

Commercial Lots In New Smyrna Beach Medical Plaza

SE Corner Of SR 44 & I-95

225 Florida Memorial Parkway, New Smyrna Beach, FL 32168



OFFERING SUMMARY

SALE PRICE:	\$449,000 - \$795,000
LOT SIZE:	0.99 - 2+/- Acres
PARCEL NO:	7322-01-00-0010 7322-01-00-0040 7322-01-00-0050 7322-01-00-0060
TRAFFIC COUNT:	SR 44 - 35,500 AADT I-95 - 42,500 AADT
ZONING:	Commercial PUD

PROPERTY OVERVIEW

Commercial Lots For Sale or Ground Lease. Adjacent to 30,000+/- SF AdventHealth New Smyrna Beach Medical Plaza and across the street from AdventHealth's 103 acre land acquisition. Seller may consider some financing on Lots 5 and 6. Located at the southeast corner of SR 44 and Interstate 95. Interstate 95 Exposure. Infrastructure complete, central retention, utilities stubbed. Wal-Mart Supercenter and McDonald's located at the northwest corner of SR 44 and Interstate 95. 375,000 SF Shoppes at Coronado is planned adjacent to Wal-Mart Supercenter. Great for Medical/Professional Offices, Fast Food, Gas/Convenience, Hotel, Restaurant, Dollar Store, etc. Join on SR 44, Publix, Home Depot, Mullinax Ford, New Smyrna Beach Chevrolet, New Smyrna Beach Chrysler Jeep Dodge Ram, ABC Fine Wine & Spirits, Bealls Outlet, Dunkin' Donuts, and many other new retailers.

AVAILABLE PARCELS:

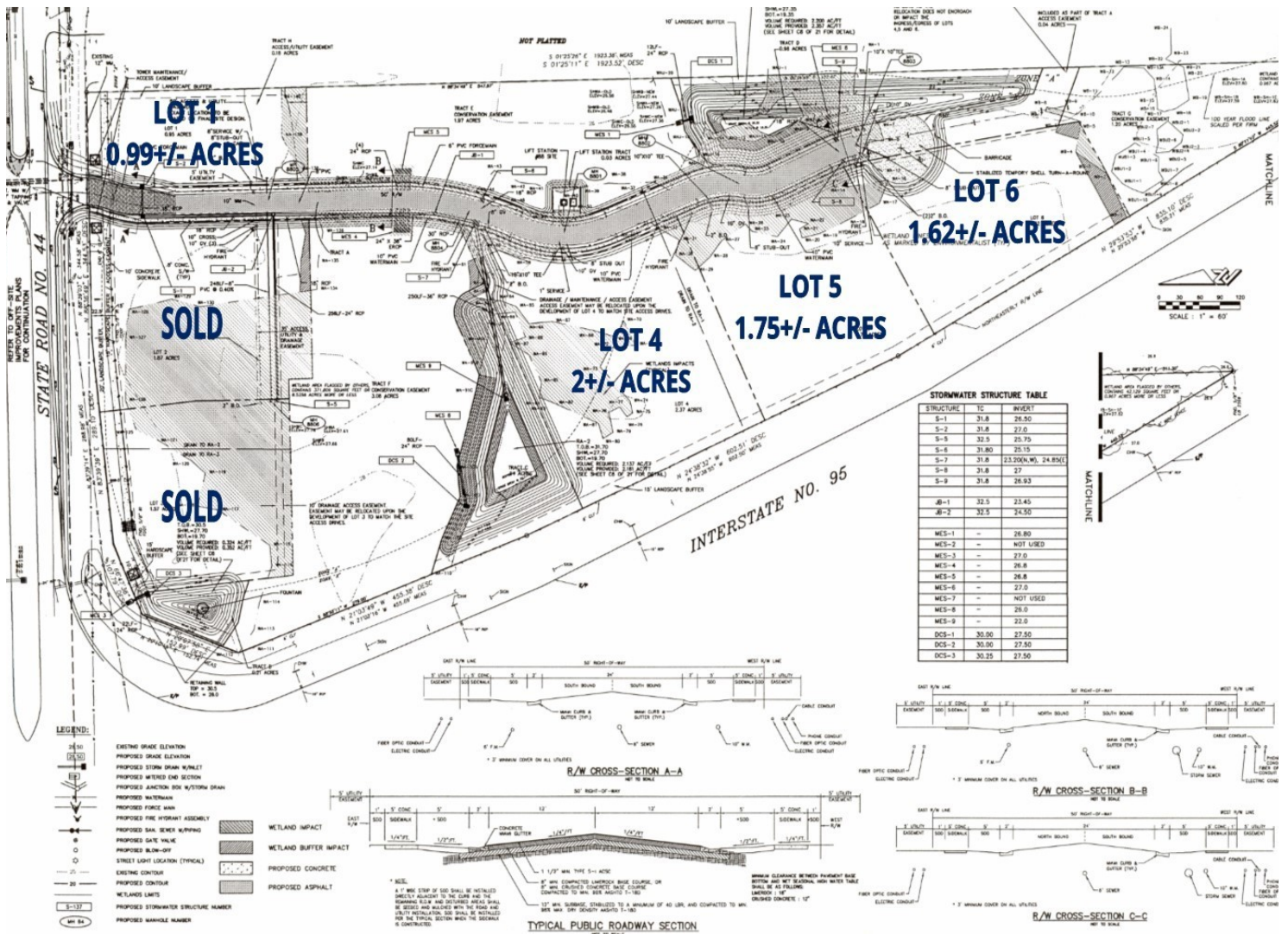
Lot 1: 0.99+/- Acres - \$725,000 or Ground Lease \$70,000 Annually
Lot 4: 2.00+/- Acres - \$795,000 - May be dividable into two 1 acre lots \$397,500 each
Lot 5: 1.75+/- Acres - \$499,000 - Seller financing available at 5%
Lot 6: 1.62+/- Acres - \$449,000 - Seller financing available at 5%
 Net Usable Sites with Offsite Retention

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Site Plan

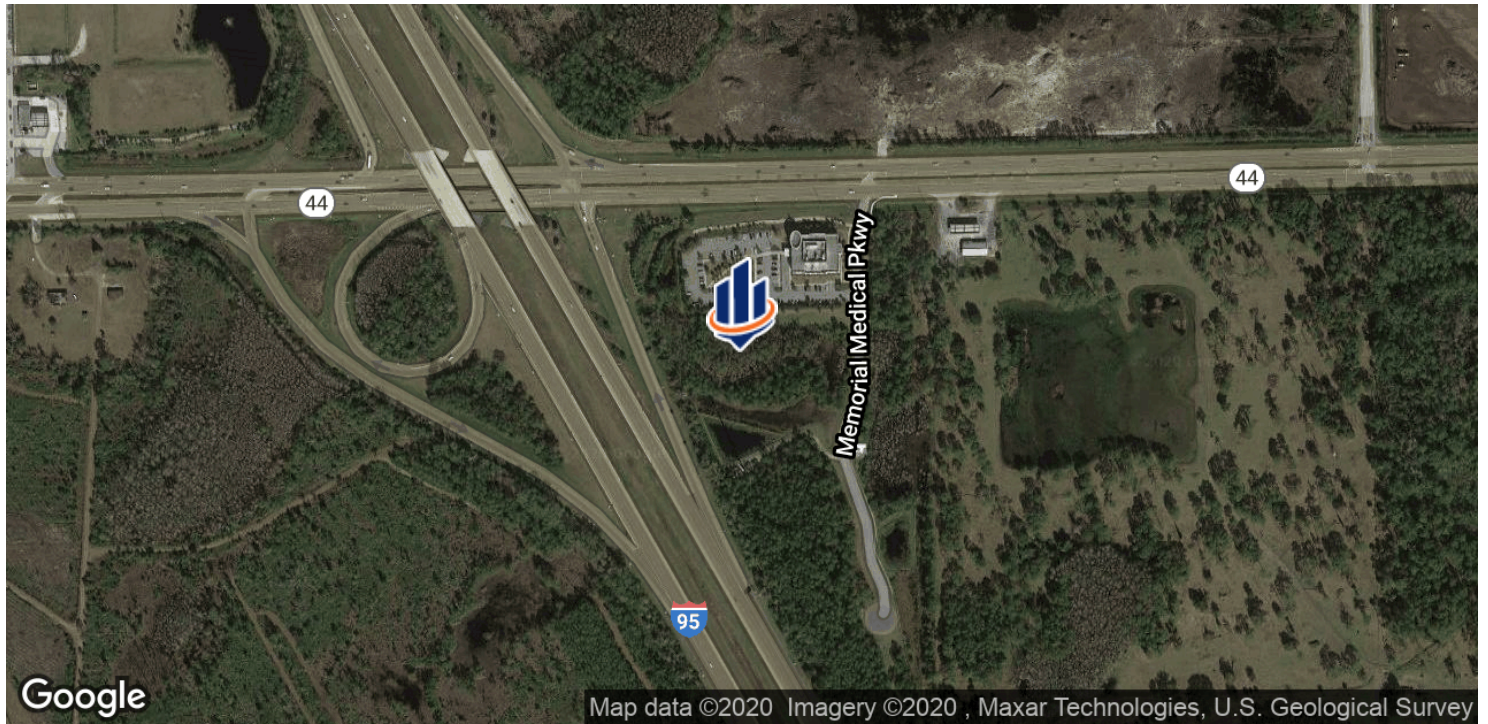


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Location Maps

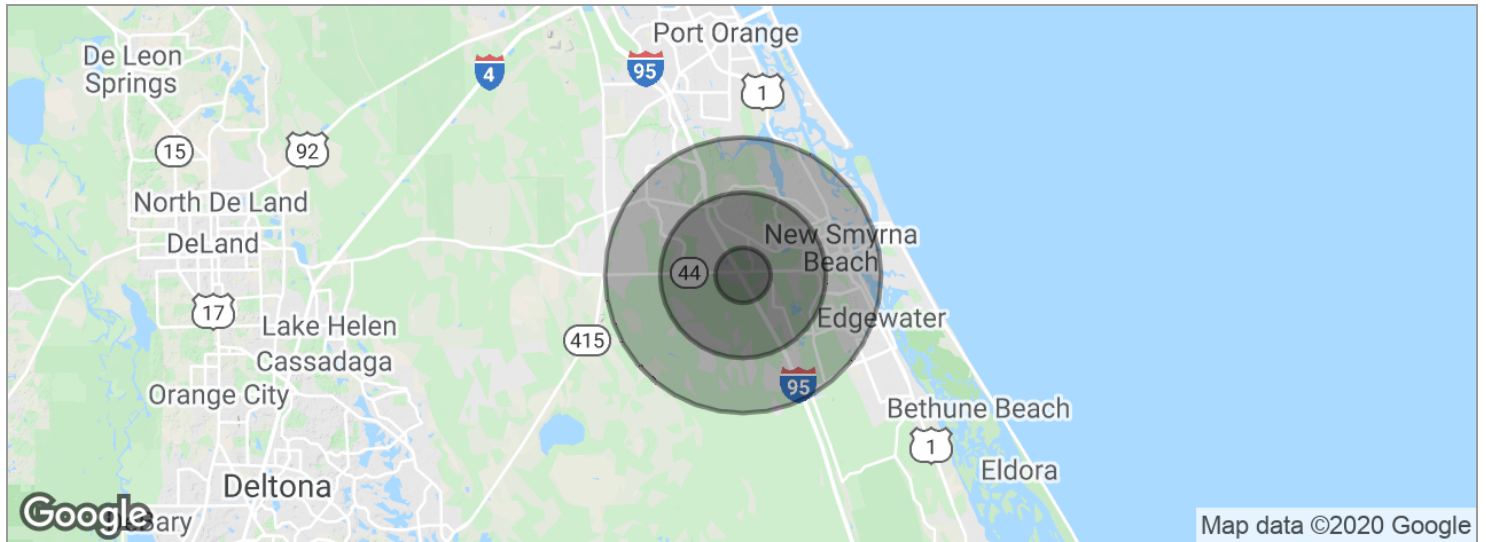


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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	318	10,771	33,571
Median age	43.5	48.7	49.4
Median age (Male)	43.5	48.3	49.3
Median age (Female)	42.4	48.0	48.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	626	4,504	13,330
# of persons per HH	2.2	2.2	2.3
Average HH income	\$62,811	\$65,291	\$65,021
Average house value	\$164,250	\$171,511	\$222,082

* Demographic data derived from 2010 US Census

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