

NEW MEDICAL/RETAIL SUITES AVAILABLE

LEASE

Pioneer Sugar Exchange, a planned shopping center

NWC PIONEER TR & SUGAR MILL DR

New Smyrna Beach, FL 32168

PRESENTED BY:

PATRICK M. OPALEWSKI, CCIM

O: 386.295.9676

patrick.opalewski@svn.com

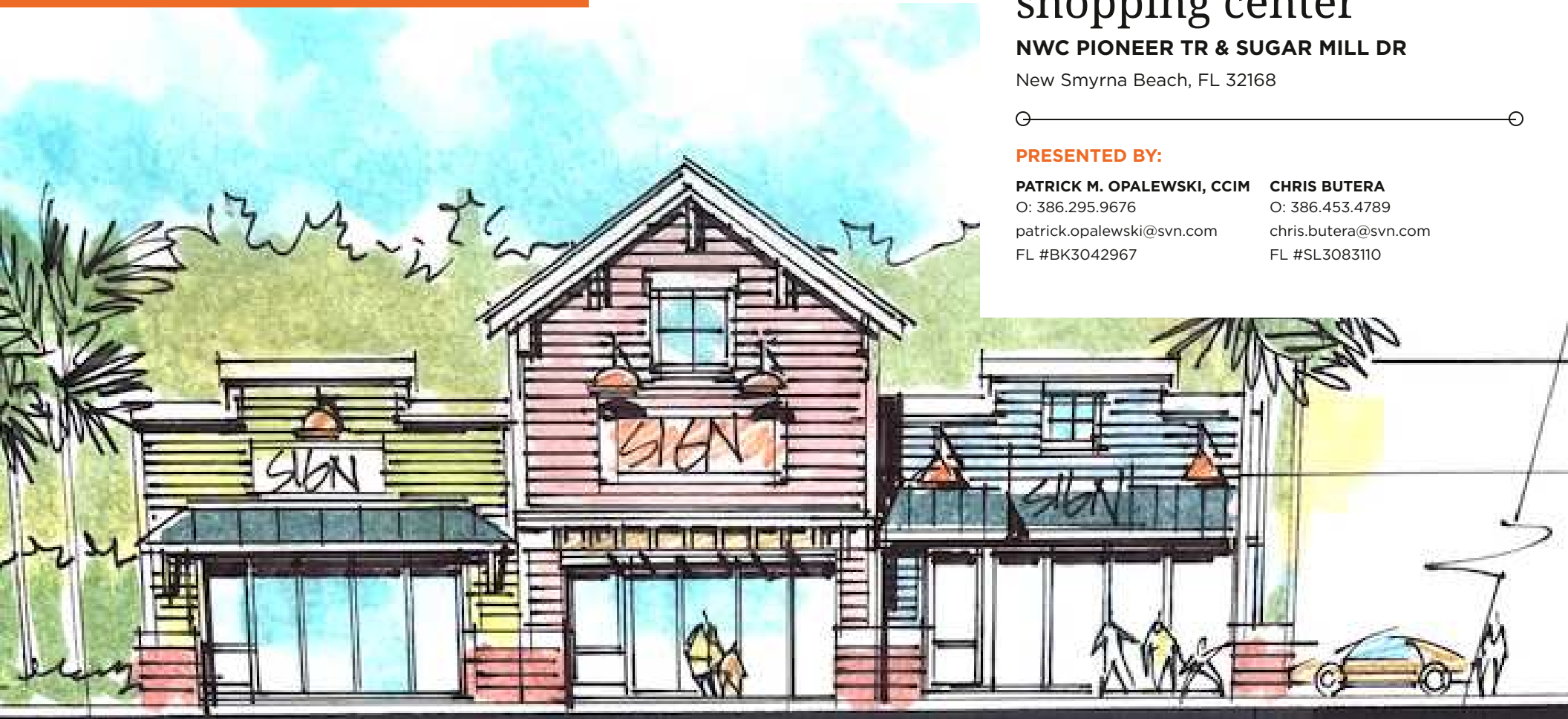
FL #BK3042967

CHRIS BUTERA

O: 386.453.4789

chris.butera@svn.com

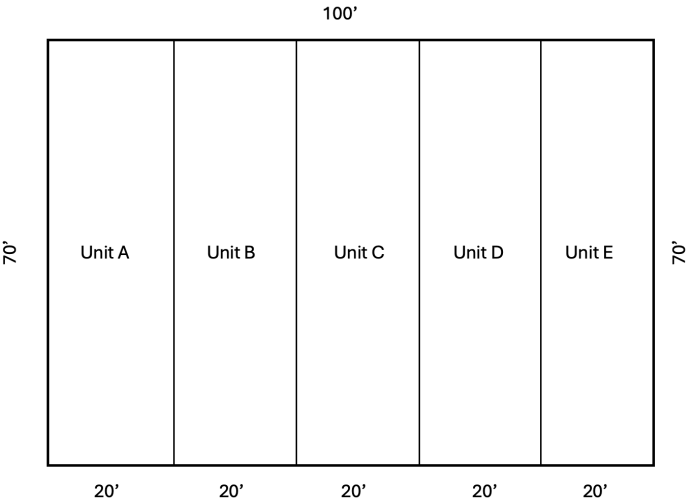
FL #SL3083110



RIVAL'S
DEVELOPMENT

SVN
ALLIANCE
COMMERCIAL REAL ESTATE ADVISORS

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Available
AVAILABLE SF:	1,400 - 7,000 SF
LOT SIZE:	2 Acres
PARKING RATIO:	6.3/1,000 SF
ZONING:	B-2 Commercial (City of New Smyrna Beach)
PARCEL ID:	7315-0300-00C1 & 00C2

PROPERTY DESCRIPTION

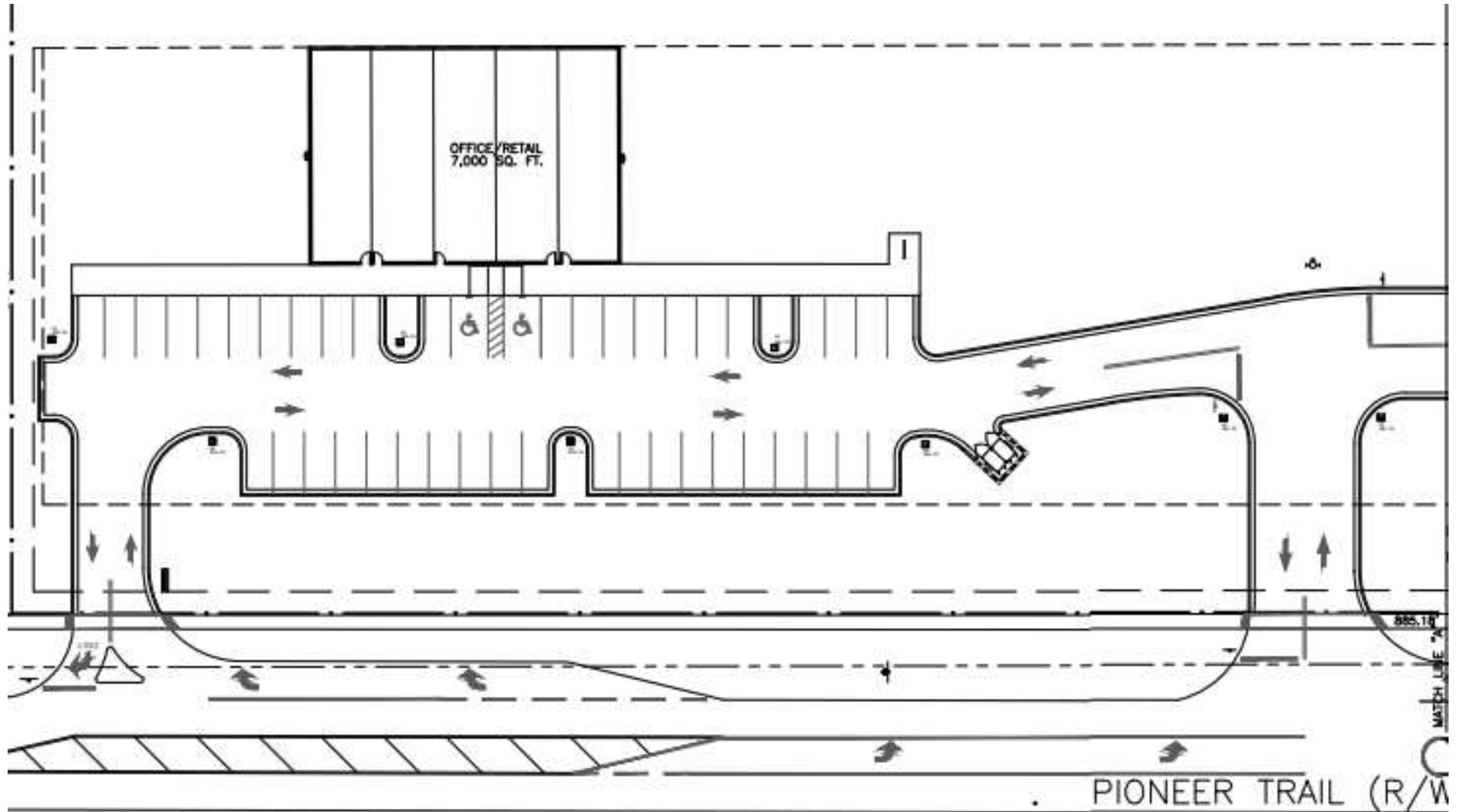
Introducing Pioneer Sugar Exchange, a new shopping center at the NWC of Pioneer Trail & Sugar Mill Drive in New Smyrna Beach, FL. This planned medical/retail strip center offers full access to this lighted intersection and is the first commercial property east of the new Pioneer Trail exit on I-95. Offered for lease are medical/retail units from 1,400 - 7,000 SF.

Incredible exposure at this intersection with a new I-95 exit to the west and Advent Health’s planned 100 acre NSB hospital to the south. A new gas/C-store is planned for the hard corner lot next door. Surrounded by residential subdivisions including Coastal Woods, Sugar Mill Country Club, Ardisia Park & Venetian Bay.

PATRICK M. OPALEWSKI, CCIM
O: 386.295.9676
patrick.opalewski@svn.com
FL #BK3042967

CHRIS BUTERA
O: 386.453.4789
chris.butera@svn.com
FL #SL3083110

CONCEPTUAL SITE PLAN



PATRICK M. OPALEWSKI, CCIM

O: 386.295.9676

patrick.opalewski@svn.com

FL #BK3042967

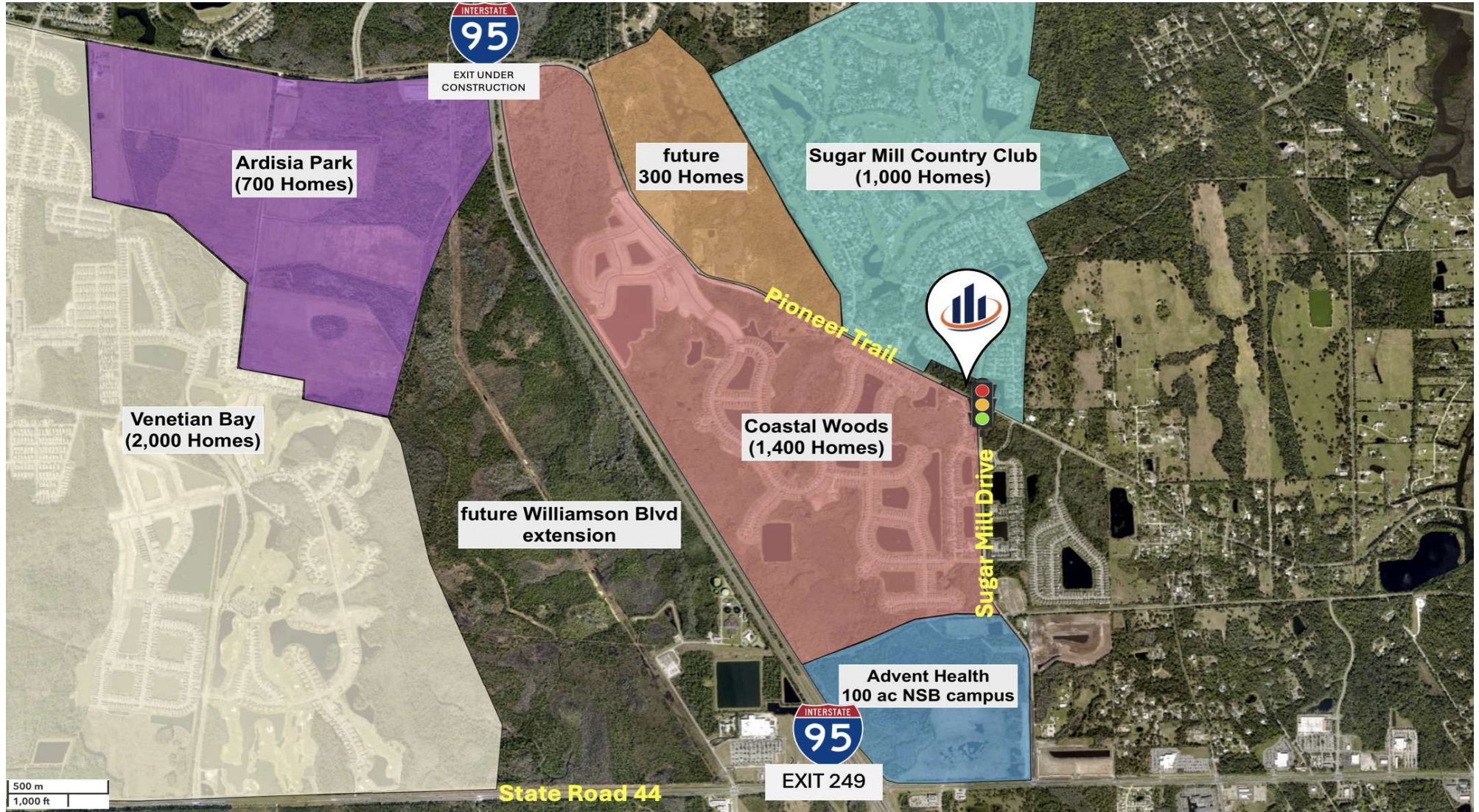
CHRIS BUTERA

O: 386.453.4789

chris.butera@svn.com

FL #SL3083110

FIRST COMMERCIAL PROPERTY EAST OF THE NEW I-95 INTERCHANGE AT PIONEER TRAIL



PATRICK M. OPALEWSKI, CCIM

O: 386.295.9676

patrick.opalewski@svn.com

FL #BK3042967

CHRIS BUTERA

O: 386.453.4789

chris.butera@svn.com

FL #SL3083110