

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



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



POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	4,074	22,343	52,658
2023 Estimate	4,008	21,818	50,871
Growth 2010-2023	0.5%	0.9%	1.5%
Growth 2023-2028	0.3%	0.5%	0.7%
Median Age	48.2	52.9	54.3



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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