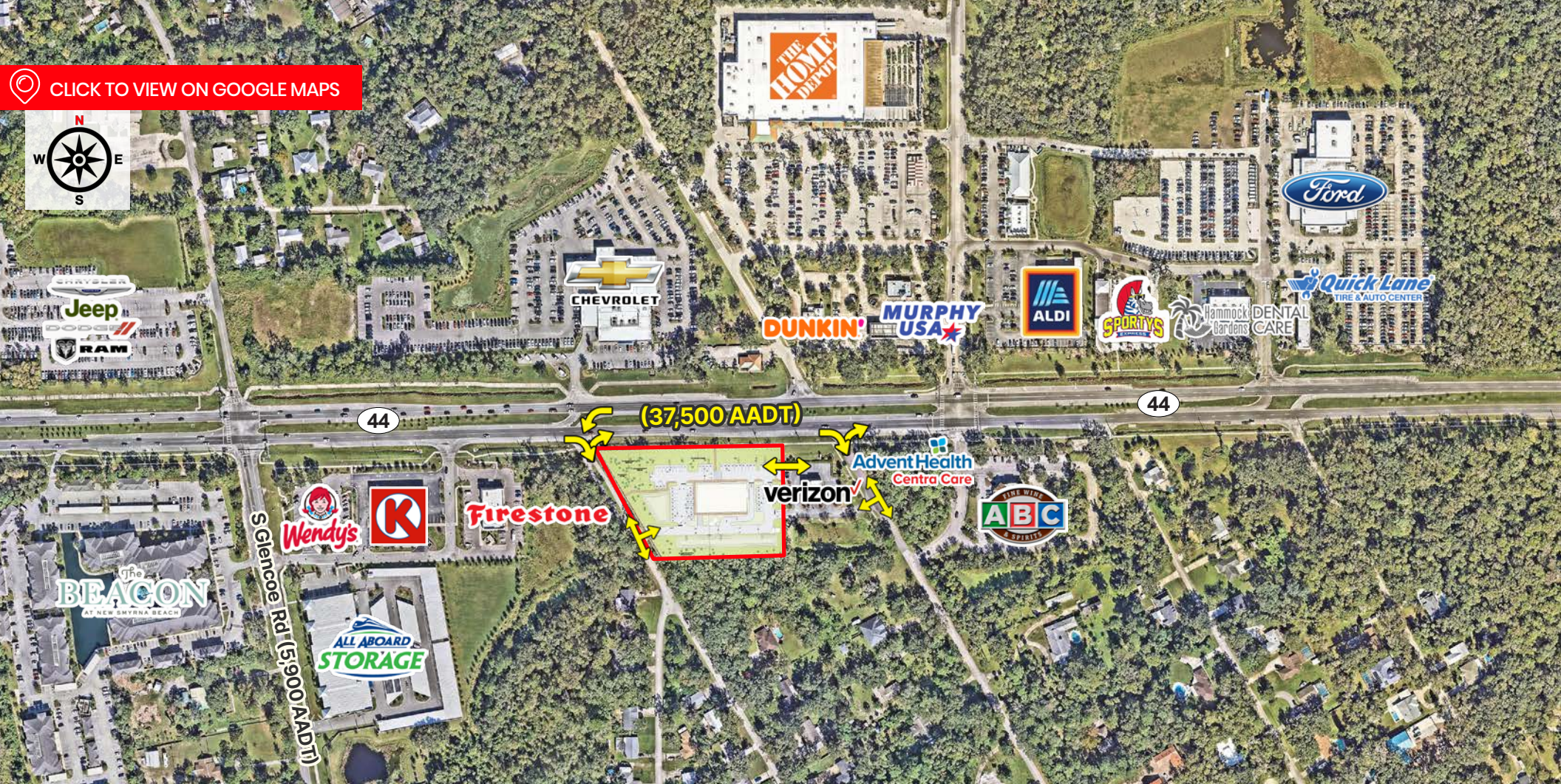
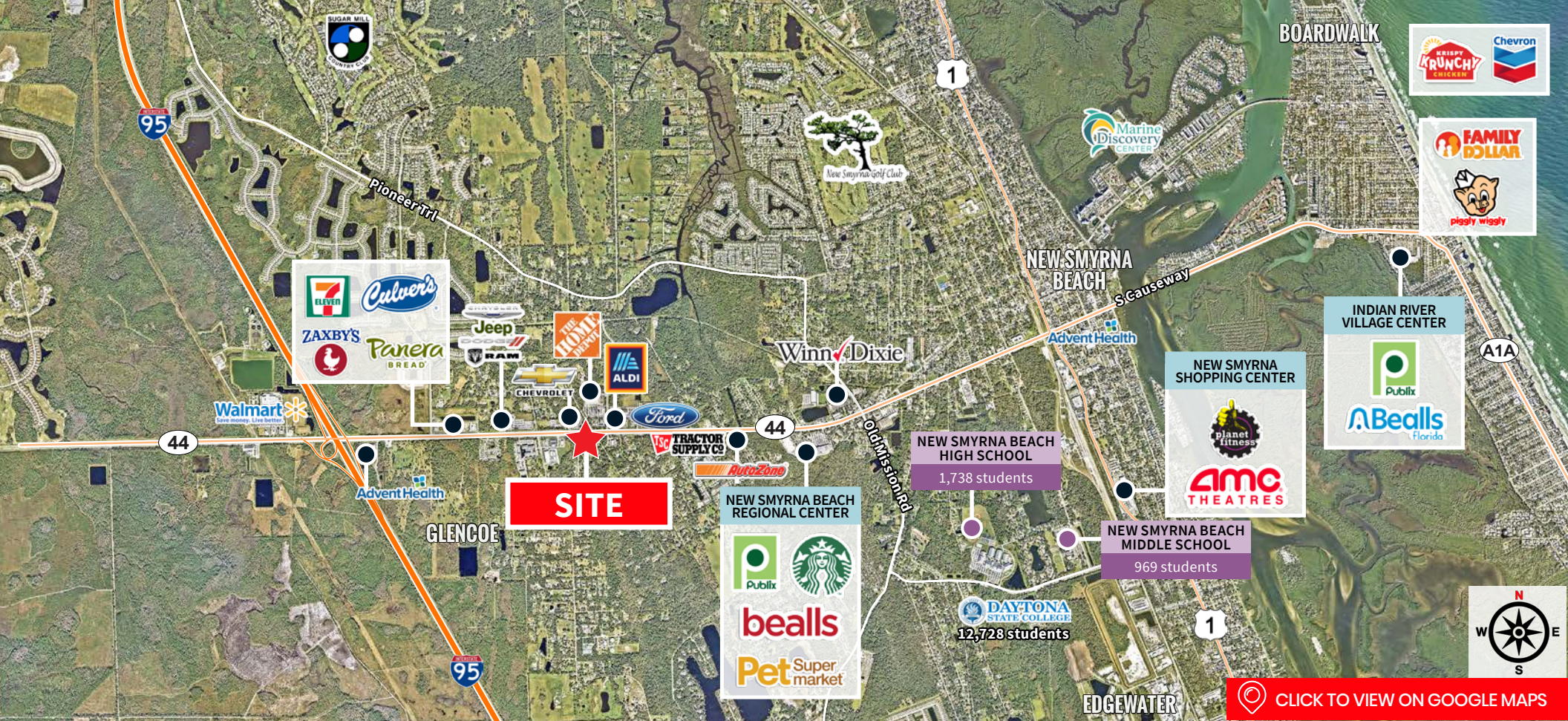


 [CLICK TO VIEW ON GOOGLE MAPS](#)



# Multi-Tenant Building For Lease

State Road 44  
New Smyrna, FL 32168



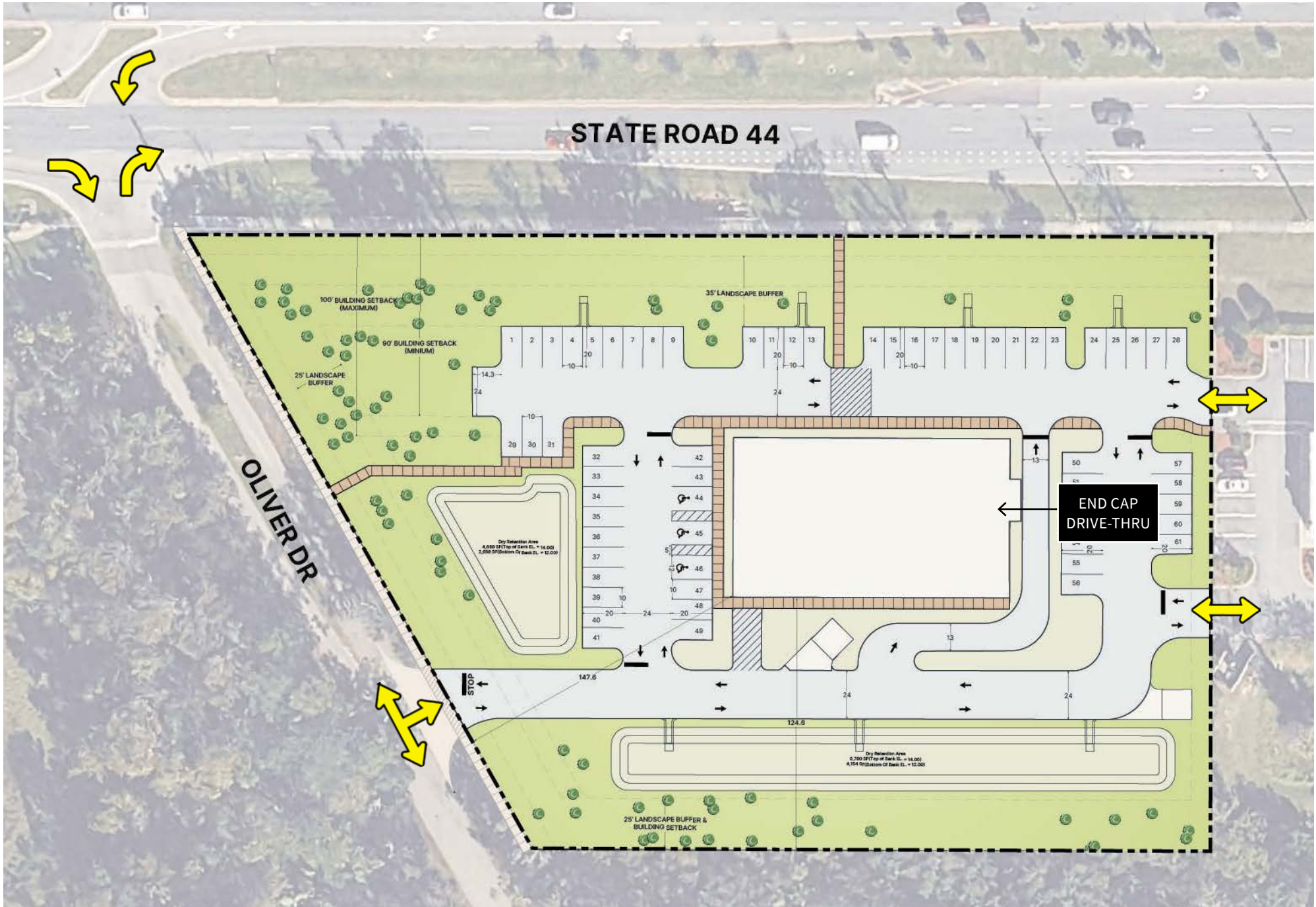
## Property Highlights

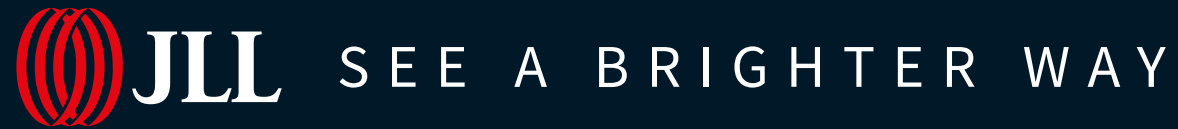
- 11,000 sq.ft. multi-tenant building with end-cap drive-thru available on ±3.04 acres
- Seeking medical, retail, QSR, and restaurant users
- ±37,500 AADT on SR 44
- Excellent afternoon and morning traffic heading toward New Smyrna Beach
- ±2 million individuals visit New Smyrna Beach annually

## 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:



**Antonino Poma**  
Vice President

 +1 407 488 4794

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