

New I-95 Exit at
Pioneer Trail
Starting 2024

SALE

QSR Retail Site

NWC PIONEER TR & SUGAR MILL DR

New Smyrna Beach, FL 32168

PRESENTED BY:

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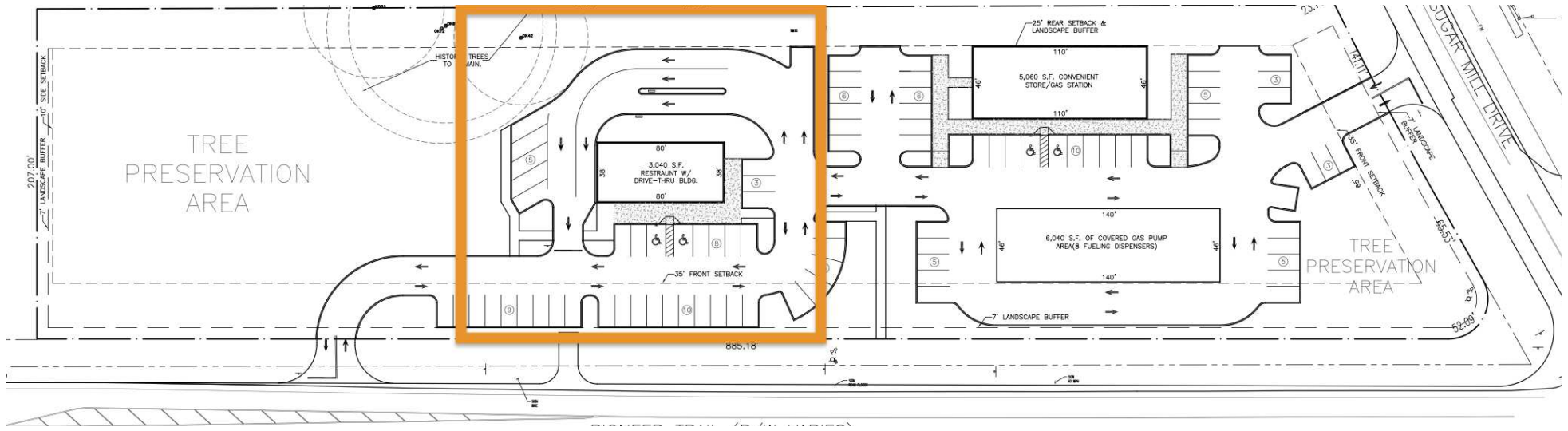


Pioneer Trail

Sugar Mill Dr

SITE

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,000,000
LOT SIZE:	1+/- Acre
ZONING:	B-2 Commercial (City of New Smyrna Beach)
ROAD FRONTAGE:	200'+/- Pioneer Trail
ACCESS:	Planned full access on Pioneer Trail RIRO on Sugar Mill Drive
PARCEL ID:	15-17-33-0300-00C2

PROPERTY DESCRIPTION

Offered for sale is a 1+/- acre site ideal for QSR/retail users in New Smyrna Beach, FL. This is the first commercial site east of the new I-95 interchange at Pioneer Trail. A gas/C-store user is under contract for the hard corner.

Located at the lighted NWC of Pioneer Trail & Sugar Mill Drive. Road and signal improvements at this intersection are ongoing in anticipation of the new interchange. This site is just north of Advent Health's planned 100 acre, \$1+ billion New Smyrna Beach campus and close to desirable residential neighborhoods - Sugar Mill Plantation, Coastal Woods, Venetian Bay, Woodhaven.

PROPERTY HIGHLIGHTS

- Lighted hard corner QSR/retail site with full access
- NWC of Pioneer Tr & Sugar Mill Dr
- First signalized intersection east of new I-95 Interchange
- Already zoned for QSR, restaurant, retail use

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