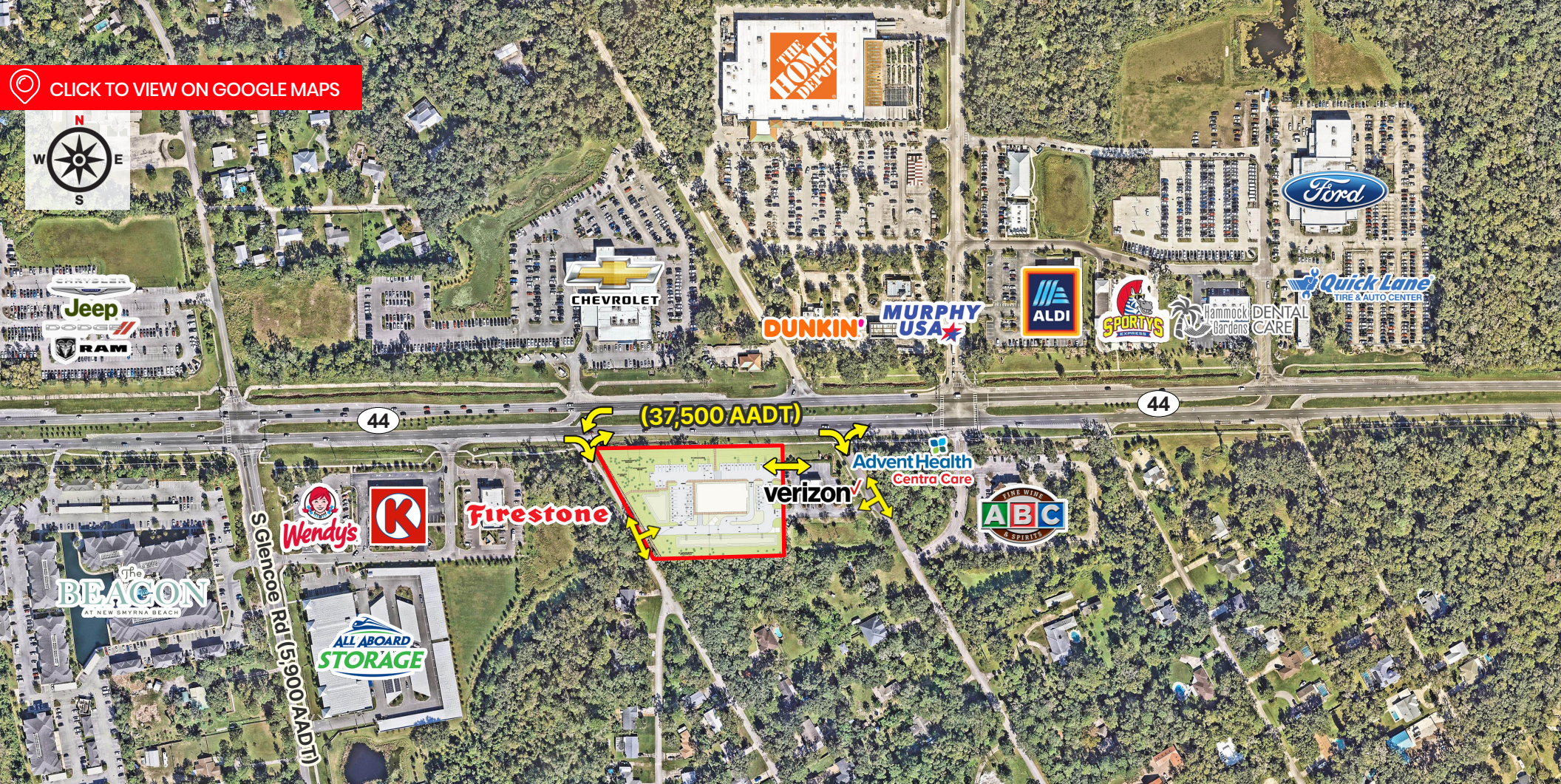


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Multi-Tenant Building For Lease

State Road 44
New Smyrna, FL 32168



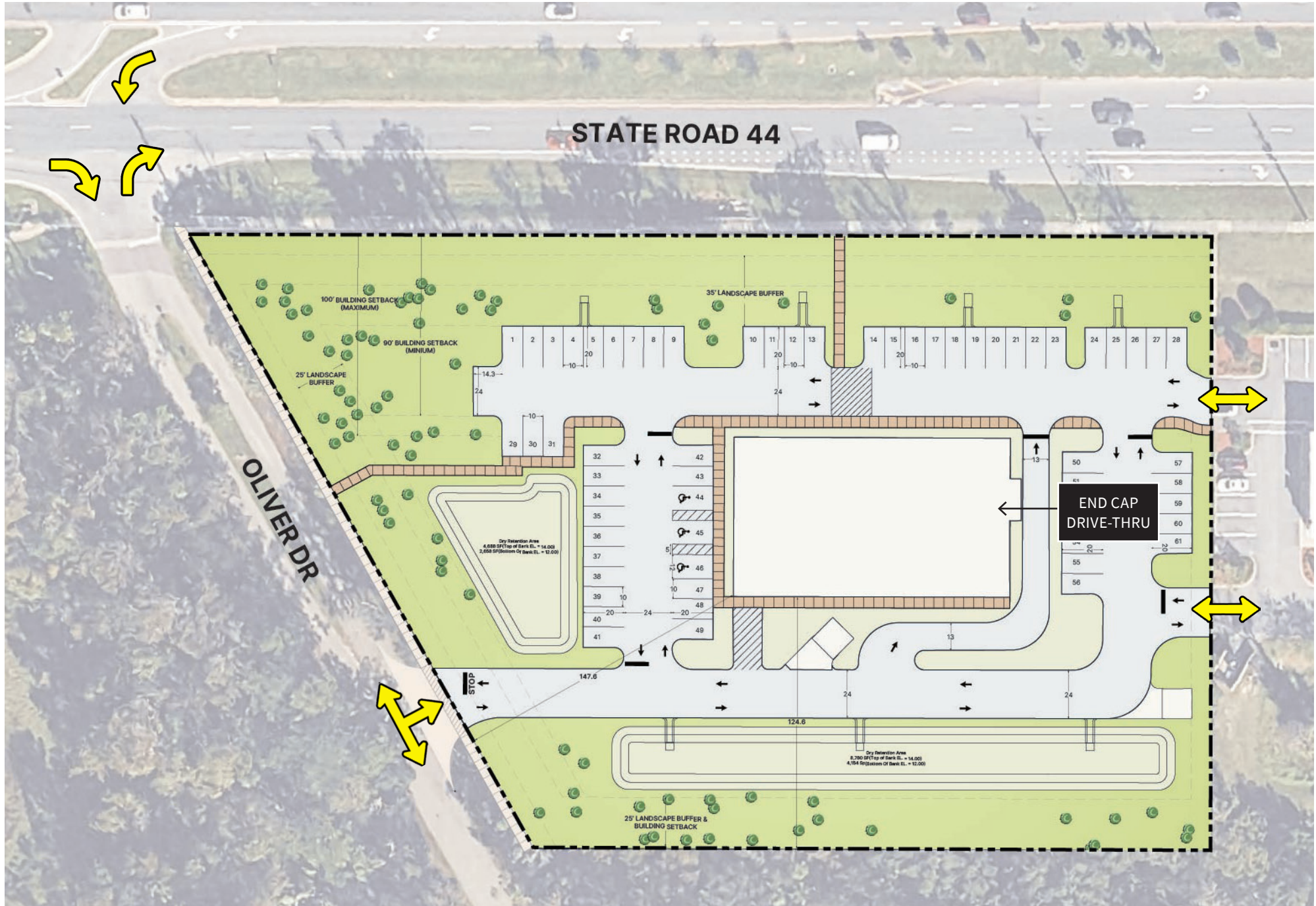
Property Highlights

- 11,000 MTB with end-cap drive-thru available on ±3.04 acres
- Seeking medical, retail, QSR, and restaurant users
- ±34,000 AADT on SR 44
- Excellent PM and AM traffic heading toward New Smyrna Beach
- ±2 Million visits New Smyrna Beach annually

Demographics:

TOTAL POPULATION		DAYTIME POPULATION			
	1 Mile	3,433		1 Mile	2,835
	3 Miles	23,028		3 Miles	22,690
	5 Miles	48,218		5 Miles	46,071
AVG .HH INCOME		MEDIAN AGE			
	1 Mile	\$98,551		1 Mile	47.4
	3 Miles	\$97,760		3 Miles	53.8
	5 Miles	\$104,123		5 Miles	55.4

Property Site Plan





Listing Agent:



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Vice President

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