



For Sale For Lease or BTS

**2373 SR 44, NEW SMYRNA
BEACH, FL 32168**
COMMERCIAL BUILDING FOR SALE,
LEASE OR BUILD-TO-SUIT

Price: \$1,050,000

PROPERTY SUMMARY

2373 FLORIDA 44



Property Summary

Price:	\$1,050,000
New Lease Term:	5 years
BTS Lease Term	10 years
Rentable SF:	1,750
Occupancy:	100% - Tenant Occupied
Lot Size:	0.45 Acres
Frontage:	200 FT
Parking:	11
Parking Ratio:	6.29
Year Built:	1950
Renovated:	2021
Traffic	38,000 VPD
Zoning:	B4
NOI:	\$67,800
Current Lease Expiration	April 13, 2025
Traffic	38,000 VPD

Property Overview

This 0.45-acre commercial property at 2373 SR44 in New Smyrna Beach, FL, spans 19,545 SF of level, fully usable land with a parallelogram shape and on-site drainage. Located in a commercial area surrounded by retail, office, and auto-related businesses, the property sits at a soft corner with frontage on both SR44 (200 ft) and Timberland Dr (115 ft), offering an average level of access and visibility.

The property benefits from surrounding off-site improvements, including sidewalks, lighting, and paved roads, with all utilities readily available. Zoned B-4(C) under the City of New Smyrna Beach's SR44 PUD, the site supports a variety of office and retail uses. Located in flood Zone X and outside the 100-year floodplain, this property is free from environmental, wetland, or soil concerns, providing a solid foundation for commercial development.

Location Overview

Located in southeast Volusia County, just west of downtown New Smyrna Beach and about 60 miles northeast of Orlando, the area surrounding 2373 SR44 enjoys a stable, suburban setting that is approximately 75% developed. New Smyrna Beach, known for its scenic Atlantic coastline and 14 miles of popular beaches, is bordered by Port Orange, unincorporated Volusia County, Samsula-Spruce Creek, Edgewater, and Bethune Beach. The city spans over 41 square miles and, as of 2020, has a population of 30,142.

The area's economy is supported by major employers like AdventHealth, while tourism thrives due to outdoor recreation and water sports, including fishing, boating, golfing, and renowned surfing. Recognized among the top surf towns globally by Surfer Magazine and National Geographic, New Smyrna Beach is celebrated for its vibrant coastal lifestyle, attracting both visitors and residents.

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PROPERTY PHOTOS

2373 FLORIDA 44



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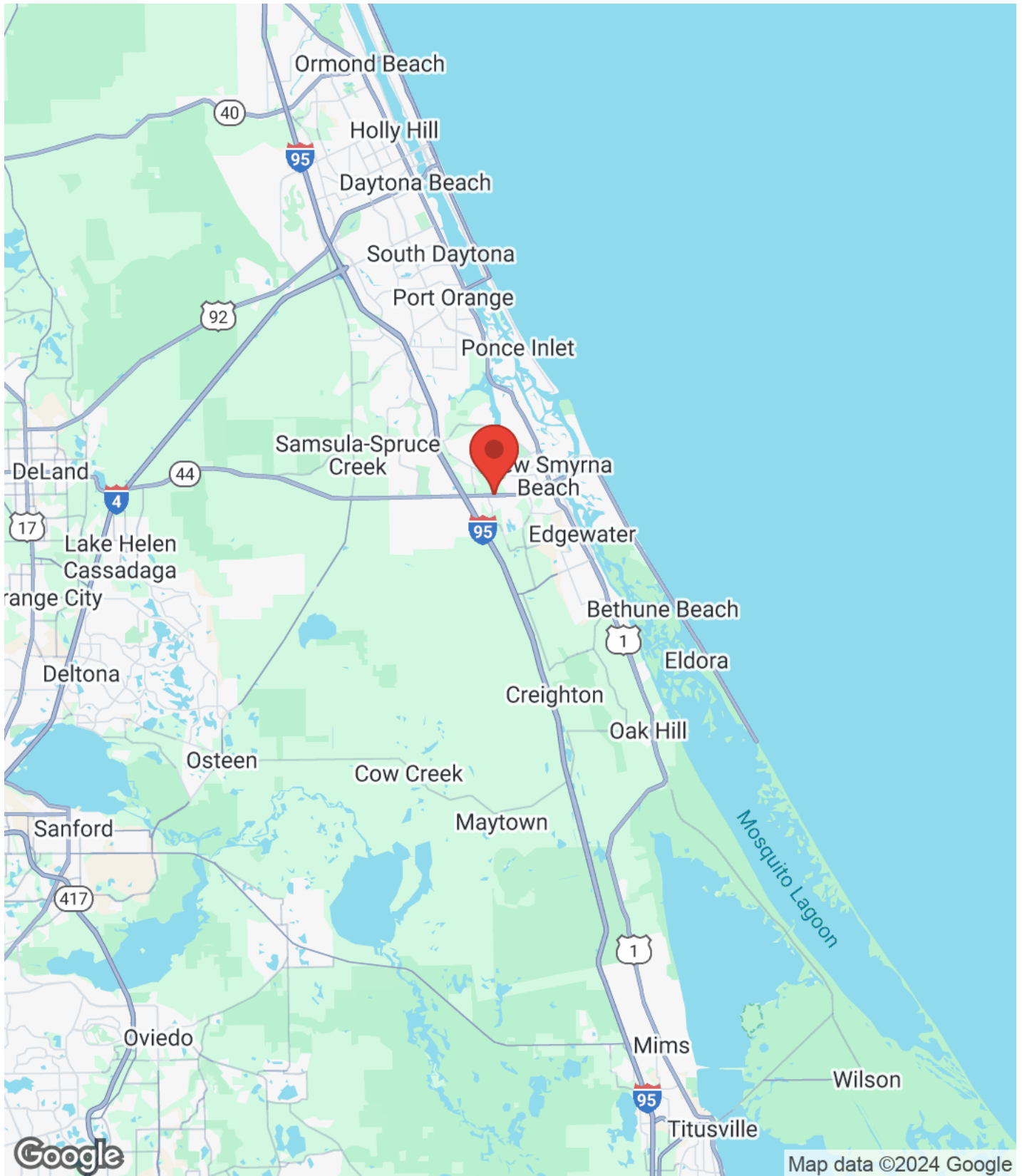
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REGIONAL MAP

2373 FLORIDA 44

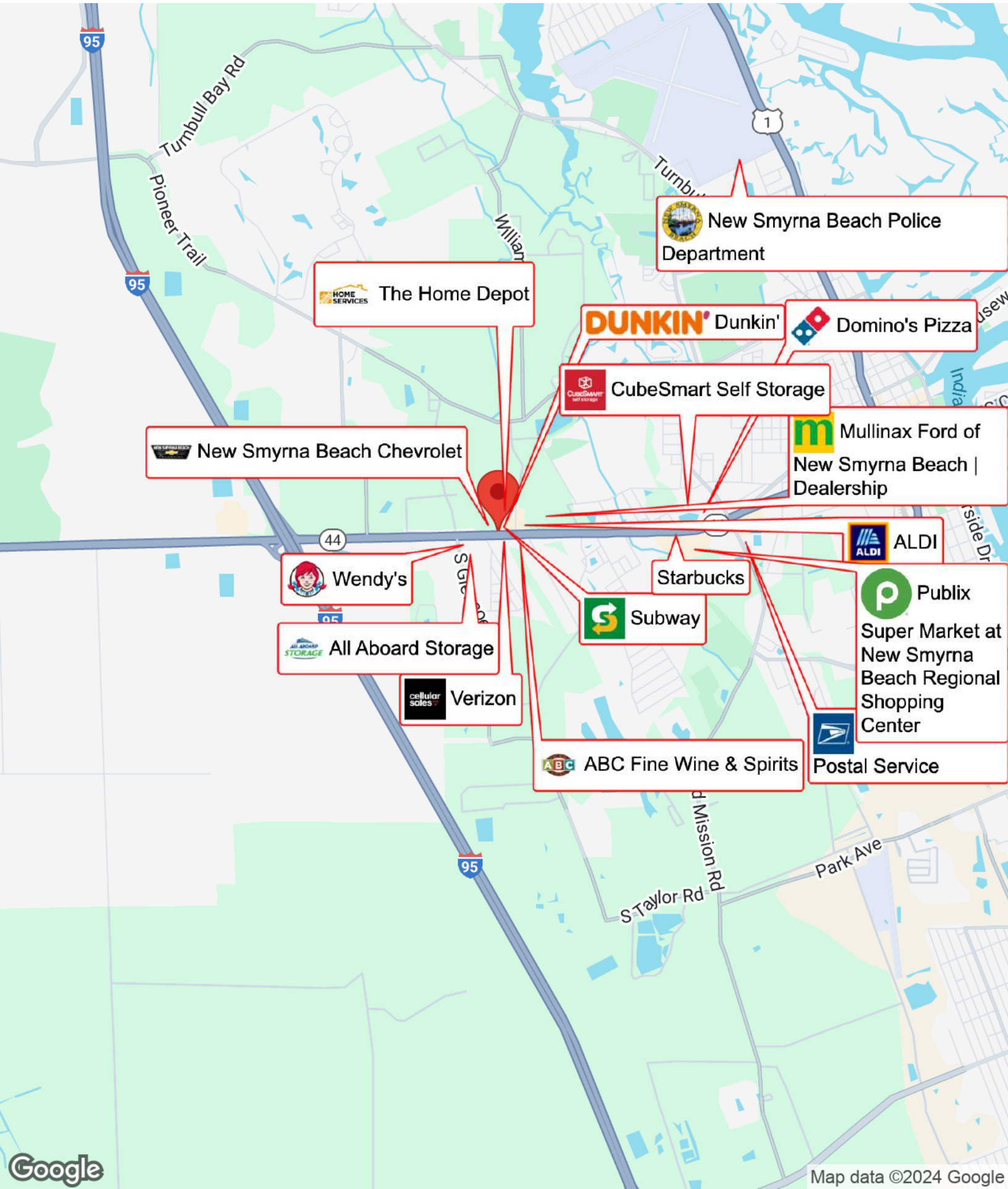


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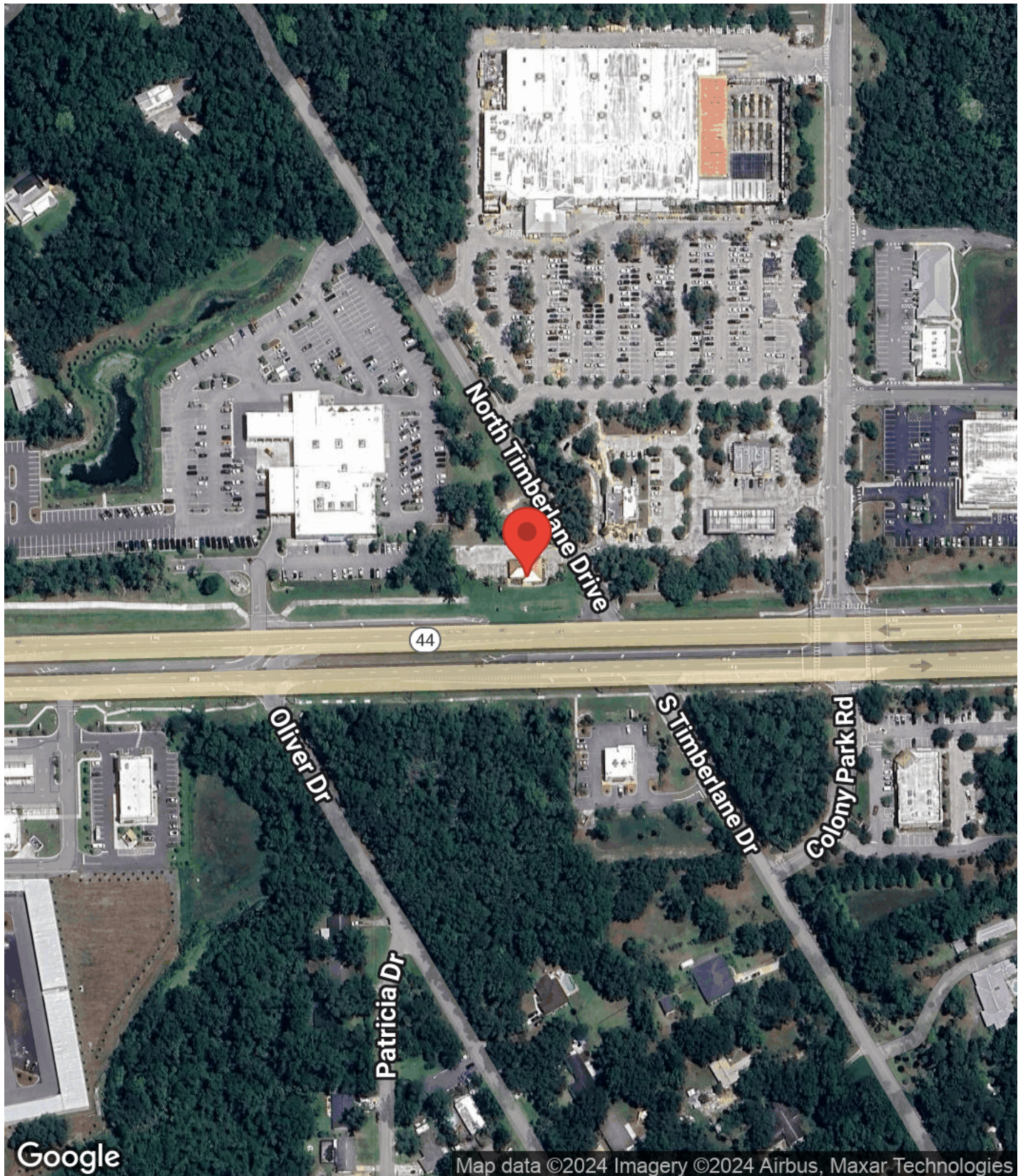
BUSINESS MAP

2373 FLORIDA 44



AERIAL MAP

2373 FLORIDA 44



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Demographic and Income Profile

2373 State Road 44, New Smyrna Beach, Florida, 32168
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 29.01366
 Longitude: -80.96588

Summary	Census 2010	Census 2020	2024	2029
Population	38,139	45,521	49,092	50,390
Households	17,755	21,194	23,067	24,085
Families	10,775	12,684	13,546	14,087
Average Household Size	2.14	2.09	2.07	2.04
Owner Occupied Housing Units	13,386	16,253	17,982	19,378
Renter Occupied Housing Units	4,369	4,941	5,085	4,706
Median Age	51.0	55.6	55.8	56.4

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.52%	0.93%	0.38%
Households	0.87%	1.15%	0.64%
Families	0.79%	1.12%	0.56%
Owner HHs	1.51%	1.66%	0.97%
Median Household Income	4.59%	3.25%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,586	6.9%	1,330	5.5%
\$15,000 - \$24,999	1,404	6.1%	1,005	4.2%
\$25,000 - \$34,999	2,457	10.7%	2,072	8.6%
\$35,000 - \$49,999	2,836	12.3%	2,369	9.8%
\$50,000 - \$74,999	3,102	13.4%	2,921	12.1%
\$75,000 - \$99,999	2,704	11.7%	2,781	11.5%
\$100,000 - \$149,999	4,740	20.5%	5,796	24.1%
\$150,000 - \$199,999	2,198	9.5%	3,207	13.3%
\$200,000+	2,040	8.8%	2,604	10.8%

Median Household Income	US\$76,056	US\$95,186
Average Household Income	US\$104,511	US\$124,051
Per Capita Income	US\$49,025	US\$59,180

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,541	4.0%	1,448	3.2%	1,590	3.2%	1,622	3.2%
5 - 9	1,590	4.2%	1,660	3.6%	1,740	3.5%	1,672	3.3%
10 - 14	1,767	4.6%	1,942	4.3%	1,954	4.0%	1,951	3.9%
15 - 19	1,924	5.0%	1,834	4.0%	2,008	4.1%	1,909	3.8%
20 - 24	1,550	4.1%	1,738	3.8%	1,917	3.9%	1,899	3.8%
25 - 34	3,328	8.7%	3,960	8.7%	4,335	8.8%	4,398	8.7%
35 - 44	3,931	10.3%	4,250	9.3%	4,882	9.9%	5,191	10.3%
45 - 54	5,863	15.4%	5,433	11.9%	5,559	11.3%	5,566	11.0%
55 - 64	6,524	17.1%	8,527	18.7%	8,255	16.8%	7,532	14.9%
65 - 74	5,227	13.7%	8,614	18.9%	9,308	19.0%	9,598	19.0%
75 - 84	3,567	9.4%	4,457	9.8%	5,663	11.5%	6,725	13.3%
85+	1,328	3.5%	1,659	3.6%	1,878	3.8%	2,326	4.6%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	34,954	91.6%	39,850	87.5%	42,424	86.4%	42,901	85.1%
Black Alone	1,881	4.9%	1,787	3.9%	1,934	3.9%	2,065	4.1%
American Indian Alone	118	0.3%	155	0.3%	174	0.4%	180	0.4%
Asian Alone	399	1.0%	532	1.2%	636	1.3%	723	1.4%
Pacific Islander Alone	2	0.0%	17	0.0%	20	0.0%	21	0.0%
Some Other Race Alone	213	0.6%	532	1.2%	662	1.3%	760	1.5%
Two or More Races	572	1.5%	2,648	5.8%	3,242	6.6%	3,740	7.4%
Hispanic Origin (Any Race)	1,109	2.9%	2,189	4.8%	2,819	5.7%	3,341	6.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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Demographic and Income Profile

2373 State Road 44, New Smyrna Beach, Florida, 32168
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 29.01366
 Longitude: -80.96588

Summary	Census 2010	Census 2020	2024	2029
Population	15,996	19,009	21,056	22,076
Households	7,475	8,790	9,819	10,470
Families	4,357	5,012	5,467	5,804
Average Household Size	2.13	2.11	2.10	2.06
Owner Occupied Housing Units	5,450	6,464	7,393	8,196
Renter Occupied Housing Units	2,025	2,326	2,426	2,274
Median Age	50.8	54.0	54.0	54.7

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.95%	0.93%	0.38%
Households	1.29%	1.15%	0.64%
Families	1.20%	1.12%	0.56%
Owner HHs	2.08%	1.66%	0.97%
Median Household Income	4.39%	3.25%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	664	6.8%	548	5.2%
\$15,000 - \$24,999	552	5.6%	397	3.8%
\$25,000 - \$34,999	967	9.8%	757	7.2%
\$35,000 - \$49,999	1,397	14.2%	1,124	10.7%
\$50,000 - \$74,999	1,516	15.4%	1,581	15.1%
\$75,000 - \$99,999	1,293	13.2%	1,417	13.5%
\$100,000 - \$149,999	1,812	18.5%	2,298	21.9%
\$150,000 - \$199,999	1,069	10.9%	1,629	15.6%
\$200,000+	548	5.6%	717	6.8%

Median Household Income	US\$70,876	US\$87,880
Average Household Income	US\$94,291	US\$112,670
Per Capita Income	US\$44,056	US\$53,475

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	648	4.1%	670	3.5%	762	3.6%	791	3.6%
5 - 9	668	4.2%	758	4.0%	772	3.7%	760	3.4%
10 - 14	749	4.7%	903	4.8%	911	4.3%	886	4.0%
15 - 19	882	5.5%	819	4.3%	938	4.5%	901	4.1%
20 - 24	697	4.4%	779	4.1%	905	4.3%	949	4.3%
25 - 34	1,406	8.8%	1,816	9.6%	2,047	9.7%	2,135	9.7%
35 - 44	1,546	9.7%	1,807	9.5%	2,150	10.2%	2,272	10.3%
45 - 54	2,447	15.3%	2,181	11.5%	2,308	11.0%	2,417	10.9%
55 - 64	2,577	16.1%	3,339	17.6%	3,440	16.3%	3,217	14.6%
65 - 74	2,085	13.0%	3,277	17.2%	3,645	17.3%	3,966	18.0%
75 - 84	1,644	10.3%	1,850	9.7%	2,291	10.9%	2,713	12.3%
85+	646	4.0%	809	4.3%	886	4.2%	1,068	4.8%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	13,937	87.1%	16,021	84.3%	17,577	83.5%	18,170	82.3%
Black Alone	1,513	9.5%	1,285	6.8%	1,371	6.5%	1,455	6.6%
American Indian Alone	50	0.3%	78	0.4%	86	0.4%	87	0.4%
Asian Alone	122	0.8%	181	1.0%	219	1.0%	257	1.2%
Pacific Islander Alone	1	0.0%	8	0.0%	9	0.0%	9	0.0%
Some Other Race Alone	93	0.6%	242	1.3%	306	1.5%	359	1.6%
Two or More Races	280	1.8%	1,193	6.3%	1,488	7.1%	1,740	7.9%
Hispanic Origin (Any Race)	430	2.7%	969	5.1%	1,285	6.1%	1,554	7.0%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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Demographic and Income Profile

2373 State Road 44, New Smyrna Beach, Florida, 32168
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 29.01366
 Longitude: -80.96588

Summary	Census 2010	Census 2020	2024	2029
Population	2,154	2,910	3,388	3,728
Households	960	1,255	1,565	1,752
Families	597	770	930	1,032
Average Household Size	2.24	2.32	2.16	2.13
Owner Occupied Housing Units	656	909	1,112	1,305
Renter Occupied Housing Units	304	346	453	447
Median Age	46.6	47.3	48.8	49.7

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.93%	0.93%	0.38%
Households	2.28%	1.15%	0.64%
Families	2.10%	1.12%	0.56%
Owner HHs	3.25%	1.66%	0.97%
Median Household Income	3.55%	3.25%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	48	3.1%	40	2.3%
\$15,000 - \$24,999	39	2.5%	27	1.5%
\$25,000 - \$34,999	99	6.3%	74	4.2%
\$35,000 - \$49,999	235	15.0%	156	8.9%
\$50,000 - \$74,999	222	14.2%	212	12.1%
\$75,000 - \$99,999	267	17.1%	308	17.6%
\$100,000 - \$149,999	440	28.1%	604	34.5%
\$150,000 - \$199,999	143	9.1%	228	13.0%
\$200,000+	73	4.7%	103	5.9%

Median Household Income	US\$86,149	US\$102,578
Average Household Income	US\$99,179	US\$117,633
Per Capita Income	US\$44,865	US\$54,094

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	115	5.3%	132	4.5%	147	4.3%	159	4.3%
5 - 9	78	3.6%	134	4.6%	147	4.3%	151	4.0%
10 - 14	104	4.8%	163	5.6%	171	5.0%	180	4.8%
15 - 19	122	5.7%	144	4.9%	158	4.7%	161	4.3%
20 - 24	139	6.5%	164	5.6%	188	5.5%	192	5.1%
25 - 34	242	11.2%	341	11.7%	391	11.5%	426	11.4%
35 - 44	219	10.2%	307	10.5%	365	10.8%	403	10.8%
45 - 54	354	16.4%	347	11.9%	389	11.5%	423	11.3%
55 - 64	331	15.4%	448	15.4%	487	14.4%	495	13.3%
65 - 74	239	11.1%	410	14.1%	501	14.8%	580	15.6%
75 - 84	159	7.4%	237	8.1%	338	10.0%	419	11.2%
85+	49	2.3%	83	2.9%	107	3.2%	140	3.8%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,008	93.2%	2,576	88.5%	2,971	87.7%	3,220	86.4%
Black Alone	48	2.2%	55	1.9%	66	1.9%	79	2.1%
American Indian Alone	6	0.3%	10	0.3%	11	0.3%	11	0.3%
Asian Alone	24	1.1%	35	1.2%	42	1.2%	51	1.4%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	25	1.2%	38	1.3%	48	1.4%	60	1.6%
Two or More Races	43	2.0%	197	6.8%	250	7.4%	308	8.3%
Hispanic Origin (Any Race)	73	3.4%	161	5.5%	212	6.3%	271	7.3%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

November 01, 2024

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Richard Kurban works as a licensed real estate broker and principal of R Kommercial Group. He deals with all facets of site selection/real estate as well as establishing new business relationships for the company.

Richard has over 10 years of international commercial real estate experience as an investor/manager. He has transacted in over \$50 million worth of commercial properties in the last 5 years, through landlord, tenant, seller and buyer representation as well as personal investments.

Prior to moving to the United States, in addition to his knowledge in real estate investment, Richard has 10 years of digital marketing experience, specifically in email marketing. Richard was the founder of an email service provider and previously worked as CRM and Email Marketing manager for a high-volume online company. Richard earned the prestigious CCIM designation in 2020 and is a member of the International Council of Shopping Centers (ICSC), Realtor Association, and Marketing Experiments (Marketing Sherpa). Richard sits on the board of the Central Florida CCIM district and continues to help the Central CCIM district get more recognition. Richard is also involved in commercial real estate development, actively invests, builds retail, and mixed use projects. He's always looking for new opportunities and potential JV partnerships to expand on his portfolio.

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PRESENTED BY:

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