

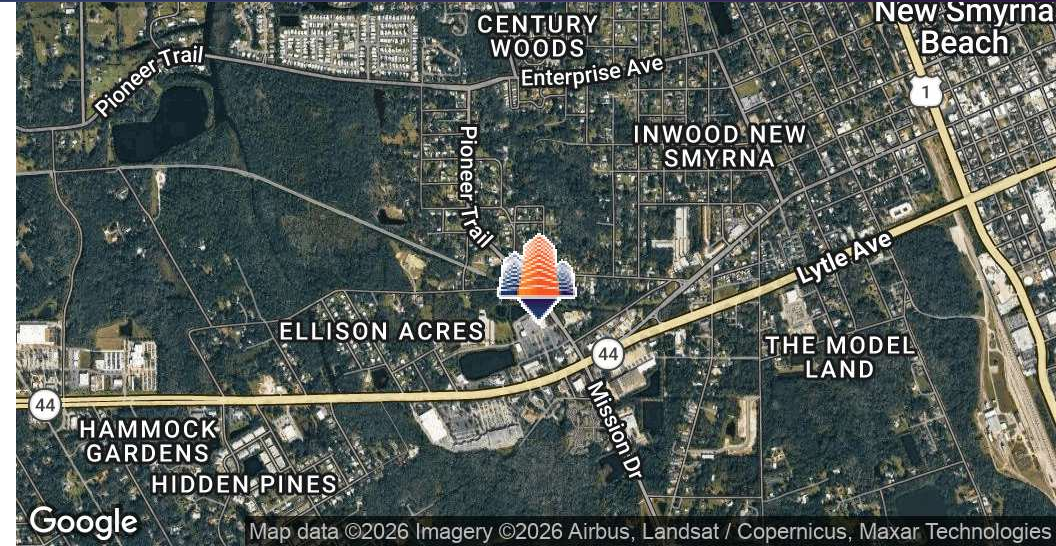
Coast Plaza

1835 Florida 44, New Smyrna Beach, FL 32168



EQUITY
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1,380 & 9,500 SF available – 10,880 SF Contiguous
- Approx +/- 3mi from Downtown NSB / Flagler Boardwalk!
- Seeking Retail & Medical Uses
- Anchored by Winn Dixie grocer with various co-tenant uses including Dominos, Urgent Care, Salon, and more!
- Heavy traffic corridor with robust national tenant synergy throughout
- Located directly off SR-44 at signalized intersection of Wallace Rd with multiple access points
- Large parking field +/-300 spaces
- Monument signage available
- Traffic Counts: SR-44 & Wallace Rd +/- 51,000 cars per day

[CLICK HERE FOR VIRTUAL TOUR](#)

[CLICK HERE FOR FLOOR PLAN](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,380 SF & 9,500 SF
Lot Size:	10.97 Acres
Building Size:	80,241 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,013	11,395	23,050
Total Population	4,355	23,957	47,709
Average HH Income	\$78,038	\$88,917	\$96,336

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PARCEL MAP & PROPERTY PHOTOS



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AERIAL



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RETAILER MAP



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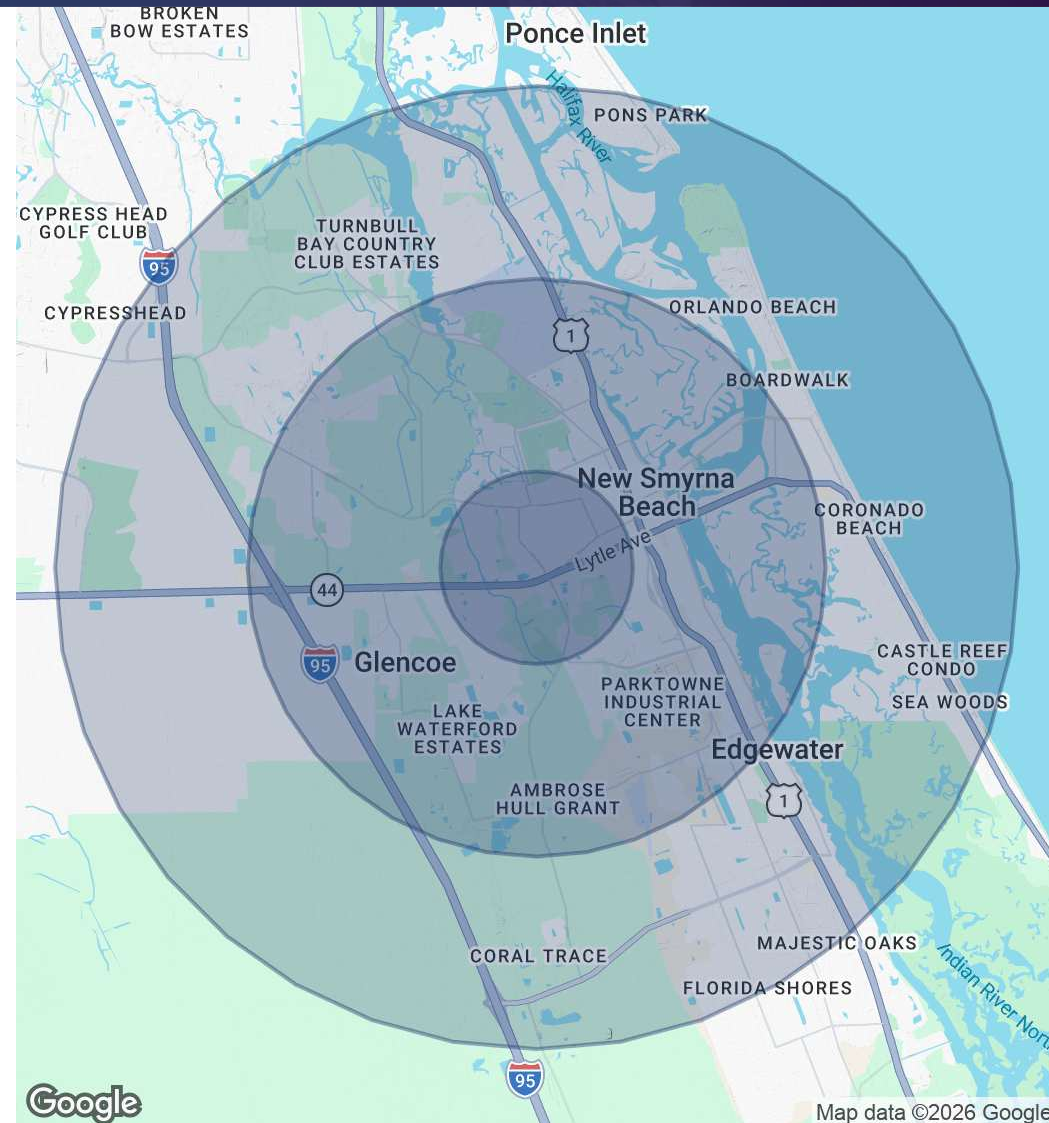
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,355	23,957	47,709
Average Age	46.1	53.0	54.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,013	11,395	23,050
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$78,038	\$88,917	\$96,336
Average House Value	\$262,553	\$339,393	\$367,765

AGE	1 MILE	3 MILES	5 MILES
0 - 4	131	796	1,898
5 - 9	195	745	1,558
10 - 14	211	869	1,687
15 - 17	178	688	1,042
18 - 20	71	469	837
21 - 24	252	891	1,401
25 - 34	693	2,493	4,880
35 - 44	394	1,966	4,003
45 - 54	548	2,884	5,549
55 - 64	691	4,536	9,227
65 - 74	606	4,263	8,821
75 - 84	291	2,462	4,979
85+	100	904	1,832



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