

**1300 N DIXIE FREEWAY**  
New Smyrna Beach, FL 32168

**AVAILABLE  
FOR LEASE**



**Benjamin Bruner**  
President  
561-277-0174 x 101  
[ben.bruner@brunergroupcre.com](mailto:ben.bruner@brunergroupcre.com)

**Jamen Storms**  
Vice President  
561-277-0174 x 102  
[jamen.storms@brunergroupcre.com](mailto:jamen.storms@brunergroupcre.com)

**BRUNER  
GROUP**   
CORPORATE REAL ESTATE

# 1300 N DIXIE FREEWAY

New Smyrna Beach, FL 32168



## Property Overview

- 11,240 SF Showroom Building
- 395' of Frontage on N Dixie Freeway
- 1.28 Acre Lot
- Abundant Parking with circular flow around building
- 22' Clear Ceiling Height in Showroom
- Turnkey Dealership
- Floor to Ceiling Glass
- 2-Story Office Area - Private Offices, Open Work Area, Restrooms, Kitchenette
- Elevator
- 600 AMP 208v/120v, 3-phase Heavy Power
- N Dixie Freeway AADT = 24,000-25,000
- [B-3 Zoning, Highway Service Business District](#)
- [U.S. 1 CRA Grant Program Details](#)
- Lease Rate: \$14 PSF NNN

**Benjamin Bruner**

President

561-277-0174 x 101

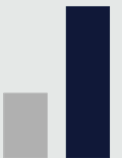
ben.bruner@brunergroupcre.com

**Jamen Storms**

Vice President

561-277-0174 x 102

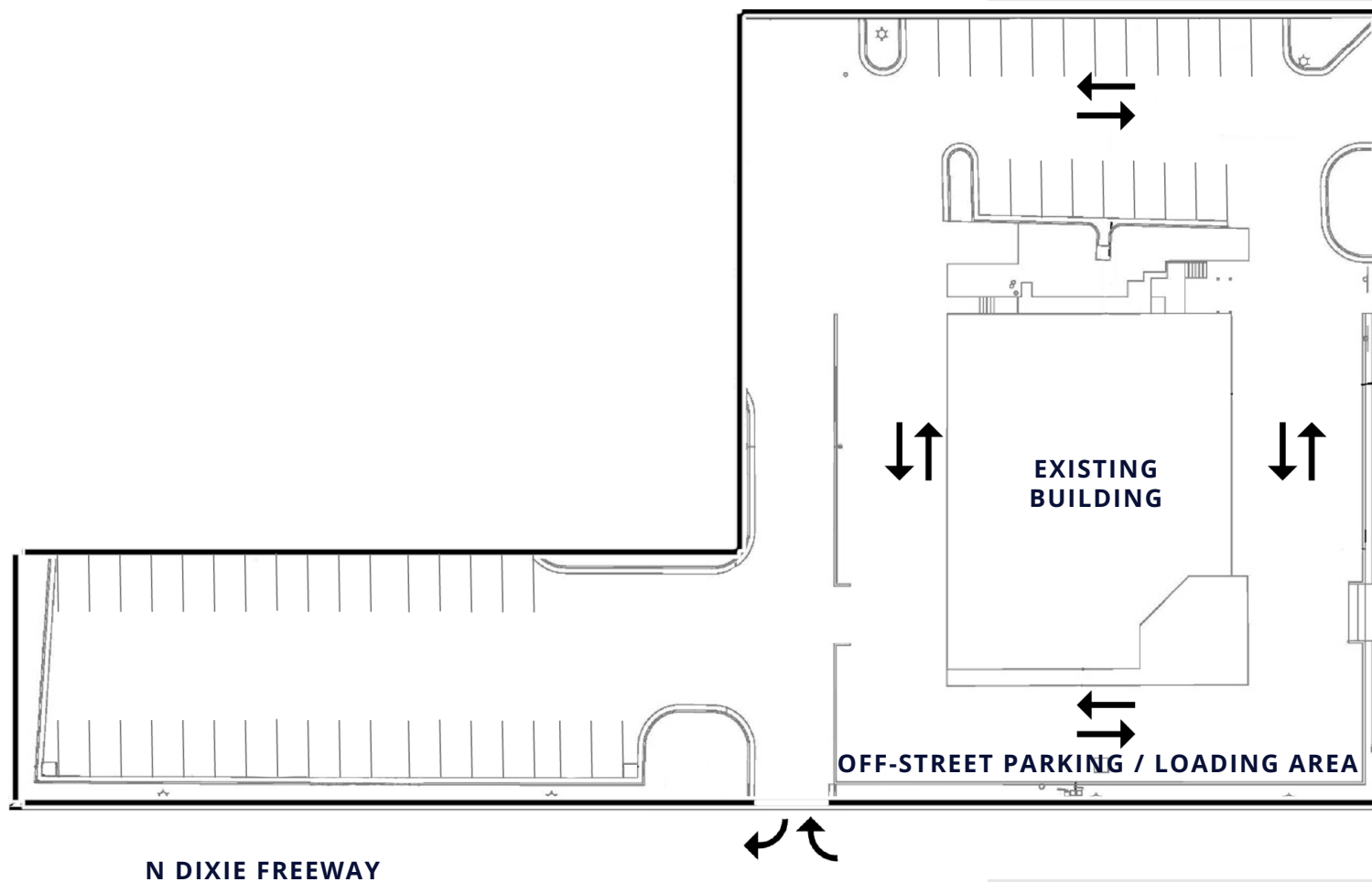
jamen.storms@brunergroupcre.com



# 1300 N DIXIE FREEWAY

New Smyrna Beach, FL 32168

## Site Plan



**Benjamin Bruner**

President

561-277-0174 x 101

ben.bruner@brunergroupcre.com

**Jamen Storms**

Vice President

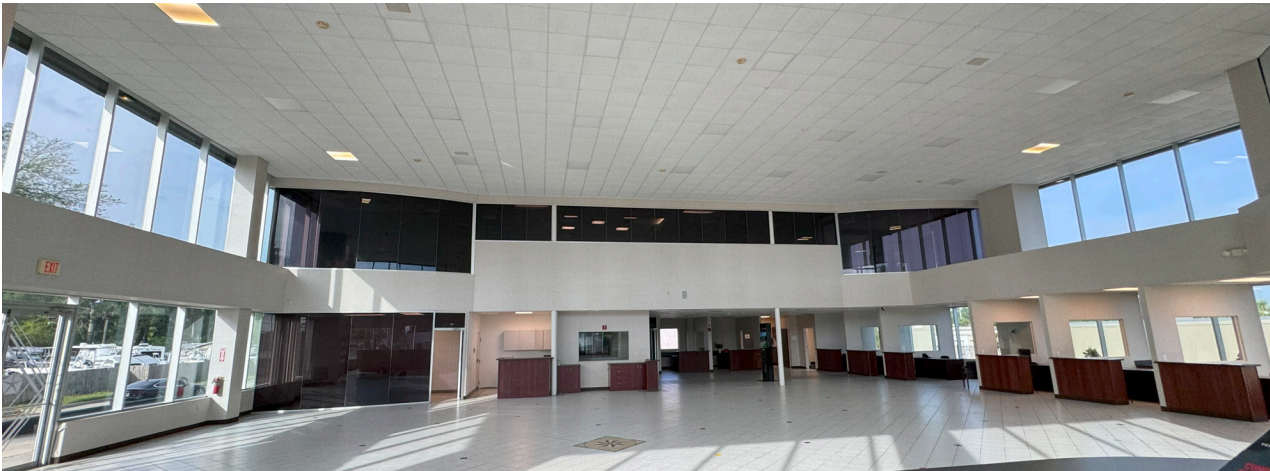
561-277-0174 x 102

jamen.storms@brunergroupcre.com

# 1300 N DIXIE FREEWAY

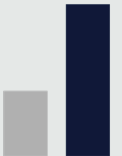
New Smyrna Beach, FL 32168

## Photos



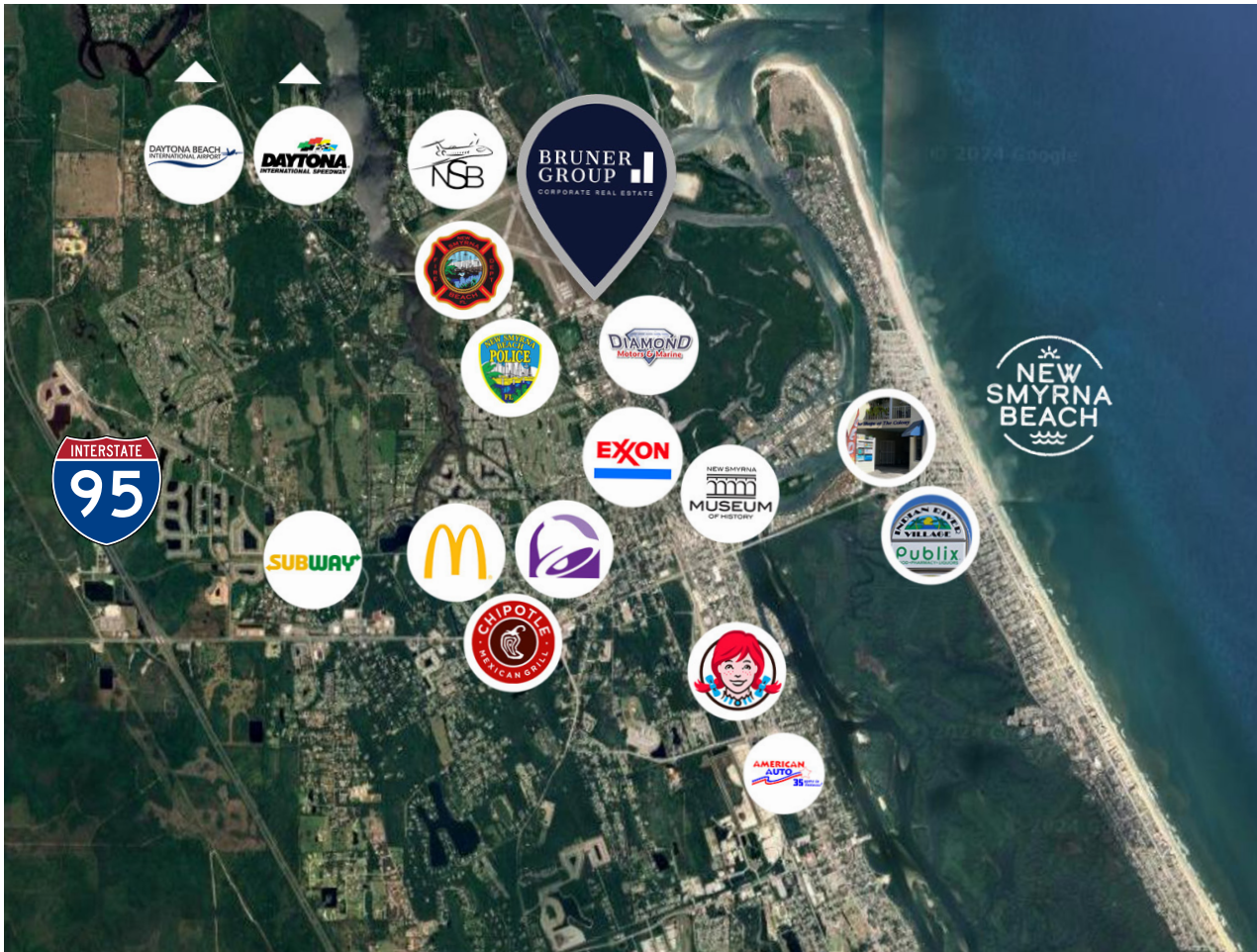
**Benjamin Bruner**  
President  
561-277-0174 x 101  
[ben.bruner@brunergroupcre.com](mailto:ben.bruner@brunergroupcre.com)

**Jamen Storms**  
Vice President  
561-277-0174 x 102  
[jamen.storms@brunergroupcre.com](mailto:jamen.storms@brunergroupcre.com)



# 1300 N DIXIE FREEWAY

New Smyrna Beach, FL 32168



## Benjamin Bruner

President

561-277-0174 x 101

ben.bruner@brunergroupcre.com

## Jamen Storms

Vice President

561-277-0174 x 102

jamen.storms@brunergroupcre.com

## Local Offerings

### Food

- Chipotle
- McDonald's
- Subway
- Taco Bell
- Wendy's

### Things to Do

- Daytona International Speedway
- Indian River Village Shopping Center
- New Smyrna Beach
- New Smyrna Historical Museum
- The Shops at the Colony

### Services

- American Auto & Tire Service
- Daytona Beach International Airport
- Exxon Gas
- New Smyrna Beach Municipal Airport
- New Smyrna Beach Police & Fire Dept.

# 1300 N DIXIE FREEWAY

New Smyrna Beach, FL 32168



**Benjamin Bruner**

President

561-277-0174 x 101

ben.bruner@brunergroupcre.com

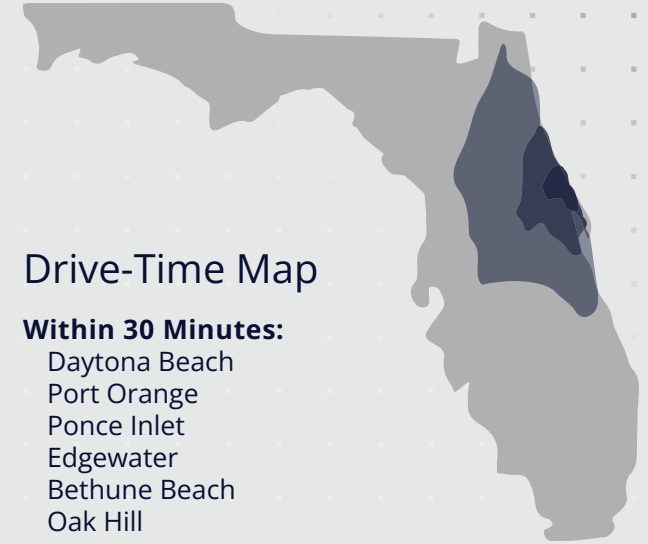
**Jamen Storms**

Vice President

561-277-0174 x 102

jamen.storms@brunergroupcre.com

## Volusia County Demographic Profile



### Drive-Time Map

**Within 30 Minutes:**

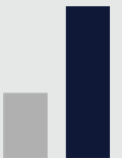
Daytona Beach  
Port Orange  
Ponce Inlet  
Edgewater  
Bethune Beach  
Oak Hill

**Within 1 Hour:**

Orlando  
Palm Coast  
Flagler Beach  
Orange City  
Titusville

**Within 2 Hours:**

Jacksonville  
St. Augustine  
Lakeland  
Cape Canveral  
Palm Bay



# 1300 N DIXIE FREEWAY

New Smyrna Beach, FL 32168

Volusia County	2023	2028 Projected
Population	574,286	589,334
Households	242,650	251,411
Families	149,640	154,642
Average Household Size	2.3	2.28
Owner Occupied Housing Units	174,178	182,447
Renter Occupied Housing Units	68,472	68,964
Median Age	48.1	48.6

Third Fastest Growing Community in the Nation

**Benjamin Bruner**

President

561-277-0174 x 101

ben.bruner@brunergroupcre.com

**Jamen Storms**

Vice President

561-277-0174 x 102

jamen.storms@brunergroupcre.com

## Volusia County Demographic Profile

Population by Age. *White boxes = Workforce.*

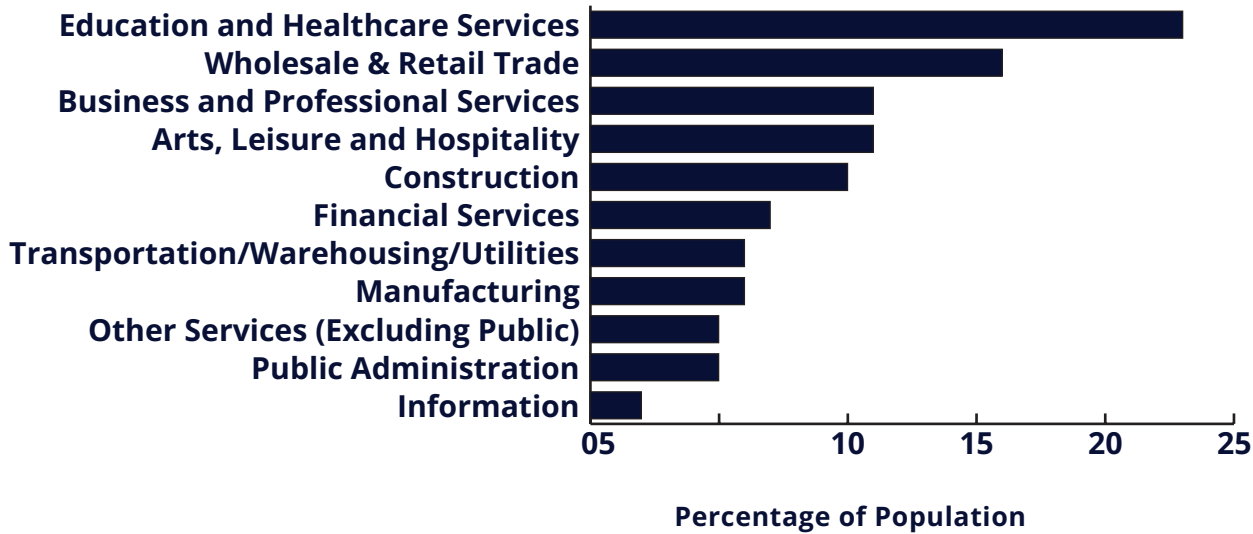
Age Range	Percent of Population
0-14	14%
15-19	5%
20-24	5%
25-34	12%
35-44	11%
45-54	11%
55-64	15%
65+	27%



# 1300 N DIXIE FREEWAY

New Smyrna Beach, FL 32168

Civilian Labor Force by Industry



Per Capita Income:  
\$34,495

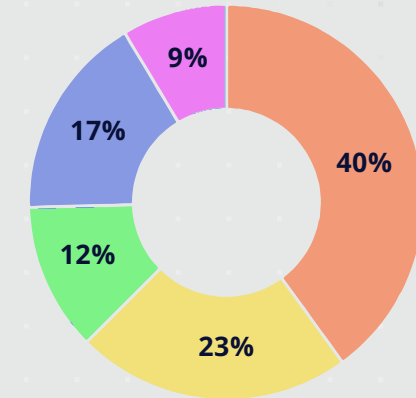
Average Household Income:  
\$81,097

Benjamin Bruner  
President  
561-277-0174 x 101  
ben.bruner@brunergroupcre.com

Jamen Storms  
Vice President  
561-277-0174 x 102  
jamen.storms@brunergroupcre.com

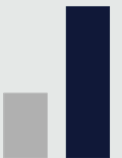
## Volusia County Demographic Profile

Education Attainment



- Highschool graduate or less.
- Some college, no degree.
- Associate's degree.
- Bachelor's degree.
- Graduate or professional degree.

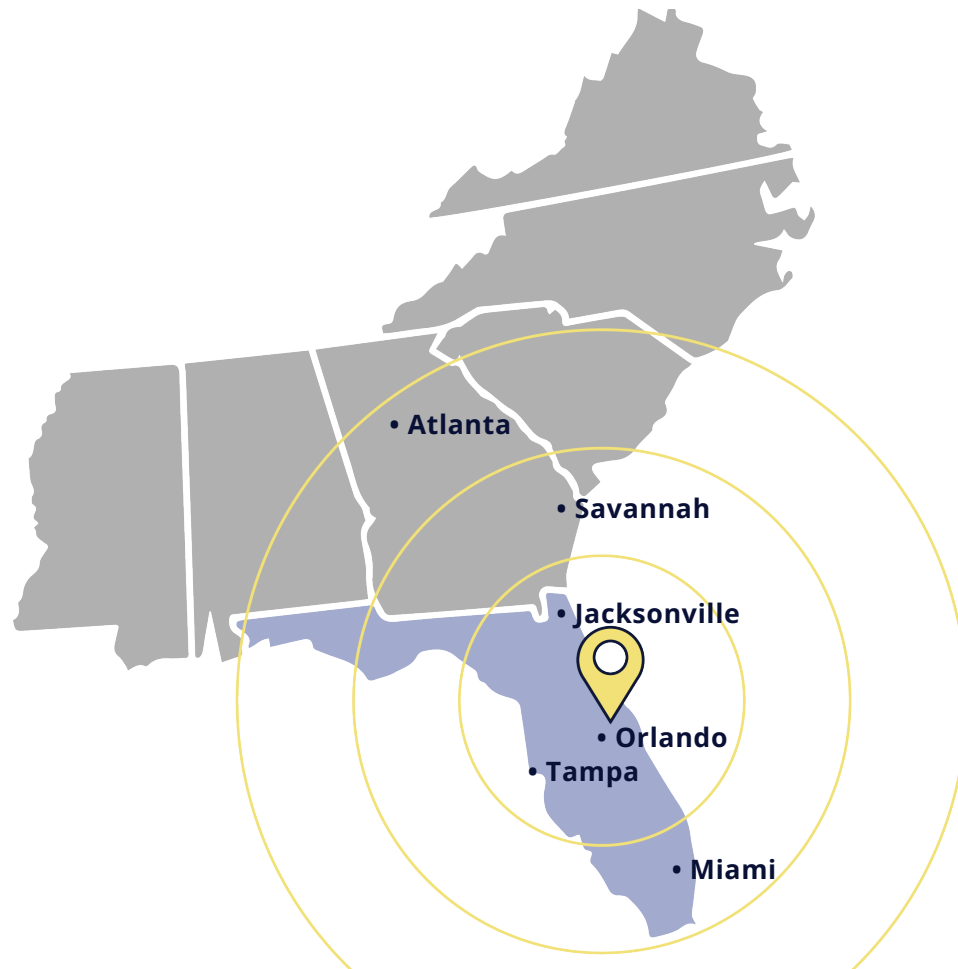
Average Home Value:  
\$332,180





# 1300 N DIXIE FREEWAY

New Smyrna Beach, FL 32168



## Volusia County Demographic Profile

### Major Metropolitan Areas

#### Within 100 miles:

Orlando, FL - 2.5 million  
Tampa, FL - 3.2 million  
Jacksonville, FL - 1.3 million

#### Within 250 miles:

Savannah, GA - 405,000  
Miami, FL - 6.3 million

#### Within 500 miles:

Atlanta, GA - 6.3 million

### Benjamin Bruner

President

561-277-0174 x 101

ben.bruner@brunergroupcre.com

### Jamen Storms

Vice President

561-277-0174 x 102

jamen.storms@brunergroupcre.com

