



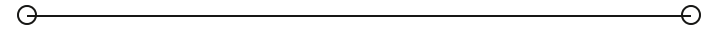
FULLY APPROVED 8,400 SF MEDICAL SITE FOR SALE

LEASE

# Pioneer Sugar Medical site

**NWC PIONEER TR & SUGAR MILL DR**

New Smyrna Beach, FL 32168



**PRESENTED BY:**

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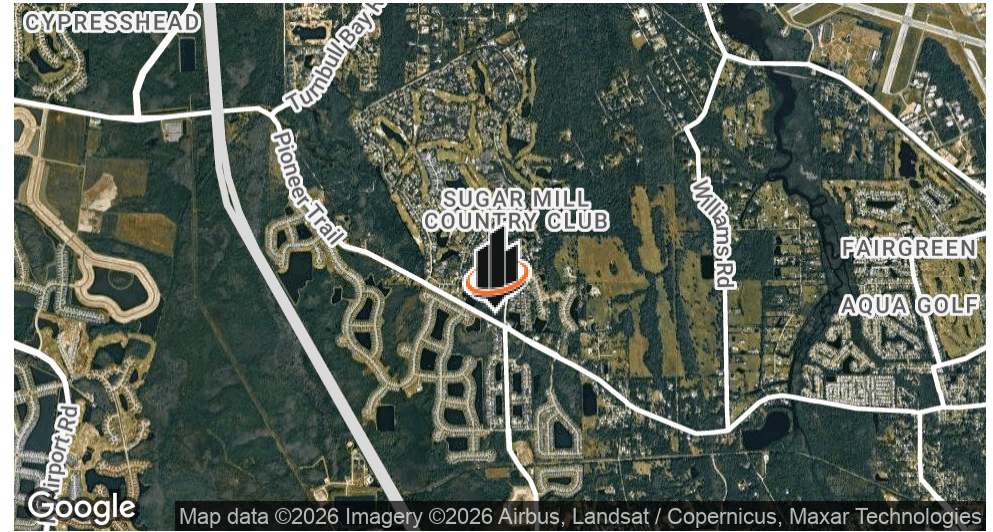
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,450,000
<b>LOT SIZE:</b>	2 Acres
<b>APPROVED BUILDING:</b>	8,400 SF, one-story
<b>PARKING RATIO:</b>	5.2/1,000 SF
<b>ZONING:</b>	B-2 Commercial (City of New Smyrna Beach)
<b>PARCEL ID:</b>	7315-0300-00C1 & 00C2

## PROPERTY DESCRIPTION

Offered for sale is a 2+/- acre site fully engineered & approved for a 8,400 SF medical building plaza in New Smyrna Beach, FL. This is a rare opportunity to acquire a turnkey medical project in one of the most desirable areas of Volusia County. The project is located at the NWC of Pioneer Tr & Sugar Mill Dr and offers exceptional visibility and ample parking. This is the first commercial property east of the new Pioneer Tr Interchange on I-95. The site is less than one mile north of AdventHealth's planned \$1b+, 100 acre hospital campus and surrounded by residential subdivisions including Coastal Woods, Sugar Mill Country Club, Ardisia Park & Venetian Bay.

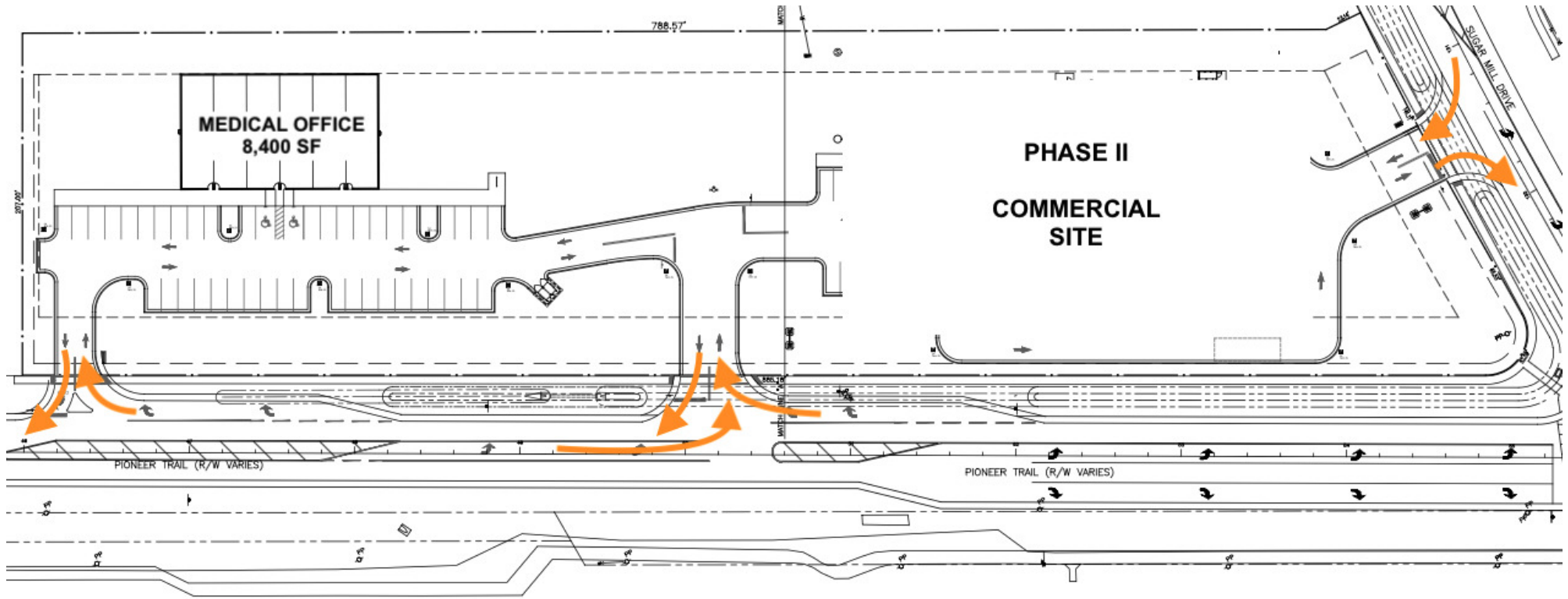
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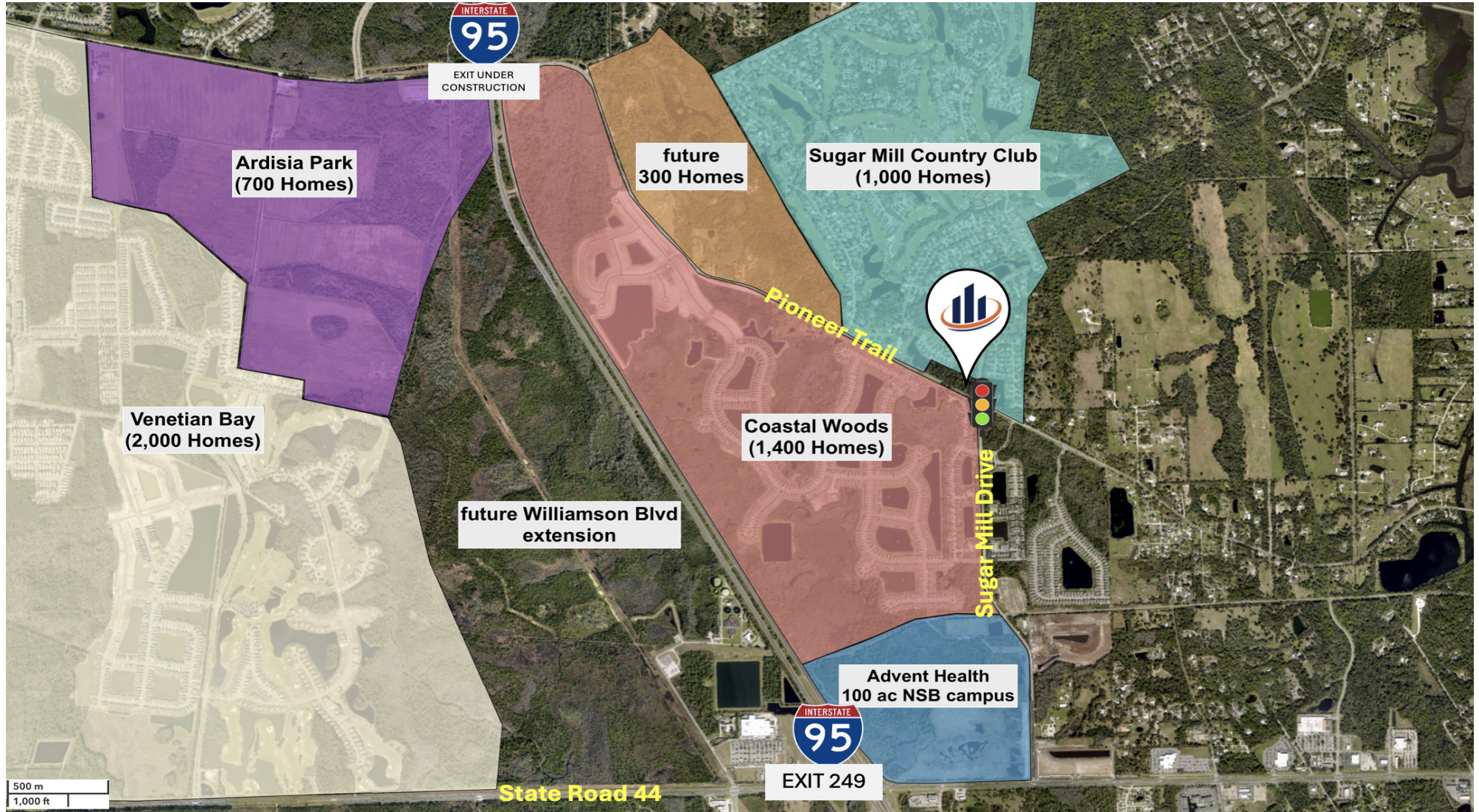
# CONCEPTUAL SITE PLAN



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



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