

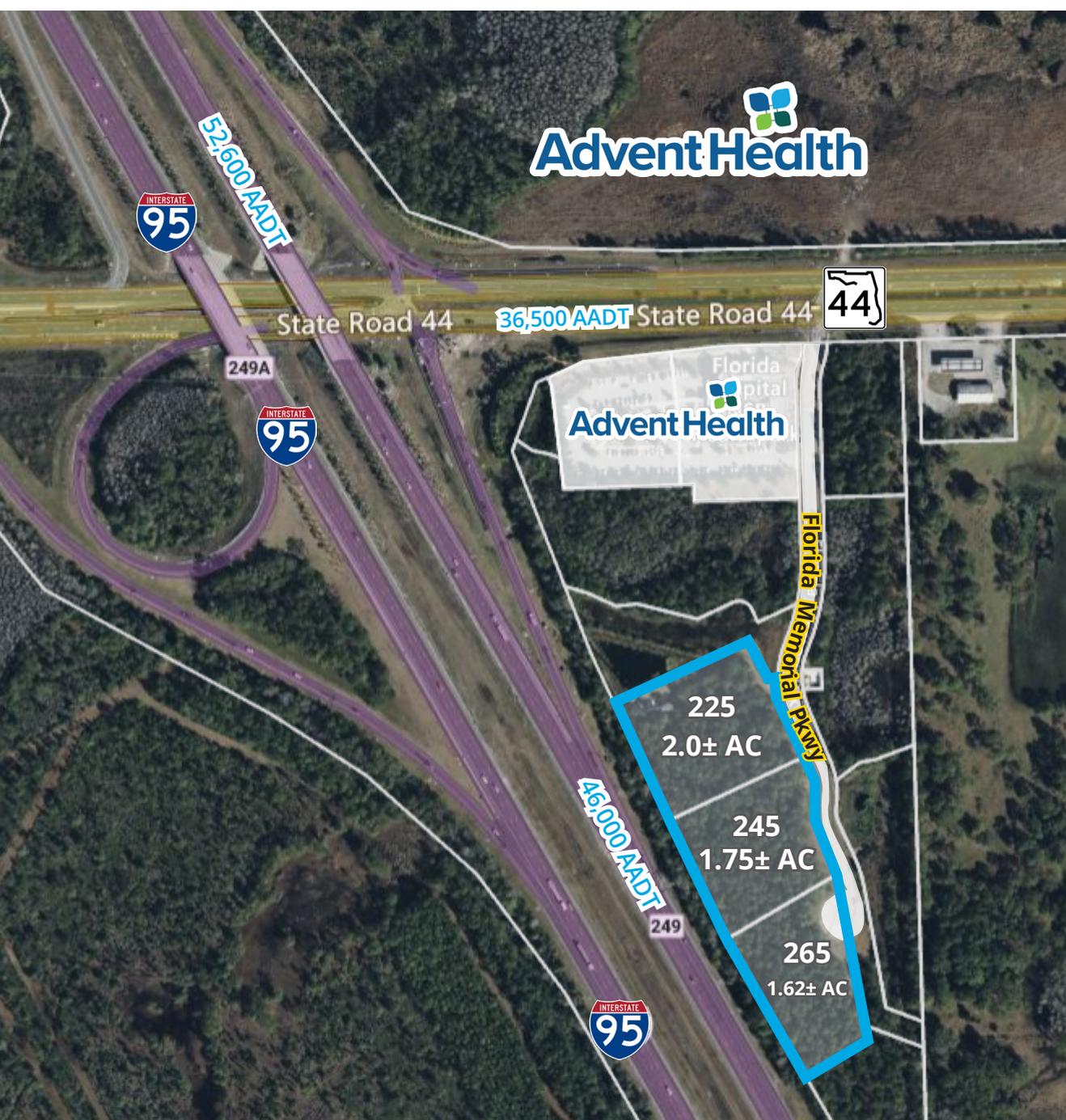


# For Sale

## Florida Memorial Parkway New Smyrna Beach

### Southeast interchange of SR 44 & I-95

- Three parcels available for sale:
  - › 225: 2-Acres
  - › 245: 1.75-Acres
  - › 265: 1.62-Acres
- Adjacent to 30,000 SF AdventHealth Medical Plaza, New Smyrna Beach
- I-95 frontage at major thoroughfare to beaches from Central Florida
- High-growth area



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## Opportunity

Up to 5.37 Acres on three parcels that can be sold together or separate in high-growth area. Adjacent to the 30,000± SF AdventHealth Medical Plaza on the southeast interchange of Interstate 95 and State Road 44 in New Smyrna Beach and across the street from an Advent planned 103-acre healthcare complex.

## Location

Situated at the gateway interchange to New Smyrna Beach, this location presents an ideal opportunity to capitalize on the adjacent AdventHealth medical center currently on the south side of SR 44 and coming to the north side of SR 44. The City of New Smyrna Beach has approved a site plan for 140 room hotel with 20,000 SF medical offices.

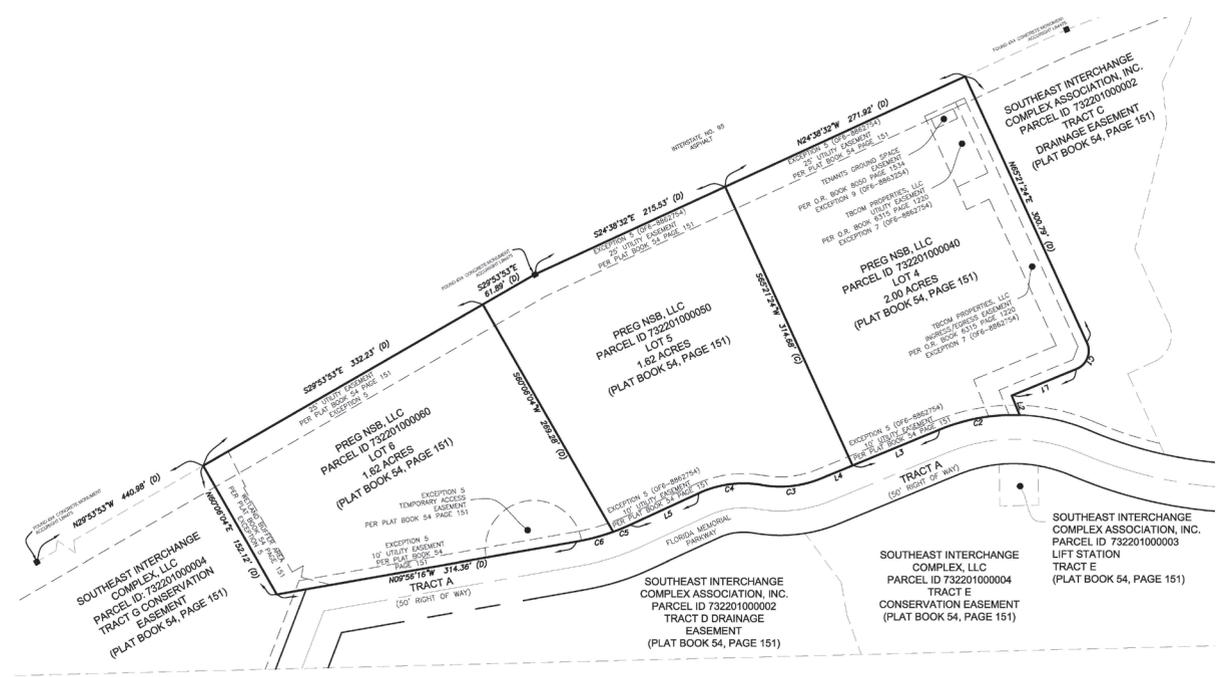
## Property Overview

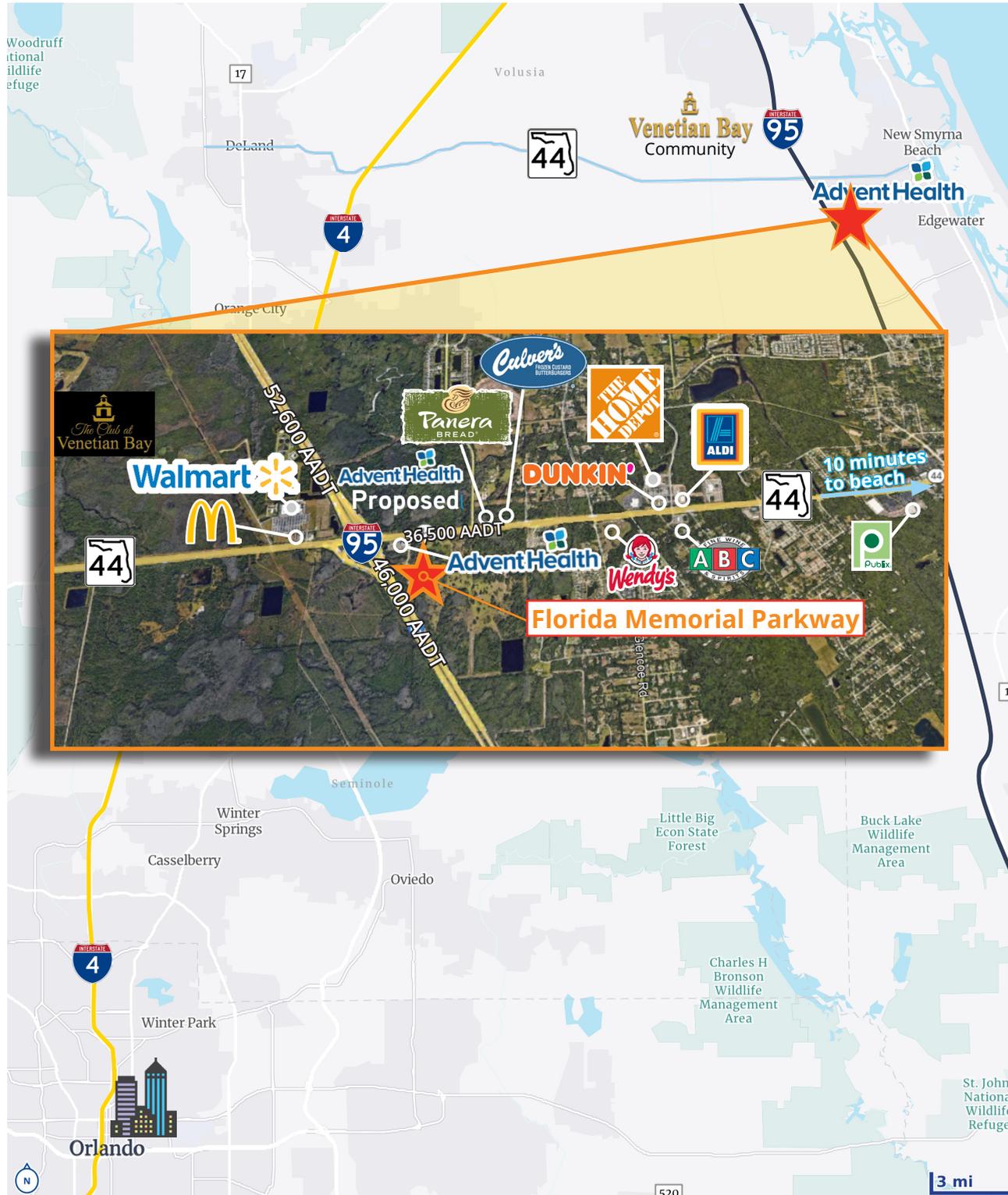
Address	225 Florida Memorial Pkwy 245 Florida Memorial Pkwy 265 Florida Memorial Pkwy New Smyrna Beach
Parcel Numbers	7322-01-00-0040, 7322-01-00-0050, 7322-01-00-0060
Area	Total area is approximately 5.37 acres
Zoning	Commercial PUD
Traffic Counts	I-95 - 46,000 AADT SR 44 - 36,500 AADT



# Survey

Mixed-use site plan approved with the City of New Smyrna Beach for 140-room hotel with 20,000 SF medical offices





Call for pricing

## Key Highlights

- Adjacent to Advent Health New Smyrna Beach campus and proposed complex
- I-95 exposure
- Mixed-use opportunity in high-traffic area
- Central Florida interchange to New Smyrna Beach

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