



Investment Opportunity | Offering Memorandum | New Smyrna Beach, FL

**RESTAURANT OPPORTUNITY \ \$949,000.00**





# Investment Summary

Offering Memorandum  
Restaurant Opportunity



# Investment Summary

Rare opportunity to acquire a unique restaurant on highly sought-after Canal Street in New Smyrna Beach, Florida. This charming establishment seamlessly combines modern amenities with timeless appeal, featuring cozy indoor dining and a spacious outdoor patio equipped with abundant seating, shade sails, and ceiling fans to ensure a comfortable atmosphere for guests. Patrons will appreciate two generously sized restrooms designed for convenience. The fully equipped kitchen boasts new, high-quality equipment, including a large hood, ovens, cooktops, prep stations, and all essential components to create exceptional meals efficiently. A detached building provides extra storage space, ideal for additional supplies or equipment. Situated on a large corner lot, the property offers excellent visibility, easy customer access, ample parking, and a fenced yard that enhances privacy and guest experience. Operating business. Do not approach staff or customers.

## Investment Highlights

- Recently Renovated Interior
- Fully Equipped Kitchen
- Large Corner Lot
- High Visibility Signage
- Large Outdoor Dining Space
- Ample Parking
- Additional Storage

## Location Highlights

- New Smyrna Beach, FL
- 2.5 Miles to the Atlantic Ocean
- 55 Miles to Orlando
- 105 Miles to Jacksonville
- Close Proximity to Downtown New Smyrna Beach, Shopping, Freeways, Beaches & River
- Good Traffic w/11,500 AADT

## Sale Includes

- Real Estate
- Kitchen Equipment
- Tables, Chairs & Flatware



# Property 1 Information

## Construction:

Foundation: Post and Beach  
Framing: Wood  
Exterior: Lap Siding  
Roof: Metal  
Parking Lot: Gravel

## Property:

Street: 1001 Canal St  
City State Zip: NSB, FL  
Parcel ID: 7418-08-30-0090  
Units: 1  
Buildings: 2  
Year Built: 1925  
Lot Size: .61 Acres  
Lot SF: 27,007 SF  
Building Size: 2,571 SF  
Landscaping: Mature  
Topography: Flat



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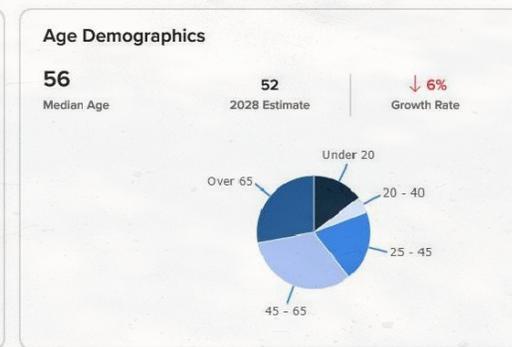
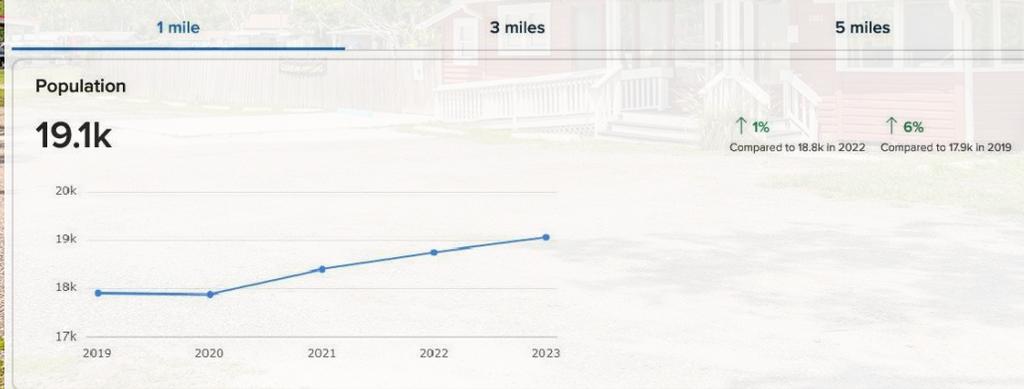
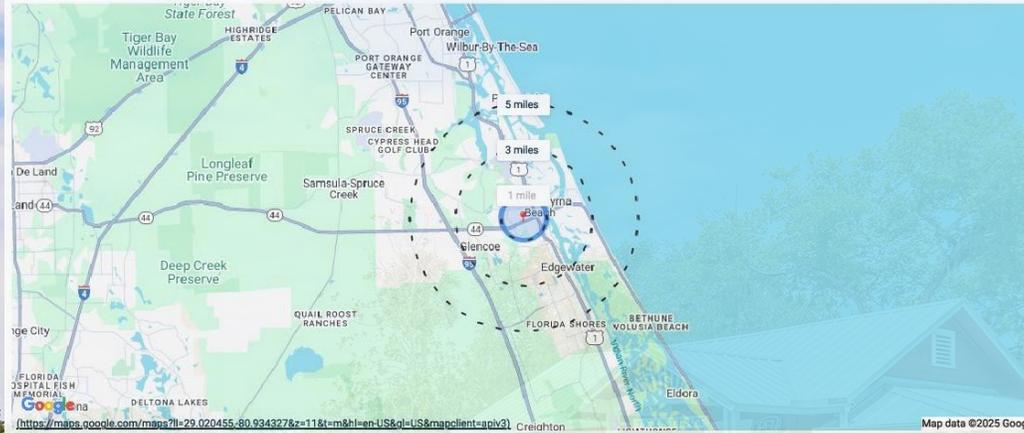
## New Smyrna Beach Market Overview



New Smyrna Beach, nestled on Florida's Atlantic coast, offers a laid-back yet vibrant lifestyle. With 17 miles of white-sand beaches and top-notch surf, it's a paradise for swimmers and boarders alike. Flagler Avenue and Canal Street buzz with boutique shops, art galleries, craft breweries, and beachfront dining. Outdoor lovers enjoy kayaking through the Indian River Lagoon, spotting dolphins and manatees, plus fishing, scuba diving, golf, and nature trails. The artistic soul shines at the Atlantic Center for the Arts and the New Smyrna Museum of History. This small-town gem blends coastal charm, creativity, and community with ease.

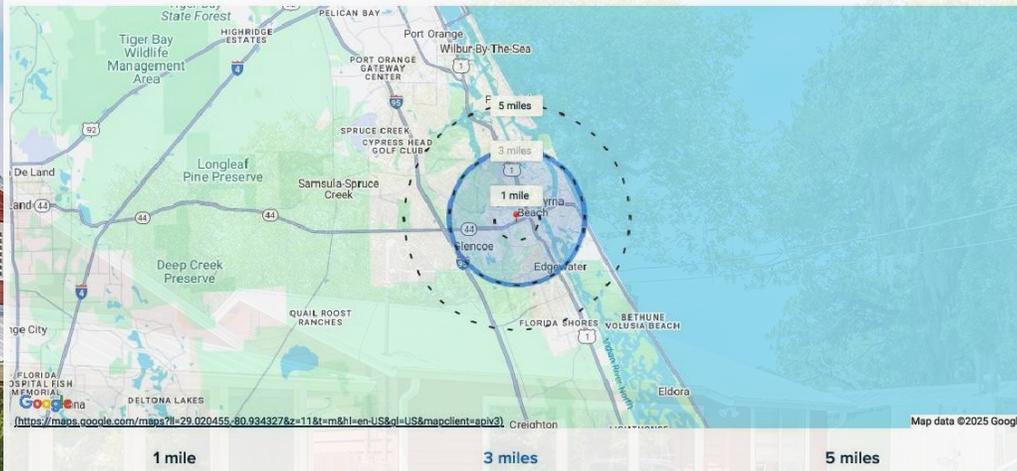
# Demographics | 1 Mile

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# Demographics | 3 Mile

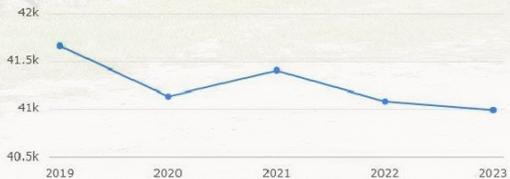
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## Population

41k

0% Compared to 41k in 2022  
↓ 1% Compared to 41.7k in 2019



## Household Income

\$71.5k

Median Income

\$86k  
2028 Estimate  
↑ 20%  
Growth Rate

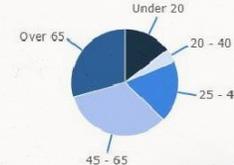


## Age Demographics

57

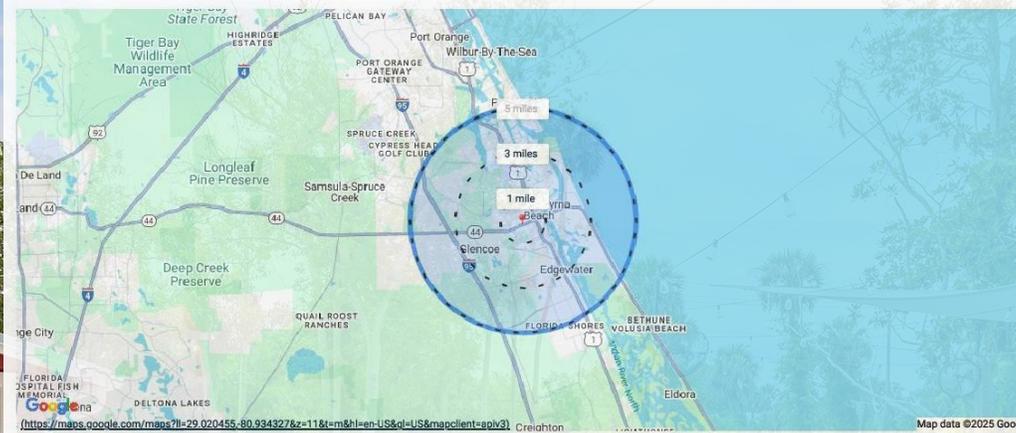
Median Age

57  
2028 Estimate  
↓ 1%  
Growth Rate



# Demographics | 5 Mile

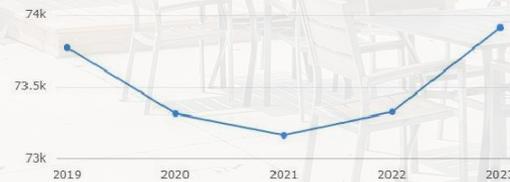
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## Population

**73.9k**

0% Compared to 73.3k in 2022  
0% Compared to 73.8k in 2019



## Household Income

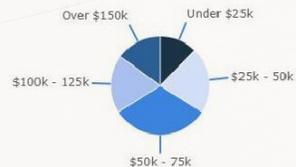
**\$73.1k**

Median Income

**\$90.5k**

2028 Estimate

**↑ 24%**  
Growth Rate



## Age Demographics

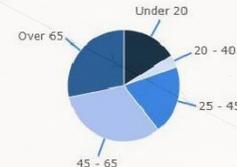
**56**

Median Age

**57**

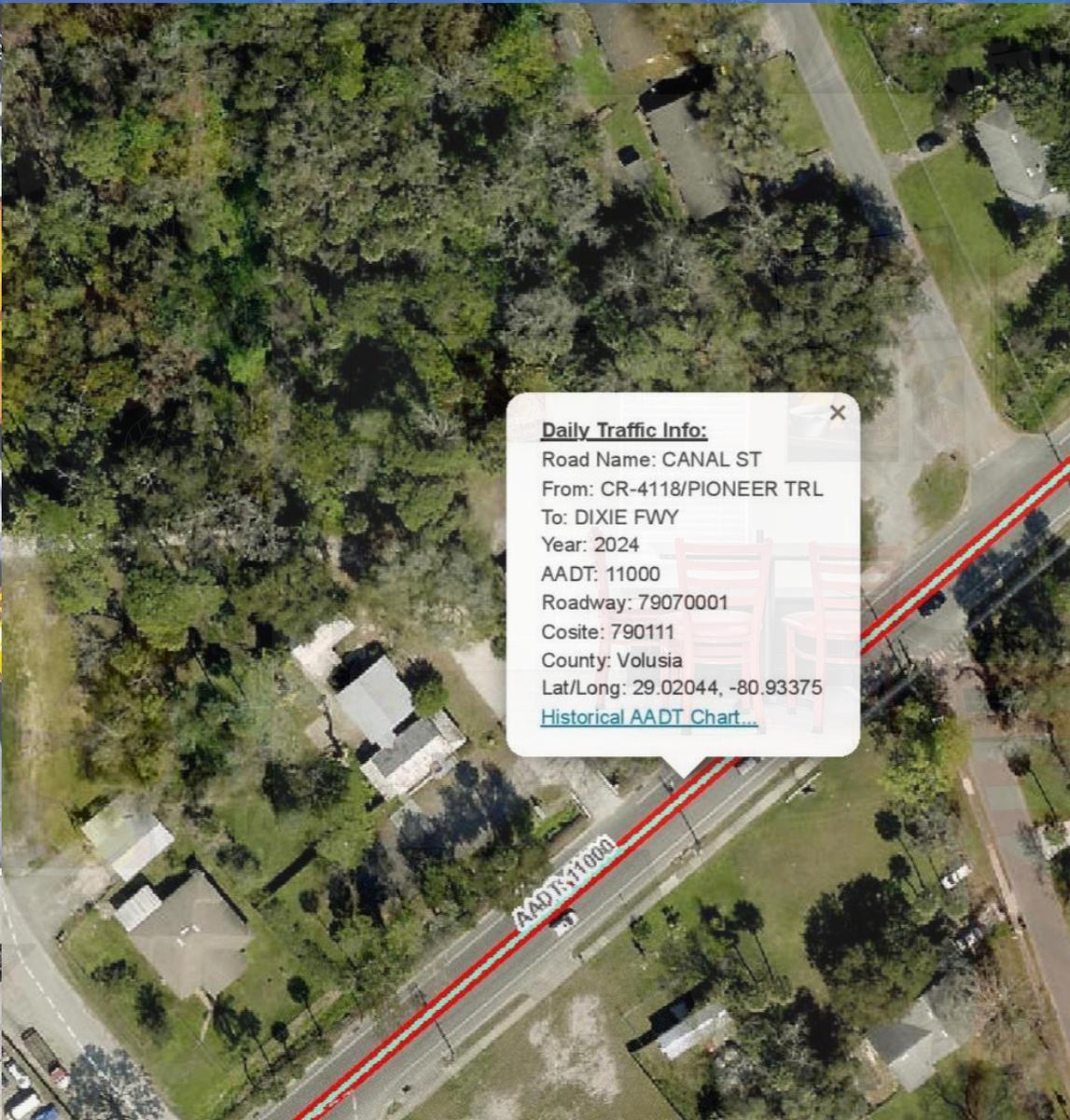
2028 Estimate

**↑ 2%**  
Growth Rate



# Traffic Count

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# Contact Information

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For more information, please  
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# Confidentiality Statement



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The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.