
- Key anchor tenants include: Target, Home Depot, TJ Maxx, Dick's Sporting Goods, Bed Bath & Beyond, World Market, Michael's and Bass Pro Shops.
- Across from 500 acre Daytona International Speedway event complex open daily with 9 major events annually and extensive use as an event venue
<https://www.daytonainternationalspeedway.com/about-us/>



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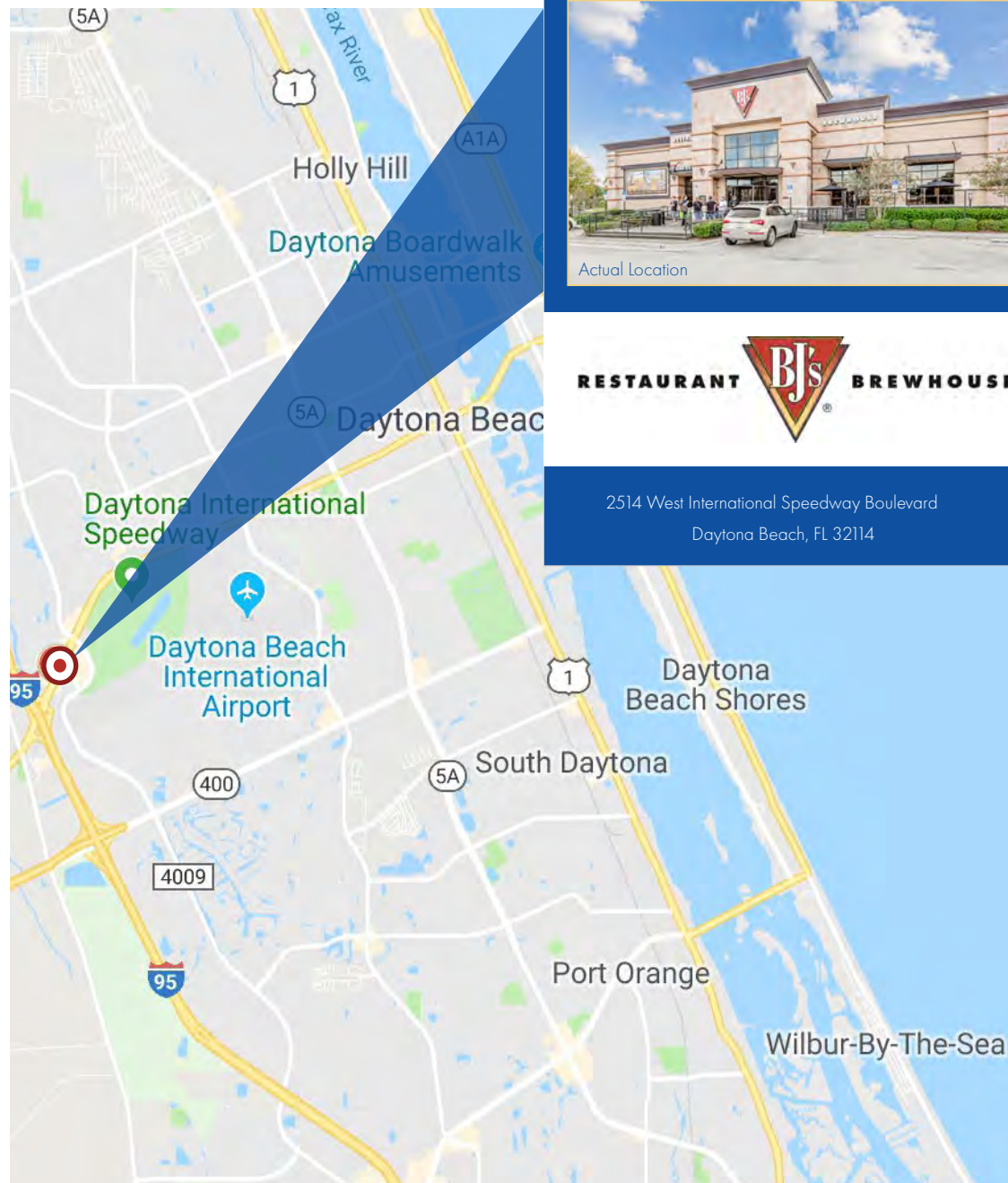




RESTAURANT BREWHOUSE

TENANT OVERVIEW

BJ's Restaurants, Inc. ("BJ's") is a national brand with brewhouse roots and a menu where craft matters. BJ's broad menu has something for everyone: slow-roasted entrees, BJ's EnLIGHTened Entrees®, signature deep dish pizza and the often imitated, but never replicated world-famous Pizookie® dessert. BJ's has been a pioneer in the craft brewing world since 1996, and takes pride in serving BJ's award-winning proprietary handcrafted beers, brewed at its brewing operations in five states and by independent third-party craft brewers. The BJ's experience offers high-quality ingredients, bold flavors, moderate prices, sincere service and a cool, contemporary atmosphere. Founded in 1978, BJ's owns and operates more than 200 restaurants in 29 states. – <https://investors.bjsrestaurants.com/home/default.aspx>



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DAYTONA BEACH OVERVIEW

Daytona Beach: Daytona Beach, or simply Daytona, is a city of about 73,000 residents in northern Florida on its Atlantic coast. In Volusia County, it is approximately 51 miles (82.1 km) northeast of Orlando, 86 miles (138.4 km) southeast of Jacksonville, and 265 miles (426.5 km) northwest of Miami. It is part of the Deltona–Daytona Beach–Ormond Beach metropolitan area which has a population of about 600,000 and is also a principal city of the Fun Coast region of Florida.

Daytona Beach is historically known for its beach, where the hard-packed sand allows motorized vehicles on the beach in restricted areas. This hard-packed sand made Daytona Beach a mecca for motorsports, and the old Daytona Beach and Road Course hosted races for over 50 years. This was replaced in 1959 by Daytona International Speedway. The city is also the headquarters of NASCAR and the Daytona International Speedway, which hosts February's iconic Daytona 500 NASCAR race. The beach has hard-packed sand where driving is permitted in designated areas. Near the boardwalk's rides and arcades, Daytona Beach Bandshell stages free summer concerts. Steps from the beach, Daytona Lagoon water park offers go-karts, laser tag and waterslides.

– https://en.wikipedia.org/wiki/Daytona_Beach,_Florida

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DAYTONA INTERNATIONAL SPEEDWAY

BJ's is across the street from the Daytona International Speedway (Capacity: 101,500, 9 major events per year), a major driver of customers on event weekends year-round and boasting the most diverse schedule of racing events in the world, the Speedway grounds are also used extensively for events that include daily tours, concerts, civic and social gatherings, car shows, photo shoots, production vehicle testing and police motorcycle training. Furthermore, Daytona International Speedway showcases daily track tours and is home to the champion DAYTONA 500 car and the Motorsports Hall of Fame of America.

The history of Daytona International Speedway began in 1953 when Bill France Sr. realized the days of racing on the beach were numbered due to spreading land usage of a rapidly growing population and huge race crowds. France put his plans for the future of racing in Daytona Beach, Florida in motion on April 4, 1953 with a proposal to construct a permanent speedway facility. On August 16, 1954, France signed a contract with City of Daytona Beach and Volusia County officials to build what would become Daytona International Speedway, the "World Center of Racing." In 1957, land clearing began for the Speedway. The famous 31-degree highbanks were included in the design of the track so higher speeds could be achieved and to make it easier for fans to see the cars race around the 2.5-mile tri-oval. The dirt for the banking was taken from the infield and resulted in a 29-acre space that is known as Lake Lloyd.

On July 5, 2013, ground broke on the \$400 million DAYTONA Rising frontstretch renovation project that would transform the historic speedway into a state-of-the-art motorsports facility. The Speedway now has approximately 101,500 permanent, wider and more comfortable seats, 40 escalators, 17 elevators, twice as many restrooms, three times as many concession stands and three concourse levels that span the nearly mile-long frontstretch. In addition, the Speedway features over 60 luxury suites with trackside views and a completely revamped hospitality experience for corporate guests. The project was completed in January 2016 and was awarded the SportsBusiness Journal's prestigious Sports Business Award for Sports Facility of the Year.

– <https://www.daytonainternationalspeedway.com/about-us/>



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DEMOGRAPHICS

POPULATION	2-Mile	3-Mile	5-Mile
2010 Population	4,719	20,787	88,741
2022 Population	5,723	23,642	101,786
2027 Population Projection	6,282	25,644	110,744
Annual Growth 2010-2022	1.8%	1.1%	1.2%
Annual Growth 2022-2026	2.0%	1.7%	1.8%

HOUSEHOLDS	2-Mile	3-Mile	5-Mile
2010 Households	2,300	9,264	39,039
2022 Households	2,750	10,284	43,864
2027 Households Projection	3,009	11,143	47,600
Annual Growth 2010-2022	0.6%	0.3%	0.3%
Annual Growth 2022-2026	1.9%	1.7%	1.7%

POPULATION BY RACE	2-Mile	3-Mile	5-Mile
White	3,628	14,974	67,057
Black	1,702	6,876	28,878
American Indian / Alaskan Native	16	71	431
Asian	222	1,084	2,776
Hawaiian & Pacific Islander	4	17	75
Two or More Races	150	620	2,569
Hispanic Origin	448	2,255	8,769

INCOME	2-Mile	3-Mile	5-Mile
Avg Household Income	\$58,082	\$57,002	\$54,968

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