

For Sale

Florida Memorial Parkway New Smyrna Beach

Southeast interchange of SR 44 & I-95

- Three parcels available for sale on Florida Memorial Pkwy:
 - 225: 2-Acres
 - 245: 1.75-Acres
 - 265: 1.62-Acres
- Adjacent to new 30,000 SF AdventHealth Medical Plaza, New Smyrna Beach
- I-95 frontage at major thoroughfare to beaches from Central Florida
- High growth area with Walmart Supercenter anchored development on the northwest side of SR 44 & I-95



Conceptual Building

Matthew McKeever CCIM, SIOR

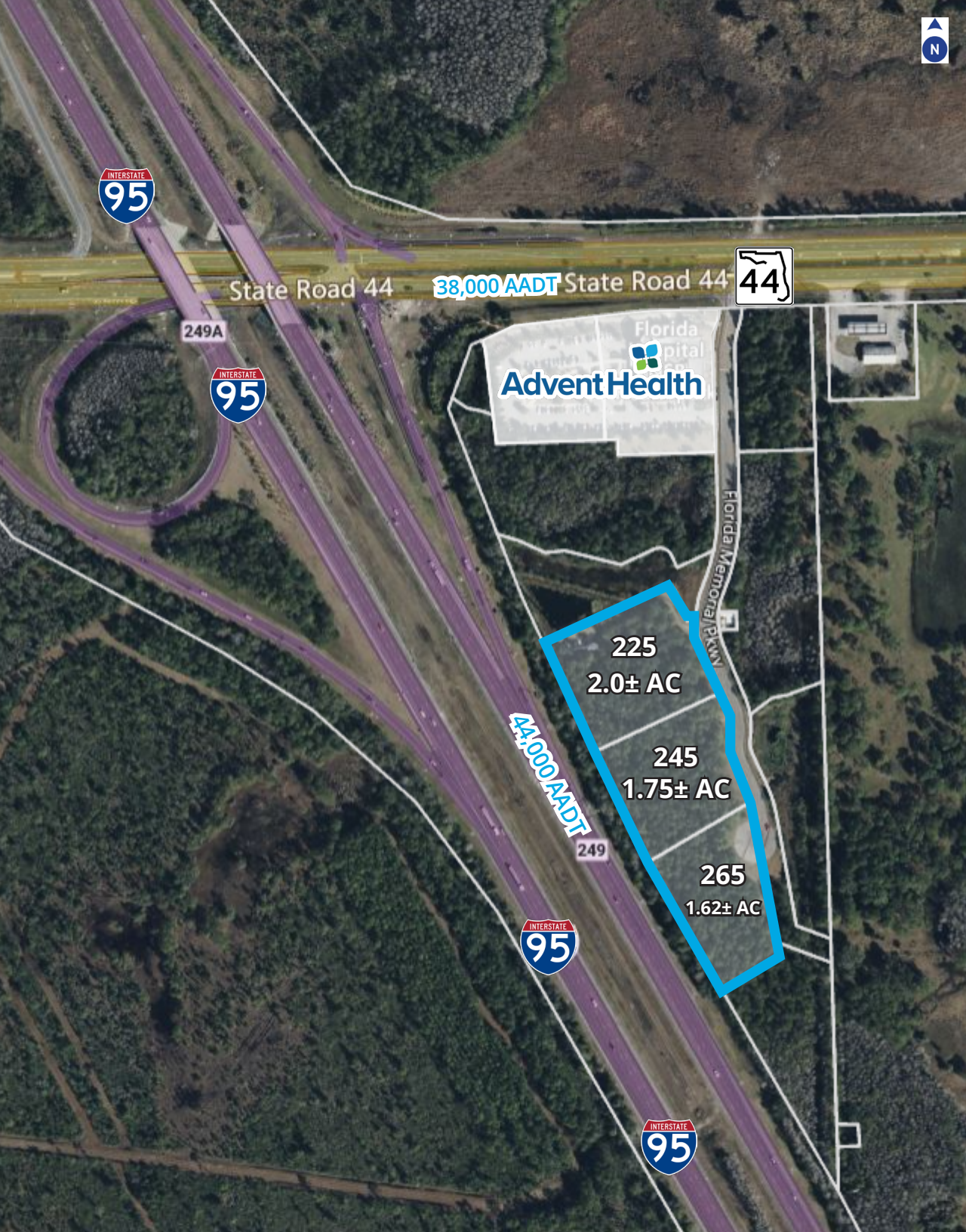
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Opportunity

5.37 Acres available adjacent to the 30,000± SF AdventHealth Medical Plaza on the southeast interchange of Interstate 95 and State Road 44 in New Smyrna Beach.

Location

Situated at the gateway interchange to New Smyrna Beach, this location presents an ideal opportunity to capitalize on the AdventHealth medical center foot traffic as well as the retail and residential growth on the west side of I-95.

Property Overview

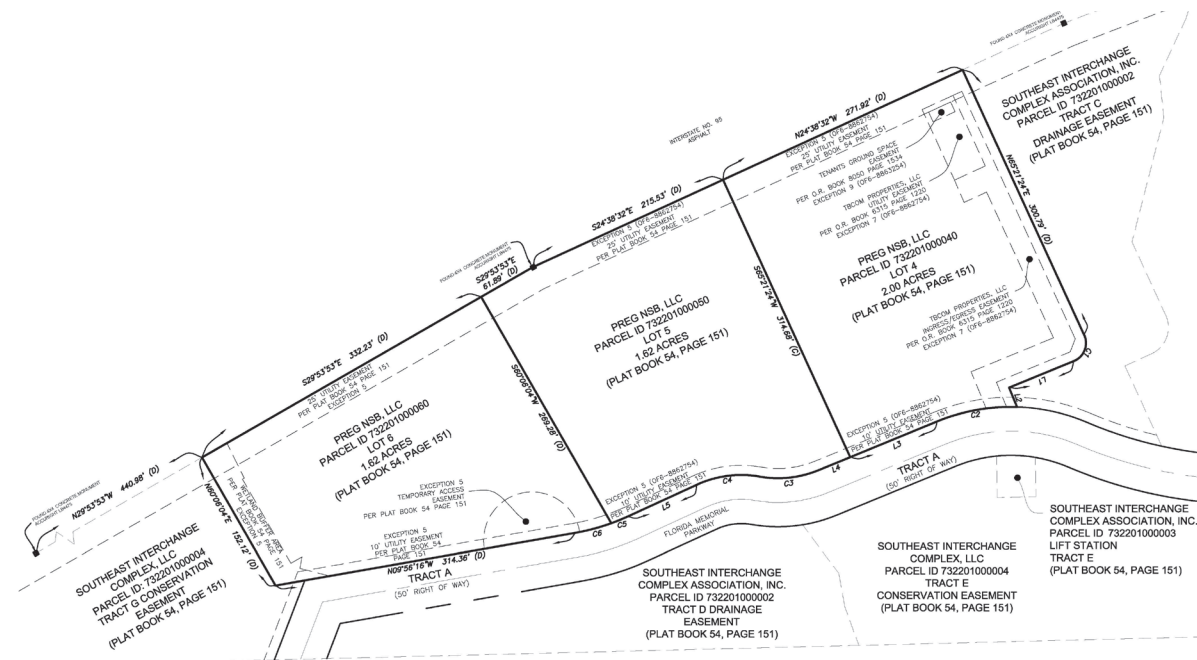
Addresses	225, 245, 265 Florida Memorial Pkwy New Smyrna Beach
Parcel Numbers	7322-01-00-0040, 7322-01-00-0050, 7322-01-00-0060
Zoning	Commercial PUD
Traffic Counts	I-95 - 44,000 AADT SR 44 - 38,000 AADT



Survey

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Call for pricing

Key Highlights

- Adjacent to Advent Health New Smyrna Beach campus
- I-95 exposure
- Central Florida high-traffic interchange to New Smyrna Beach

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