



SALE

New Smyrna Beach- Lakefront Retail / Office / Mixed Use

1899 FLORIDA 44

New Smyrna Beach, FL 32168

PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

PROPERTY SUMMARY



VIDEO

LOCATION DESCRIPTION

In New Smyrna Beach, FL at the NE corner of Eddie Road and SR44. Directly Across SR44 from the Publix Shopping Center.

OFFERING SUMMARY

SALE PRICE:	\$4,999,000
LOT SIZE:	1.21 Acres
BUILDING SIZE:	16,228 SF

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PROPERTY DESCRIPTION

Former Harley Davidson Dealership in New Smyrna Beach

Lit Corner of Eddie Road and SR 44

1.21 Acres Lakefront - 16,228 SF Building

55 Parking Spaces - Paved Lot and Adjacent Land

Shared Parking Easement With East Neighbor

B-3 Zoning in New Smyrna Beach - Use Flexibility

Concrete Block Construction in 1997 - Expansion in 2008

Upstairs Office/Retail - Downstairs Retail/Office/Warehouse - 2 Elevators

High Traffic Corridor Directly Across SR 44 From Publix Anchored Center

Some Uses Include: ALF, Vet, Bank, Boat Sales/Service, Funeral Home,

Furniture Showroom, Grocery, Hospital, Office, Pawn, Retail

Deed Restricted for Food or Restaurant - Use Not Allowed

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AERIAL OUTLINE



CARL W. LENTZ IV, MBA, CCIM

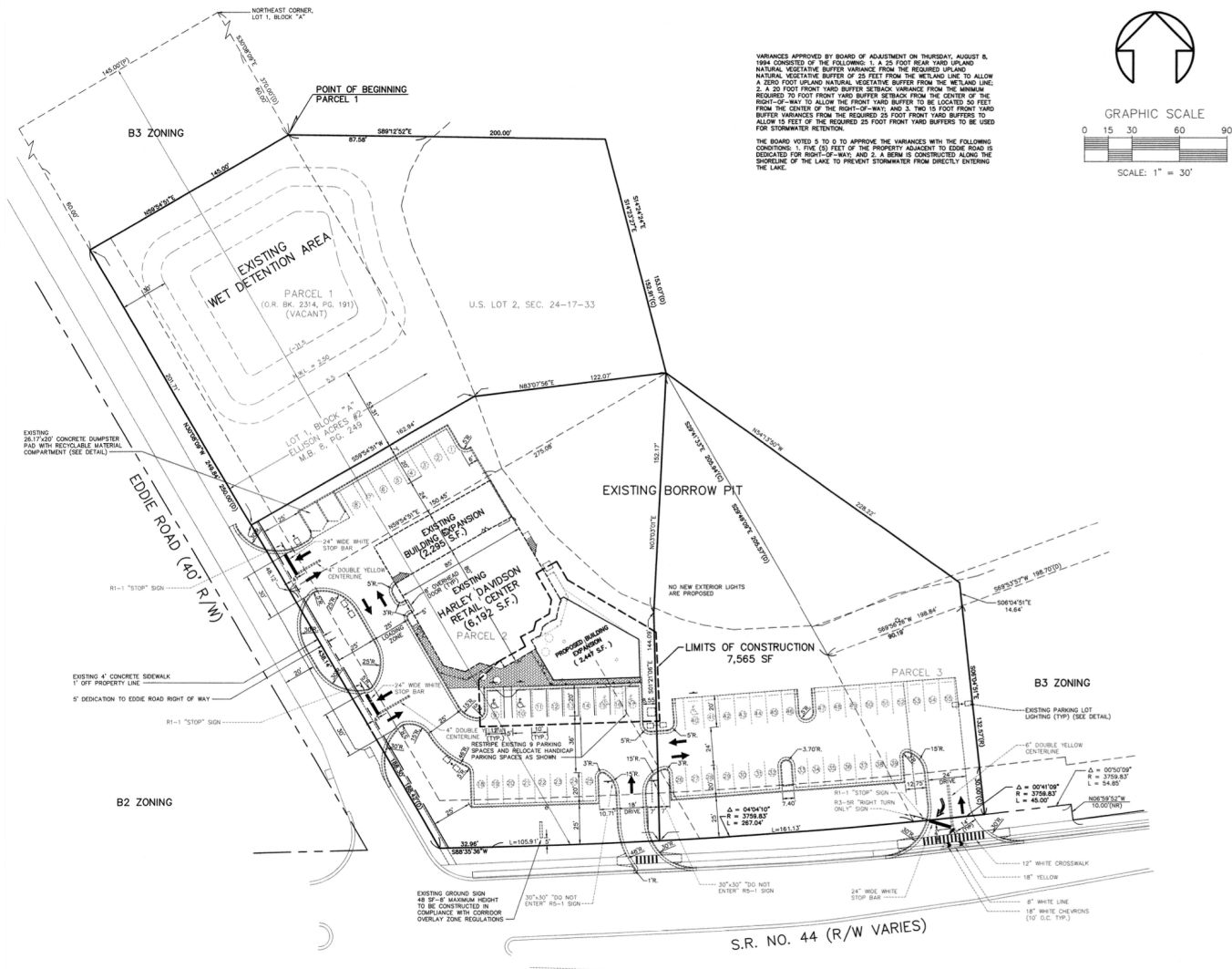
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SITE PLAN



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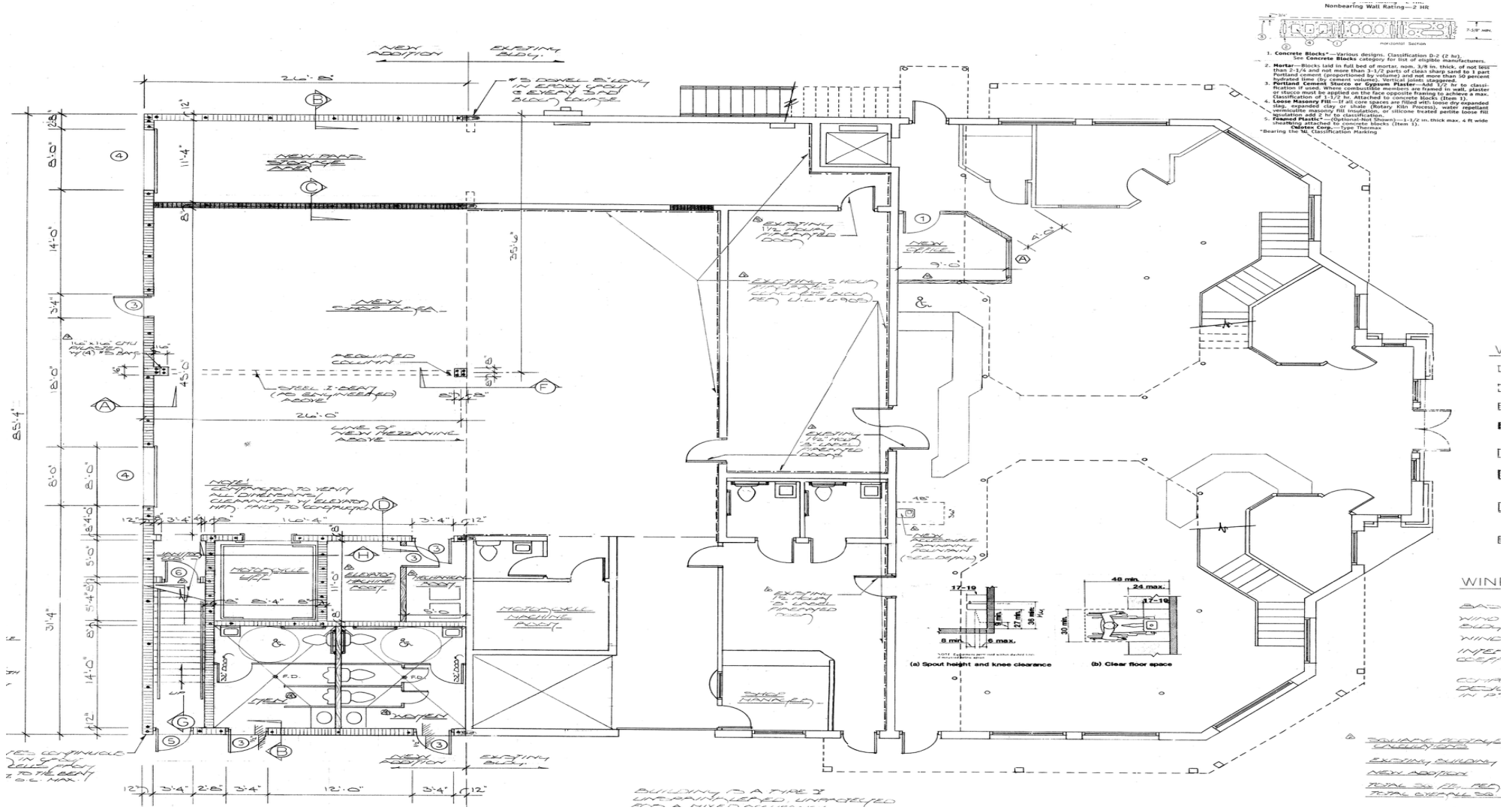
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1ST FLOOR PLAN W/OUT ADDITION



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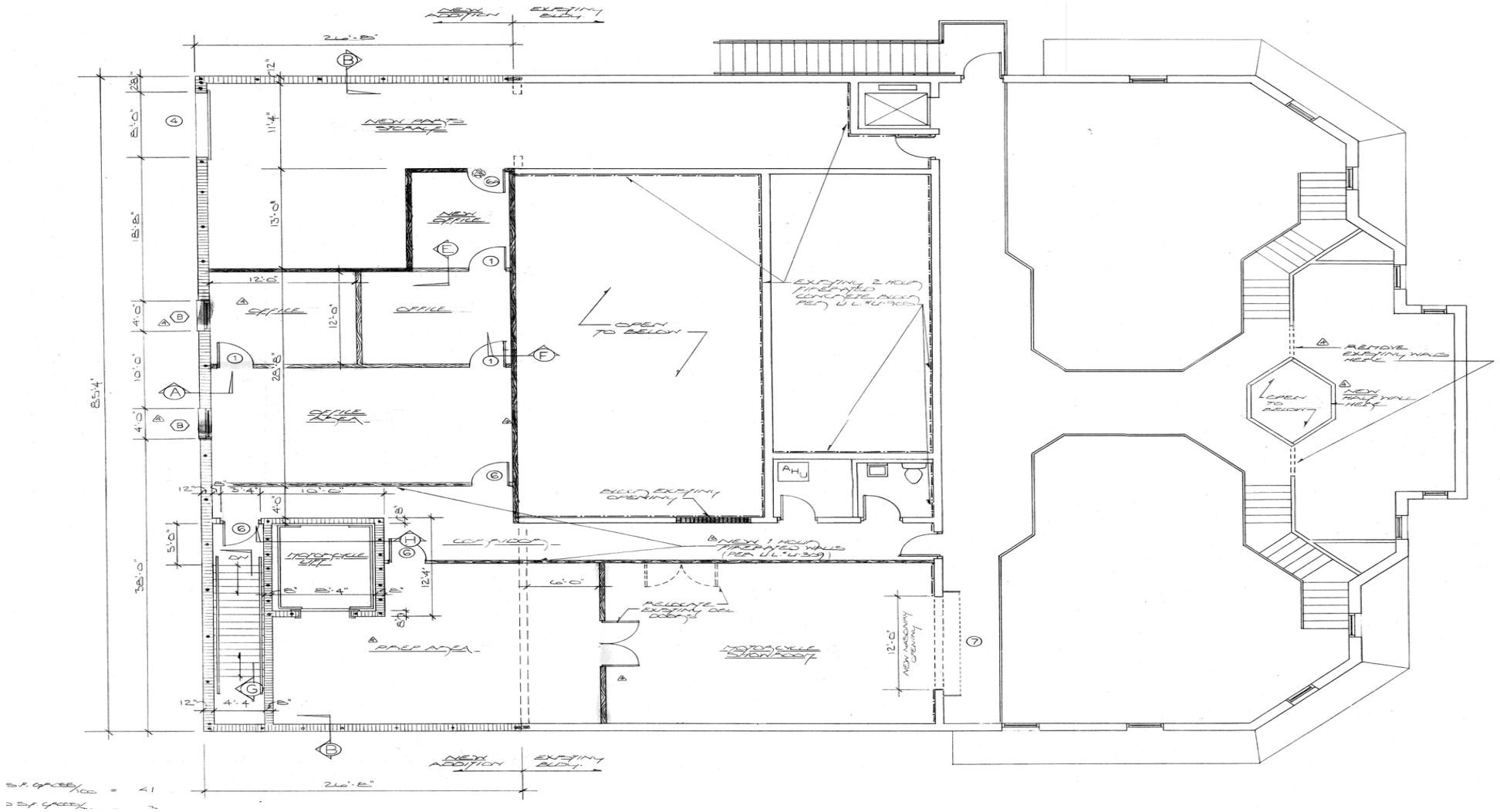
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2ND FLOOR PLAN



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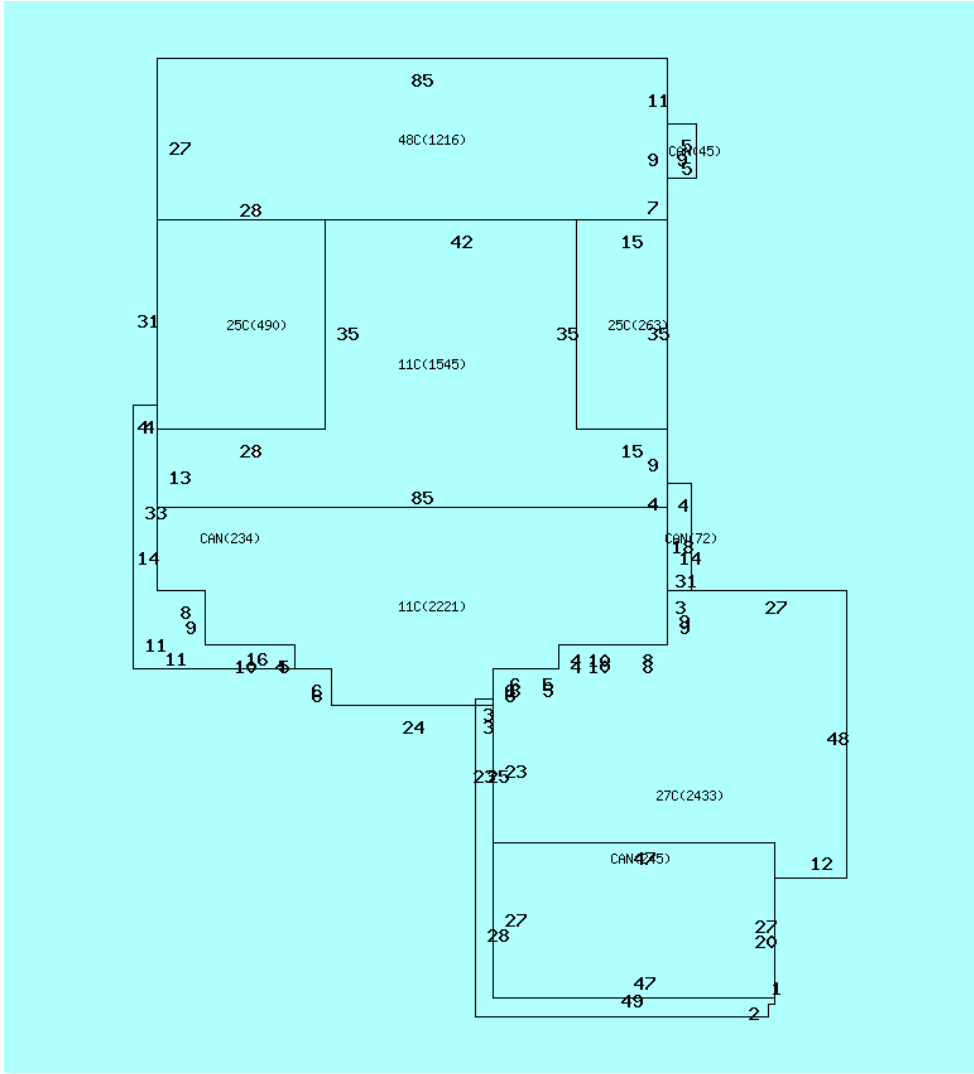
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ADDITIONAL PHOTOS



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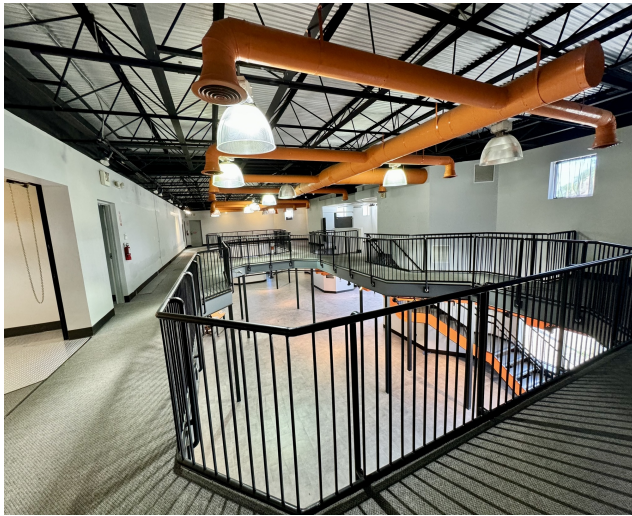
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INTERIOR IMAGES



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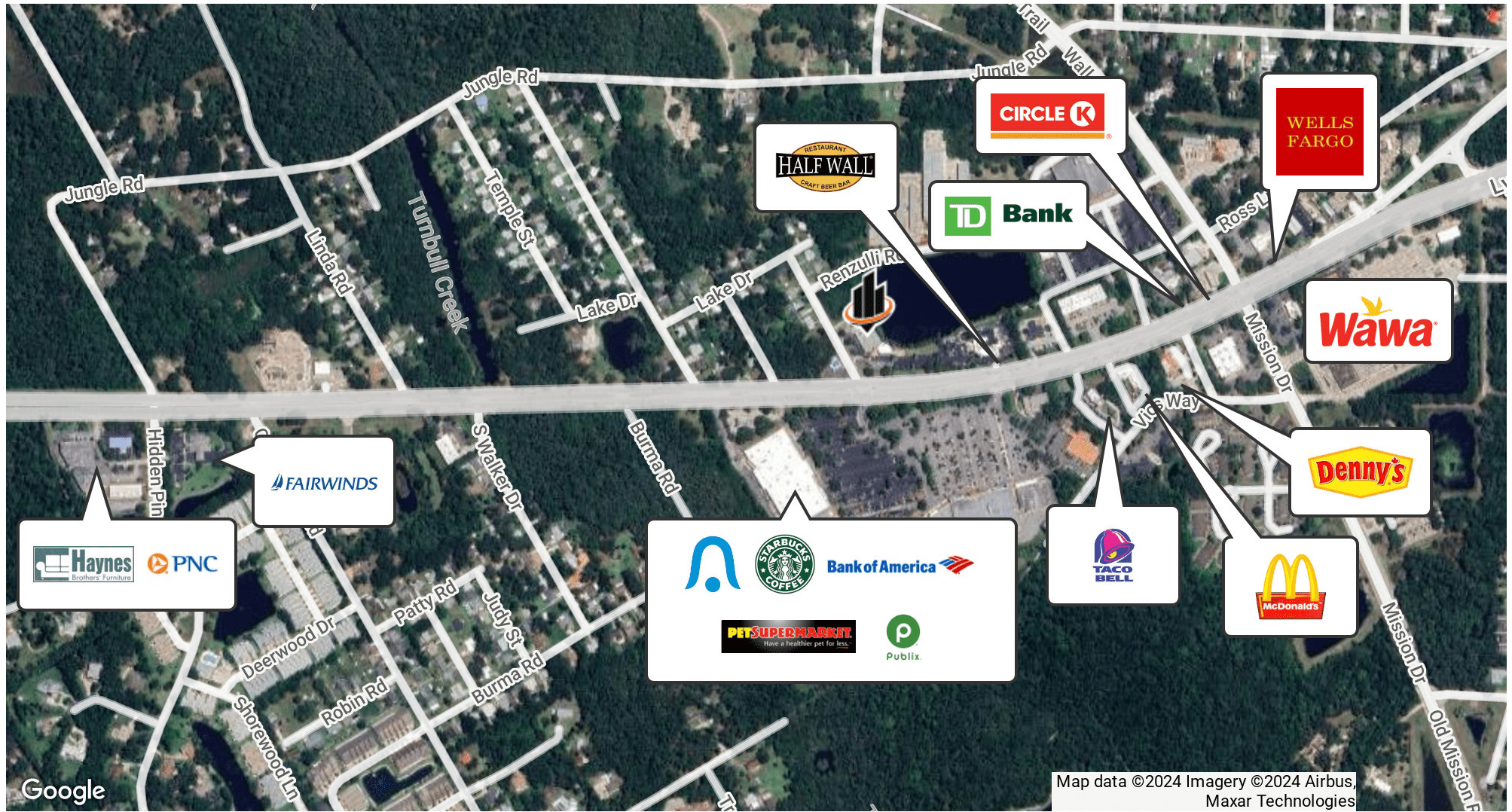
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RETAILER MAP



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