

FOR LEASE

VICTORY SQUARE RETAIL PLAZA

1851 State Road 44 | New Smyrna Beach, FL 32168

SPACE AVAILABLE

1,460 SF

LEASING RATE

\$27.00/SF NNN



PROPERTY HIGHLIGHTS

- Excellent visibility from State Road 44.
- Traffic Count of 33,500 AADT.
- Prominent pylon signage is available.
- 1,460 SF former cafe space available starting January 1, 2027 - includes built in counter
- National Tenants: T-Mobile, Mattress Firm, Amscot Financial.
- Contact agent for more information and about additional spaces



KIRA KREKE

M: 816-719-0056

T: 407-691-0505

kkreke@holdthyssen.com

301 S. New York Avenue

Suite 200

Winter Park, FL 32789

www.holdthyssen.com

This summary has been prepared by Hold-Thyssen, Inc. for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, Hold-Thyssen, and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller, and therefore are subject to variation. No representation is made by Seller or Hold-Thyssen as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller, Hold-Thyssen and its employees, disclaim any responsibility for inaccuracies, and expect prospective purchasers to exercise independent due diligence in verifying all such information. The bearer of this property summary agrees that neither Hold-Thyssen, Inc. nor the Seller shall have any liability for any reason to any Potential Purchaser or Related Parties resulting from the use of this property summary.





**Ponce Inlet
Lighthouse**

**Marine Discovery
Center**



**Victory
Square**



**New Smyrna
Beach**



US 1
State Road 44

S. Atlantic Ave.



**HOLD
THYSSEN**
REAL ESTATE SERVICES