



# For Lease

## Tarragona Shoppes - Former Barbershop For Lease

1173 W. International Speedway Boulevard, Daytona Beach, FL 32114



### OFFERING SUMMARY

|                       |                  |
|-----------------------|------------------|
| <b>LEASE RATE:</b>    | \$26.00 NNN      |
| <b>AVAILABLE SF:</b>  | Unit 5: 1,465 SF |
| <b>YEAR BUILT:</b>    | 2016             |
| <b>TRAFFIC COUNT:</b> | 36,500 AADT      |
| <b>ZONING:</b>        | PD-G             |

### PROPERTY DESCRIPTION

Tarragona Shoppes - Retail/Office Center For Lease on International Speedway Boulevard.  
 Only One Unit Left! Unit 5 is a 1,465 SF former barbershop. Pylon Signage available.  
 Across the street from Daytona State College.  
 Westbound turn lane into center.  
 Terrific lines of sight and visibility on International Speedway Boulevard.  
 Just minutes to Halifax Health Medical Center, Daytona Beach International Airport, Daytona International Speedway and Interstate 95.  
 114 parking spaces.  
 Join Dunkin' Donuts w/ drive-thru, Valencia Nail & Spa, Marco's Pizza, iFixScreens, Famous Philly's Cheesesteak Grill, State Farm, Affordable Dentures, Insomnia Cookies, HOTWORX, and others.  
 Estimated CAM, Real Estate Taxes, and Insurance \$6.75 per SF.

### LOCATION DESCRIPTION

Located at the southeast corner of International Speedway Boulevard and Central Avenue between Clyde Morris Boulevard and Nova Road.

**John W. Trost, CCIM**  
 Principal | Senior Advisor  
 O: 386.301.4581  
 C: 386.295.5723  
 john.trost@svn.com

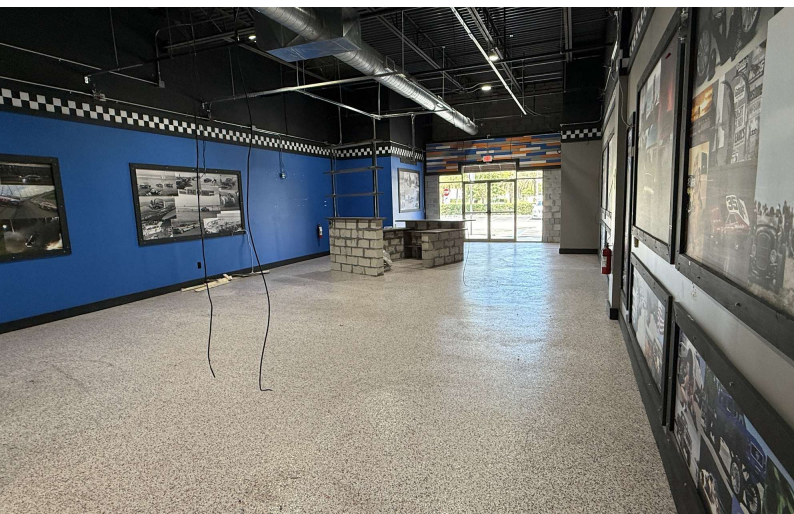
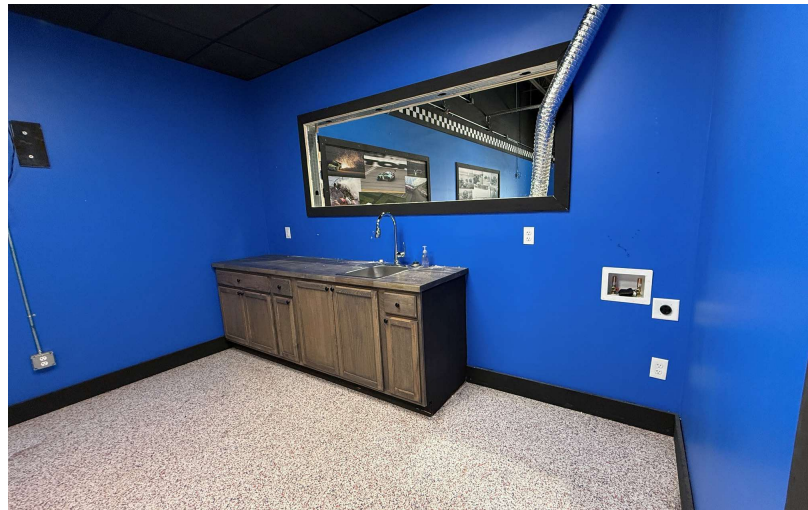
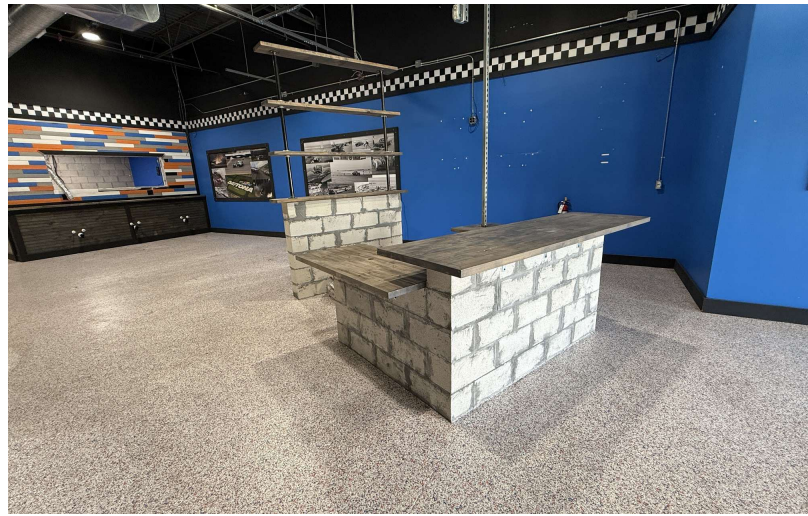
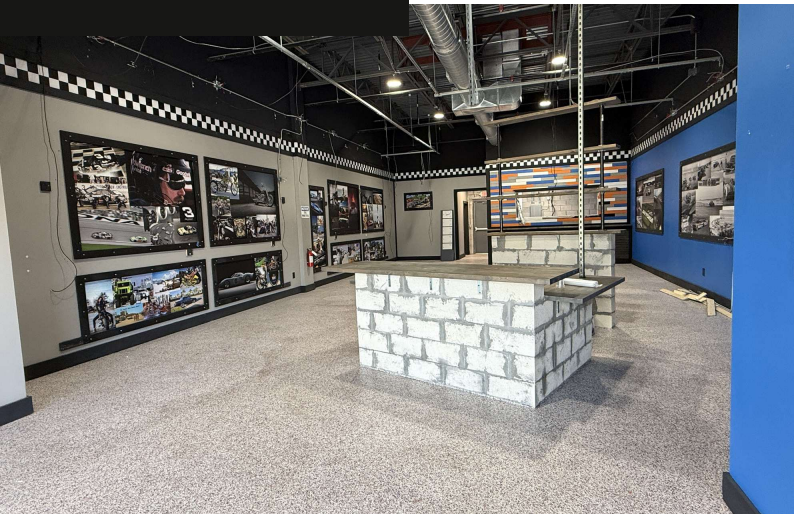




# Additional Photos

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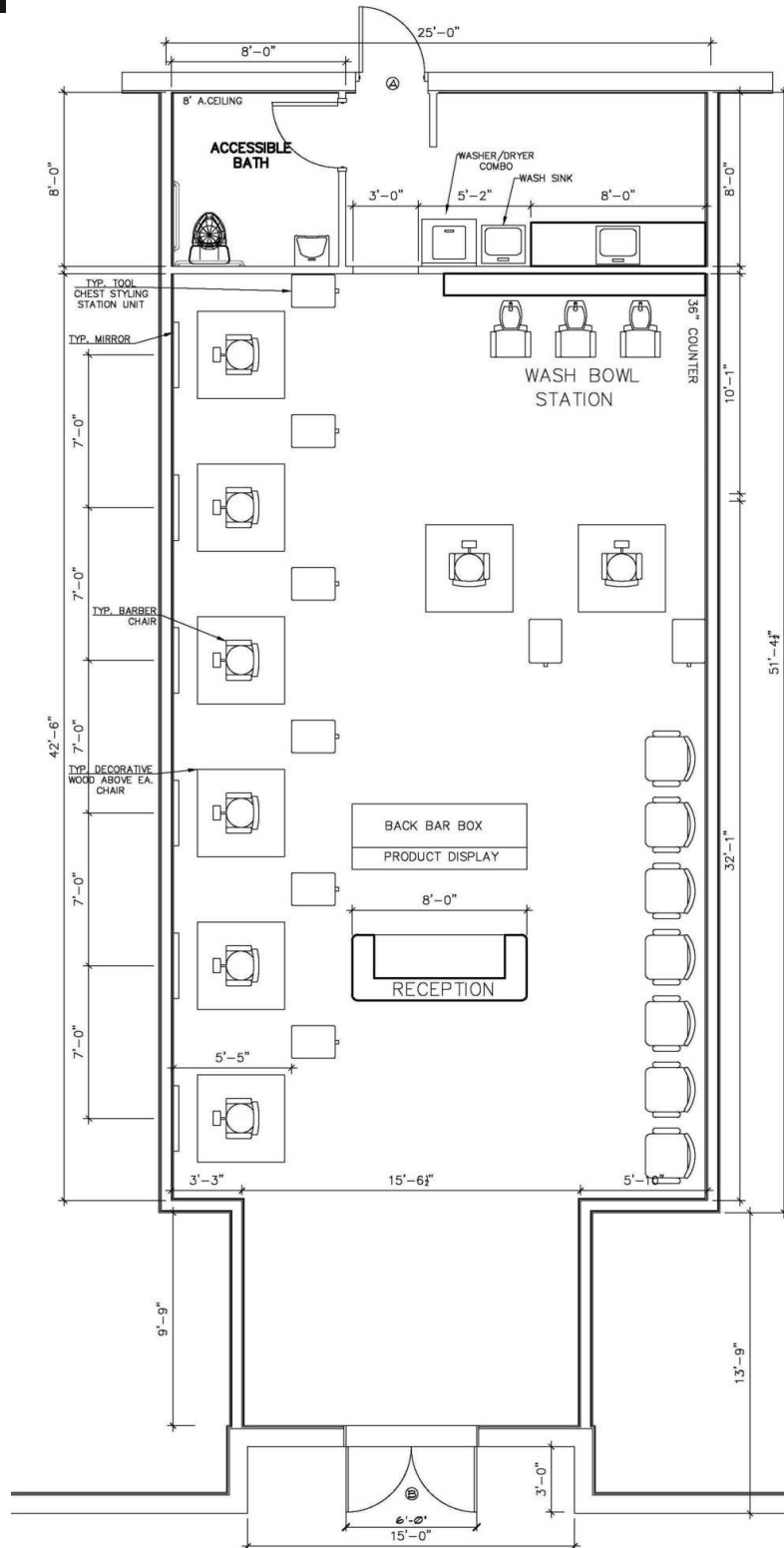


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[john.trost@svn.com](mailto:john.trost@svn.com)



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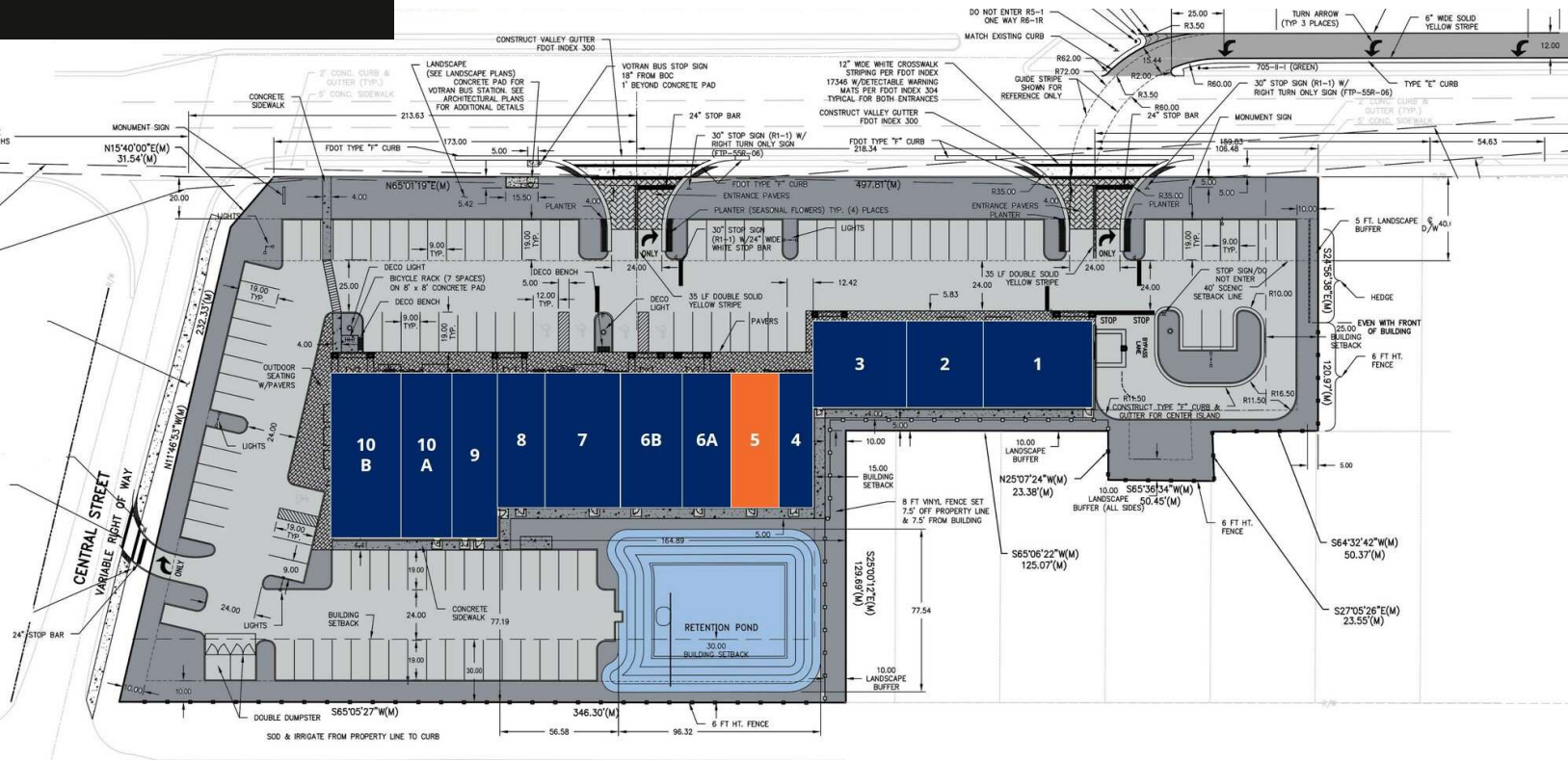
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# Site Plan

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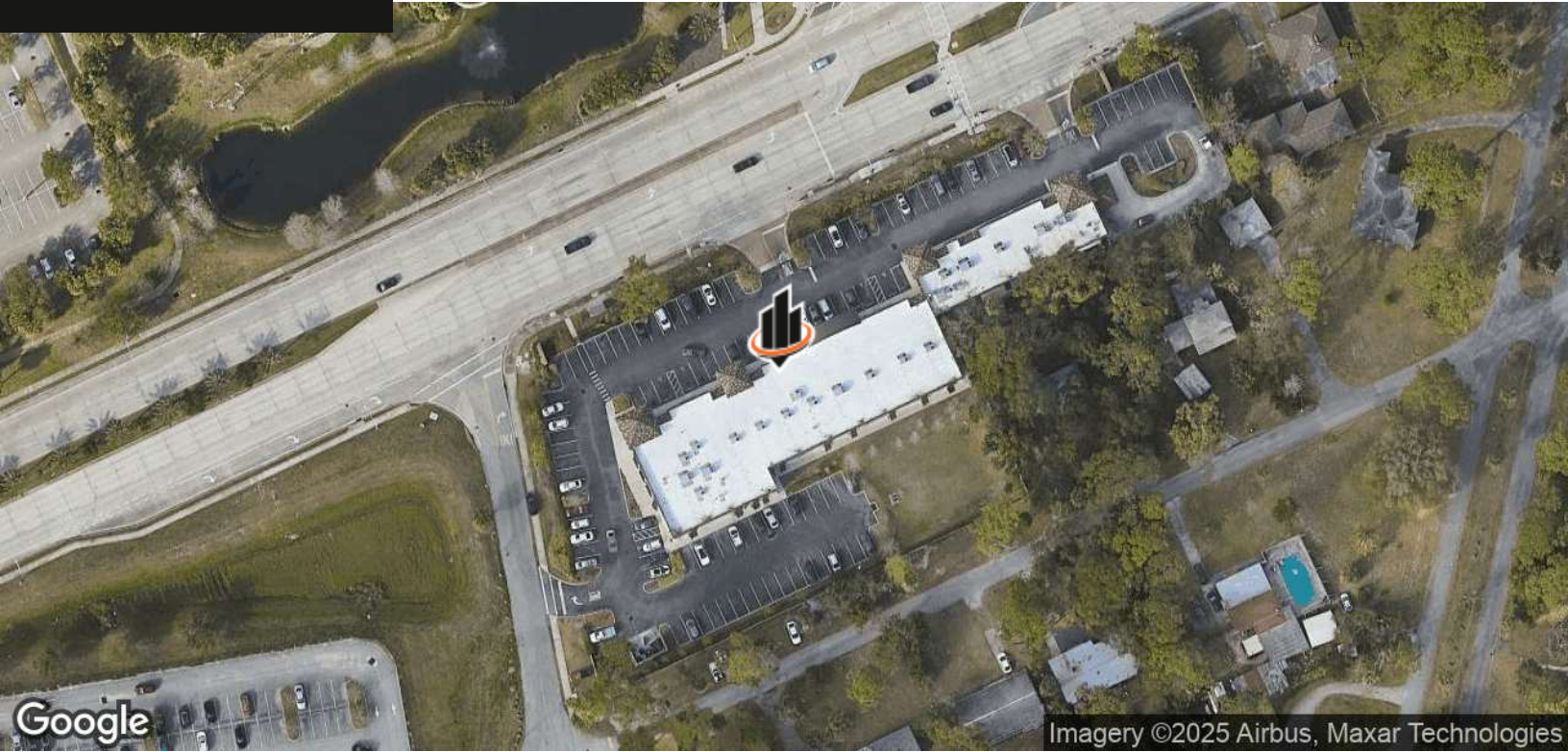
| TENANT                            | SUITE   | SIZE (SF) |
|-----------------------------------|---------|-----------|
| DUNKIN' DONUTS                    | UNIT 1  | 2,226 SF  |
| IFIXSCREENS                       | UNIT 2  | 1,304 SF  |
| FAMOUS PHILLY'S CHEESESTEAK GRILL | UNIT 3  | 1,750 SF  |
| DEPARTMENT OF MILITARY AFFAIRS    | UNIT 4  | 1,306 SF  |
| SPACE FOR LEASE                   | UNIT 5  | 1,465 SF  |
| INSOMNIA COOKIES                  | UNIT 6A | 1,506 SF  |

| TENANT               | SUITE    | SIZE (SF) |
|----------------------|----------|-----------|
| HOTWORX              | UNIT 6B  | 1,875 SF  |
| VALENCIA NAILS & SPA | UNIT 7   | 2,184 SF  |
| STATE FARM INSURANCE | UNIT 8   | 1,284 SF  |
| JIU JITSU SCHOOL     | UNIT 9   | 1,425 SF  |
| MARCO'S PIZZA        | UNIT 10A | 1,785 SF  |
| AFFORDABLE DENTURES  | UNIT 10B | 2,916 SF  |

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