



## Property Summary



# PROPERTY DESCRIPTION

### THE OFFERING

Property	Fazoli's
Property Address	2470 W. International Speedway Daytona Beach, FL 32114
Assessor's Parcel Number	22-15-32-01-02-0022
Zoning	Commercial

### SITE DESCRIPTION

Number of Stories	1
Year Built	1979
Rentable Square Feet	2,400
Lot Size	0.90 Acres
Type of Ownership	Fee Simple
Parking	Adequate
Landscaping	Some Trees and Bushes
Topography	Flat

### CONSTRUCTION

Foundation	Concrete Slab
Framing	Inside Wood
Exterior	Block/Painted Stucco
Parking Surface	Asphalt
Roof	Rubber Membrane

### MECHANICAL

HVAC	Commercial Grade
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### INTERIOR DETAIL

Walls	Drywall
Ceilings	Drop Ceilings
Floor Coverings	Tile
Rest Rooms	Men/Women



## Property Photos



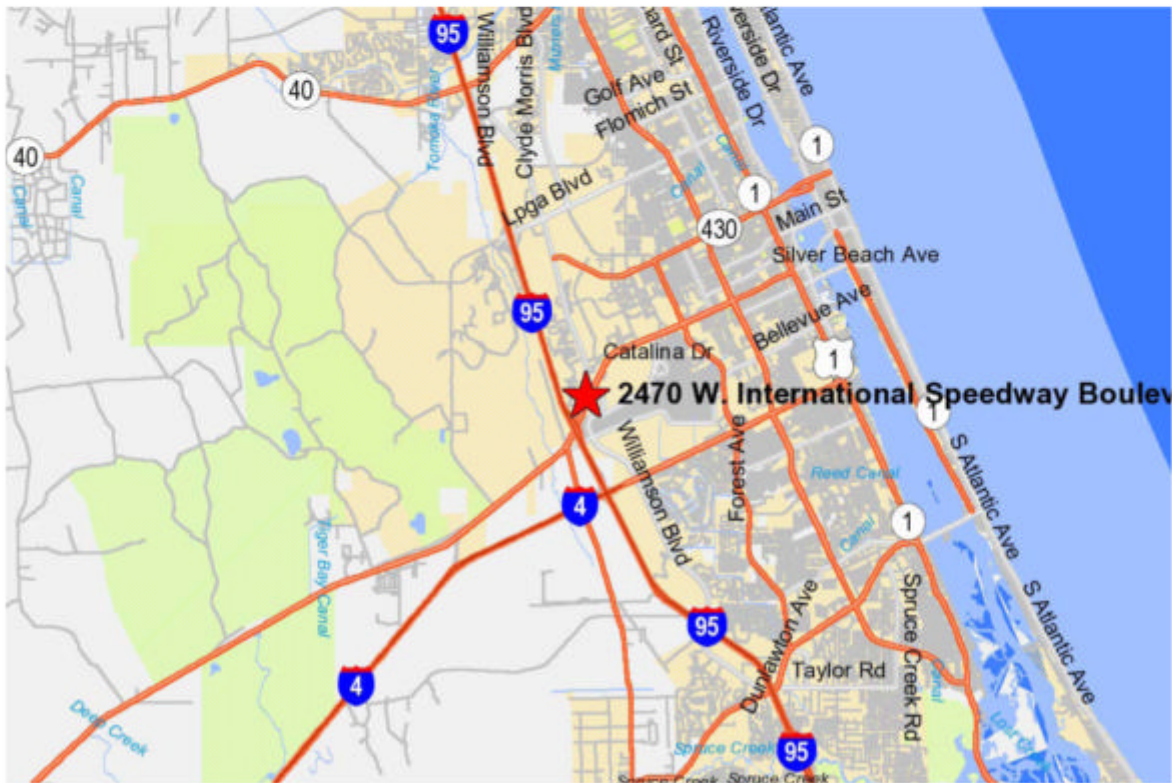
PROPERTY DESCRIPTION



## Area Maps



LOCAL MAP



REGIONAL MAP

PROPERTY DESCRIPTION



## Site Plan



## PROPERTY DESCRIPTION



## Aerial Photo



## PROPERTY DESCRIPTION



## Rent Comparables



SUBJECT PROPERTY

### FAZOLI'S

2470 W. International Speedway Boulevard  
Daytona Beach, FL 32114

Date Surveyed:	
Year Built:	1979
Rentable Square Feet:	2,400
Rent/SF:	\$39.00
Lease Type:	Absolute Net

RENT COMPARABLES

1



### ZAXBY'S

949 Saxon Blvd  
Orange City, FL 32763

Date Surveyed:	3/2008
Year Built:	2004
Rentable Square Feet:	3,159
Rent/SF:	\$44.82
Lease Type:	Absolute Net

### COMMENTS

Good Retail Corridor. 2% annual increases.

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### BURGER KING

12371 Orange Blossom Trail  
Orlando, FL 32837

Date Surveyed:	
Year Built:	
Rentable Square Feet:	2,885
Rent/SF:	\$31.21
Lease Type:	Absolute Net

### COMMENTS

High traffic Orlando location.



## Rent Comparables

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**POLLO TROPICAL**  
8412 South Orange Blossom Trail  
Orlando, FL 32809  
Date Surveyed: 3/2007  
Year Built: 1994  
Rentable Square Feet: 3,800  
Rent/SF: \$31.82  
Lease Type: Absolute Net

### COMMENTS

High traffic Orlando location. Lease guaranteed by Carrol's Corp.

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**WENDY'S**  
2167 Howland Blvd  
Deltona, FL 32738  
Date Surveyed: 7/2007  
Year Built: 2004  
Rentable Square Feet: 3,246  
Rent/SF: \$42.23  
Lease Type: Absolute Net

### COMMENTS

Sales over \$1.5M.



## Demographic Report

## DEMOGRAPHIC ANALYSIS

	1 Miles:	3 Miles:	5 Miles:
1990 Population	291	19,242	84,187
2000 Population	403	23,796	90,216
2007 Population	498	25,540	96,311
2012 Population	565	26,793	100,691
1990 Households	165	8,598	35,895
2000 Households	222	10,095	38,997
2007 Households	281	10,786	41,038
2012 Households	322	11,303	42,616
2007 Average Household Size	1.51	2.10	2.20
2007 Daytime Population	5,138	29,762	64,102
1990 Median Housing Value	\$123,971	\$67,012	\$60,386
2000 Median Housing Value	\$122,564	\$86,702	\$76,438
2000 Owner Occupied Housing Units	37.1%	44.7%	52.1%
2000 Renter Occupied Housing Units	48.2%	46.2%	37.8%
2000 Vacant	14.64%	9.11%	10.04%
2007 Owner Occupied Housing Units	33.5%	40.7%	48.3%
2007 Renter Occupied Housing Units	49.1%	47.1%	38.8%
2007 Vacant	17.45%	12.25%	12.97%
2012 Owner Occupied Housing Units	32.3%	39.3%	46.7%
2012 Renter Occupied Housing Units	48.8%	46.8%	38.8%
2012 Vacant	18.92%	13.88%	14.47%
\$ 0 - \$ 14,999	7.1%	19.7%	20.8%
\$ 15,000 - \$24,999	10.6%	14.1%	16.5%
\$ 25,000 - \$34,999	18.2%	15.5%	16.1%
\$ 35,000 - \$49,999	19.5%	16.7%	16.2%
\$ 50,000 - \$74,999	17.0%	15.8%	16.5%
\$ 75,000 - \$99,999	11.6%	7.4%	6.8%
\$100,000 - \$124,999	6.1%	4.1%	3.0%
\$125,000 - \$149,999	3.6%	2.0%	1.3%
\$150,000 - \$200,000	2.6%	1.6%	1.0%
\$200,000 to \$249,999	1.2%	0.7%	0.3%
\$250,000 +	2.7%	2.4%	1.4%
Median Household Income	\$46,120	\$35,580	\$32,531
Per Capita Income	\$26,302	\$21,222	\$18,532
Average Household Income	\$58,937	\$49,000	\$41,549



## Summary Report

Geography: 5 Miles

### Population

In 2007, the population in your selected geography is 96,311. The population has changed by 6.76% since 2000. It is estimated that the population in your area will be 100,691 five years from now, which represents a change of 4.55% from the current year. The current population is 49.38% male and 50.62% female. The median age of the population in your area is 38.0, compare this to the US average which is 36.7. The population density in your area is 1,226.28 people per square mile.

### Households

There are currently 41,038 households in your selected geography. The number of households has changed by 5.23% since 2000. It is estimated that the number of households in your area will be 42,616 five years from now, which represents a change of 3.84% from the current year. The average household size in your area is 2.20 persons.

### Income

In 2007, the median household income for your selected geography is \$32,531, compare this to the \$US average which is currently \$51,680. The median household income for your area has changed by 19.11% since 2000. It is estimated that the median household income in your area will be \$36,376 five years from now, which represents a change of 11.82% from the current year.

The current year per capita income in your area is \$18,532, compare this to the \$US average, which is \$25,232. The current year average household income in your area is \$41,549, compare this to the \$US average which is \$65,273.

### Race & Ethnicity

The current year racial makeup of your selected area is as follows: 69.12% White, 25.07% Black, 0.25% Native American and 2.06% Asian/Pacific Islander. Compare these to US% averages which are: 74.54% White, 12.02% Black, 0.80% Native American and 4.58% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 5.08% of the current year population in your selected area. Compare this to the US% average of 15.07%.

### Housing

The median housing value in your area was \$76,438 in 2000, compare this to the \$US average of \$115,194 for the same year. In 2000, there were 22,591 owner occupied housing units in your area and there were 16,406 renter occupied housing units in your area. The median rent at the time was \$485.

### Employment

In 2007, there are 64,102 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 54.6% of employees are employed in white-collar occupations in this geography, and 45.4% are employed in blue-collar occupations. In 2007, unemployment in this area is 7.88%. In 2000, the median time traveled to work was 17.1 minutes.



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# Population Density



Demographic data © 2008 by Experian/ Applied Geographic Solutions.

### Population Density

Theme	Low	High
High	168	or more
Above Average	106	168
Average	67	106
Below Average	42	67
Low	less than	42

Number of people living in a given area per square mile.



# Employment Density



Demographic data © 2008 by Experian/ Applied Geographic Solutions.

### Employment Density

Theme	Low	High
High	78	or more
Above Average	49	78
Average	31	49
Below Average	20	31
Low	less than	20

The number of people employed in a given area per square mile.