

FOR LEASE

300 Flagler Ave, New Smyrna Beach, FL



HIGHLIGHTS

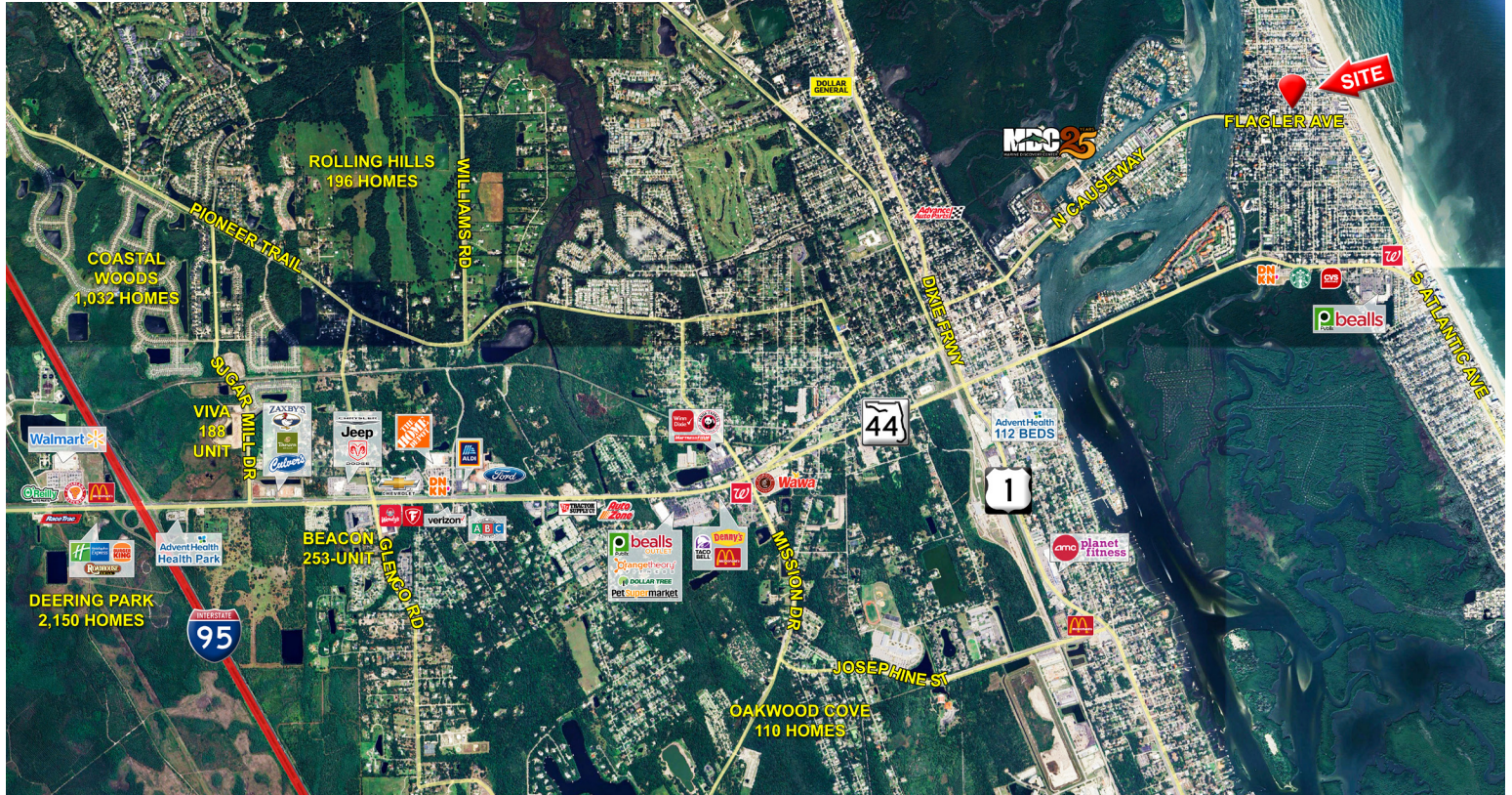
- **FOR LEASE: 625 SF retail space on first floor.**
- Prime location on Flagler Avenue with a mix of shops, restaurants, and steady foot traffic.
- High visibility and street frontage.
- Walkable area surrounded by pedestrian friendly streets.
- High income locals and steady tourist flow year round.
- Most popular spot in New Smyrna for locals and visitors.
- Flexible space suitable for retail, boutique, or service.



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Demographics	1 Mile	3 Miles	5 Miles
Population	3,592	20,851	42,780
HH Income	\$122,085	\$93,984	\$95,002
Daytime Employees	2,144	10,661	15,405



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