## **FOR LEASE**

**VICTORY SQUARE RETAIL PLAZA** 

1851 State Road 44 | New Smyrna Beach, FL 32168

**PROPERTY** Retail/Restaurant

**SPACE AVAILABLE** 1,743 SF

LEASING RATE \$25.00/SF NNN

\$8.00/SF CAM





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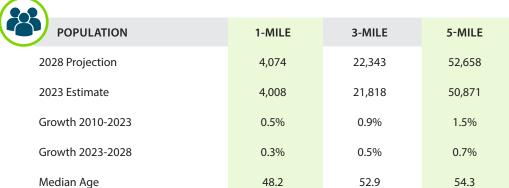
## **PROPERTY HIGHLIGHTS**

- Excellent visibility from State Road 44.
- Traffic Count of 33,500 AADT.
- Prominent pylon signage is available.
- 1,743 SF available, 2nd generation restaurant space with kitchen hood and connections for cooking equipment.
- National Tenants: Beltone Hearing, Mattress Firm, Amscot Financial.
- LEASING RATE: \$25/SF NNN; \$8.00/SF CAM



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## **MARKET DEMOGRAPHICS**



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	1,816	10,398	24,296
2023 Estimate	1,791	10,175	23,480
Growth 2010-2023	1.0%	1.1%	1.2%
Growth 2023-2028	0.3%	0.4%	0.7%

INCOME	1-MILE	3-MILE	5-MILE
2023 Average Household Income	\$64,779	\$71,769	\$76,201
2023 Median Household Income	\$48,895	\$50,934	\$56,836



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