

New Smyrna Beach Redevelopment Opportunity

225 Sugar Mill Dr
New Smyrna Beach, FL 32168
www.cbre.com/sugarmill



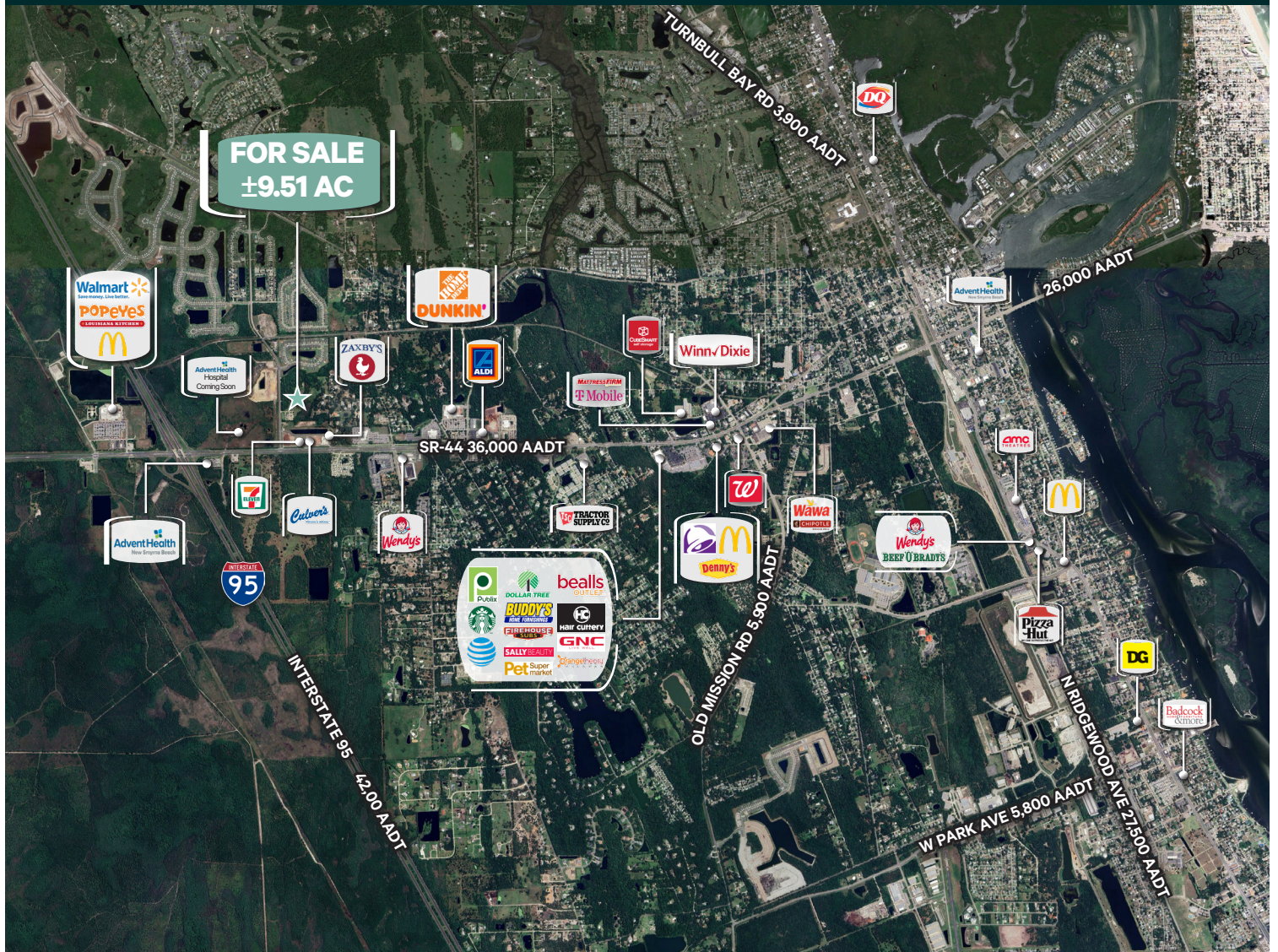
New Smyrna Beach Redevelopment Opportunity

225 Sugar Mill Dr | New Smyrna Beach, FL 32168

Property Details

- + Lot Size: ±9.51 Acres
- + Sale Price: \$1,300,000
- + Current Property Use: Agriculture
- + Site includes multiple existing structures with electricity and well water
- + County: Volusia County
- + Ideal development uses include general commercial such retail, office, industrial, storage facilities, recreational facilities, and/or multifamily, hotel or housing development use.
- + Conveniently located less than a 1/2 mile from the Interstate 95 and State Road 44 interchange
- + Traffic Count:
 - Sugar Mill Drive: 7,300 AADT
 - State Road-44: 36,000 AADT
 - Interstate 95: 52,000 AADT
- + Underground Utilities Installed

Retail Trade Aerial





4,000+

0.86%

0.65%

2023-2028 Population Growth Rate

SUBDIVISION STATUS

- Site
- Active
- Buildout
- Future

Subdivisions and Status:

- Turnbull Crossings: 25 Total Units (9 Occupied, 13 VDIInv, 3 U/C)
- Verano Villages: 25 Units Built
- Verano Estates: 64 Units Built
- Venetian Bay Isles (TH): 136 Total Units (35 Occupied, 81 VDIInv, 18 U/C)
- Portofino Estates: 76 Units Built
- Venetian Bay Palms: 932 Total Units (713 Occupied, 2 VDIInv, 8 U/C, 209 Future)
- Venetian Bay/Verano: 853 Future Units
- South Village: 1,999 Future Units
- Sugar Mill/Woodlands: 18 Units Built
- Sugar Mill/Gardens: 5 Total Units (3 Occupied, 2 VDIInv)
- Sugar Mill/Meadows: 72 Units Built
- Sugar Mill/Estates: 322 Total Units (321 Occupied, 1 VDIInv)
- Isles of Sugar Mill: 113 Units Built
- Coastal Woods: 755 Total Units (689 Occupied, 29 VDIInv, 35 U/C)
- Cove at New Smyrna: 188 Future Units
- Venetian Bay Portofino RSV: 124 Total Units (123 Occupied, 1 VDIInv)
- Lakewood Terrace: 74 Units Built
- Marbella Oaks (TH): 48 Future Units
- Lake Waterford Estates: 43 Units Built
- Liberty Village: 39 Total Units (19 Occupied, 18 VDIInv, 2 U/C)
- Old Mission Cove TH: 12 Total Units (6 VDIInv, 6 U/C)
- Mission Lakes (TH): 85 Future Units
- Turnbull Trace: 314 Future Units
- Turnbull Plantation: 45 Units Built
- Tymbre Trace: 205 Units Built
- Fairgreen: 46 Units Built
- Hidden Lakes Village/Villas: 76 Future Units
- Hidden Lakes Village/Duplex: 56 Future Units
- Turnbull Bay/Golf Villas: 36 Units Built
- Turnbull Bay/Estates: 106 Units Built
- Rolling Hills: 196 Future Units
- Copper Creek: 73 Total Units (58 VDIInv, 14 U/C)
- Trails East-Verandahs: 39 Units Built
- Sugar Mill/Landings (TH): 170 Units Built
- Sabal Lakes: 195 Units Built
- Sarinna Lakes: 91 Units Built
- Kenwood Place PUD: 72 Future Units
- St James Estates: 31 Future Units
- Hawks Cove (TH): 69 Units Built
- Reserve at Lake Waterford: 45 Future Units
- Oakwood Cove: 110 Future Units
- Smyrna Creek Preserve (TH): 78 Future Units

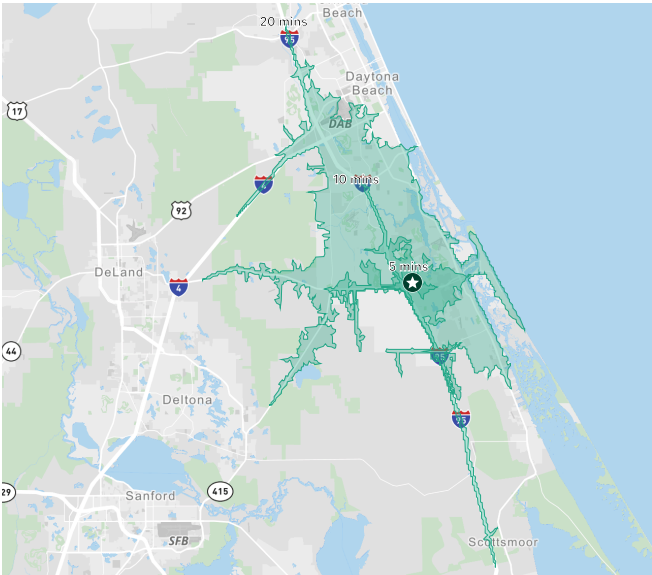
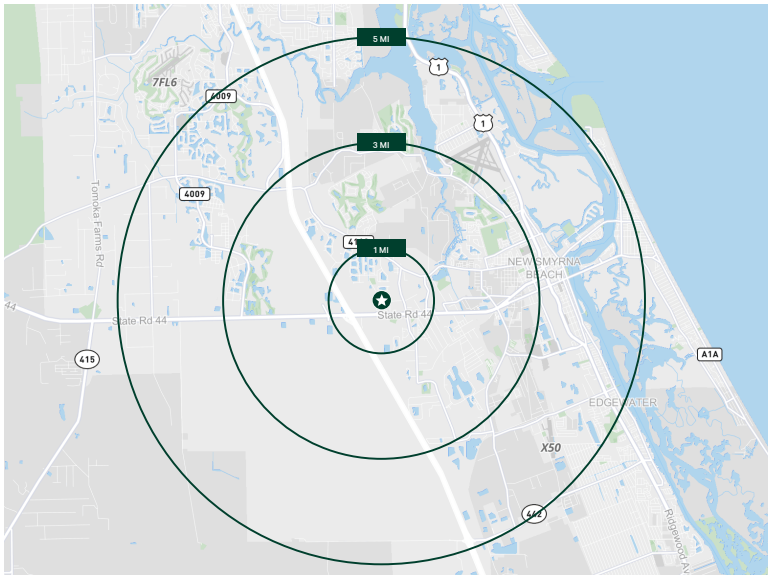
New Smyrna Beach Redevelopment Opportunity

225 Sugar Mill Dr | New Smyrna Beach, FL 32168

Micro Aerial



Demographics



2023 Estimated Mile Radius Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	2,805	19,008	47,082
2023-2028 Annual Population Growth Rate	0.50%	0.65%	1.23%
Households	1,248	8,920	21,270
2023-2028 Annual Household Growth Rate	0.73%	0.86%	1.28%
Average Household Income	\$90,839	\$91,573	\$94,290
Median Household Income	\$77,904	\$68,550	\$69,591
Daytime Population	2,073	15,101	41,673

2023 Estimated Drive Time Demographics	5 Minutes	10 Minutes	20 Minutes
Estimated Population	7,022	36,434	187,970
2023-2028 Annual Population Growth Rate	0.67%	0.52%	0.49%
Households	3,101	16,622	84,777
2023-2028 Annual Household Growth Rate	0.88%	0.70%	0.64%
Average Household Income	\$90,394	\$93,587	\$78,728
Median Household Income	\$76,407	\$70,193	\$58,327
Daytime Population	6,076	36,022	196,082

Contact Us

Kathy Bonini

Senior Associate
+1 407-404-5097
kathy.bonini@cbre.com

Cabot Jaffee

First Vice President
+1 407 404 5051
cabot.jaffee@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.