

1300 N DIXIE FREEWAY
New Smyrna Beach, FL 32168

**AVAILABLE
FOR SALE**



Benjamin Bruner
President
561-277-0174 x 101
ben.bruner@brunergroupcre.com

Jamen Storms
Vice President
561-277-0174 x 102
jamen.storms@brunergroupcre.com

**BRUNER
GROUP** 
CORPORATE REAL ESTATE

1300 N DIXIE FREEWAY

New Smyrna Beach, FL 32168



Property Overview

- 11,240 SF Showroom Building
- 395' of Frontage on N Dixie Freeway
- 1.28 Acre Lot
- Abundant Parking with circular flow around building
- 22' Clear Ceiling Height in Showroom
- Turnkey Dealership
- Floor to Ceiling Glass
- 2-Story Office Area - Private Offices, Open Work Area, Restrooms, Kitchenette
- Elevator
- 600 AMP 208v/120v, 3-phase Heavy Power
- N Dixie Freeway AADT = 24,000-25,000
- [B-3 Zoning, Highway Service Business District](#)
- [U.S. 1 CRA Grant Program Details](#)
- Sale Price: \$1.995M

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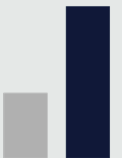
ben.bruner@brunergroupcre.com

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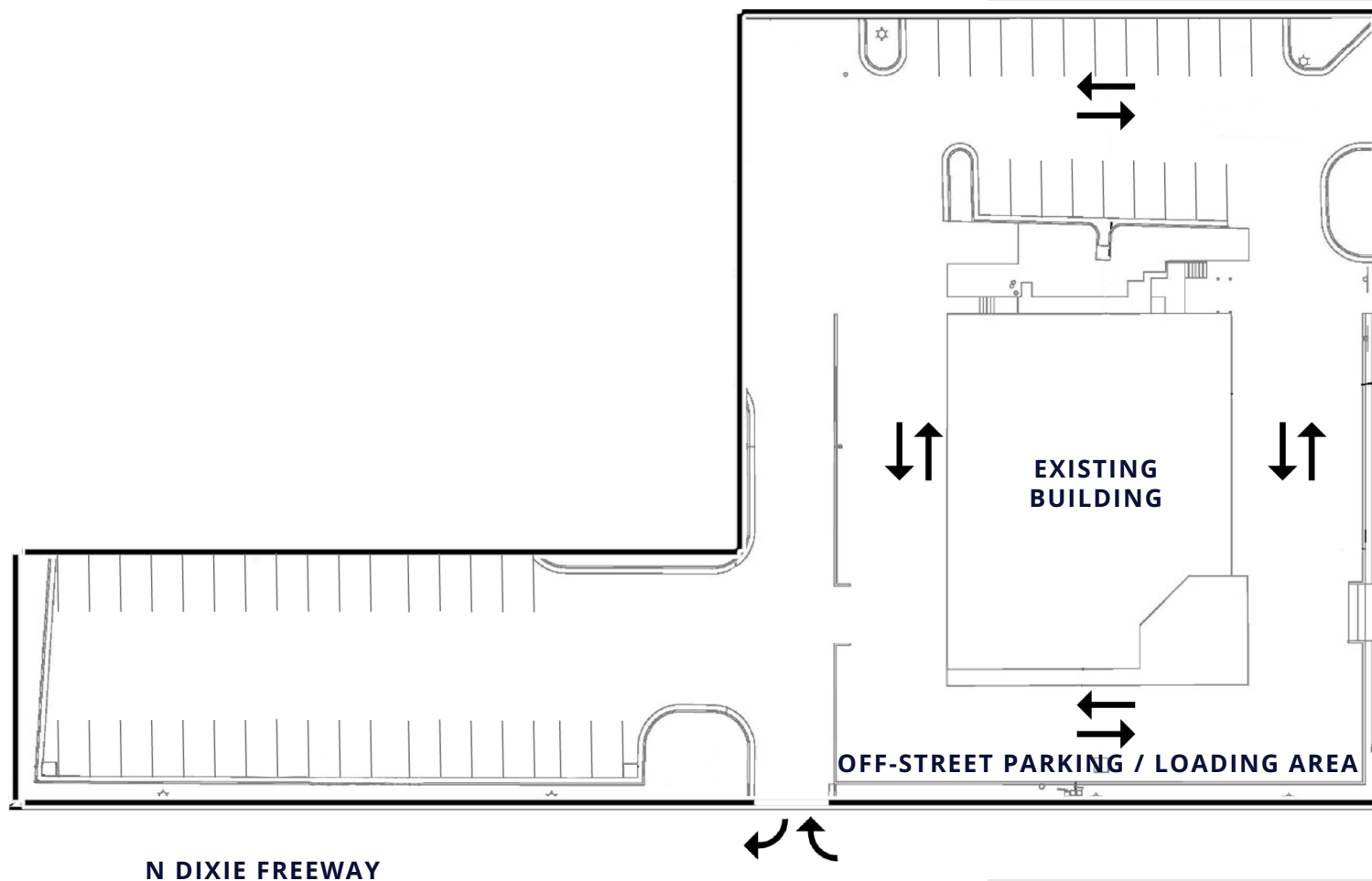
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Site Plan



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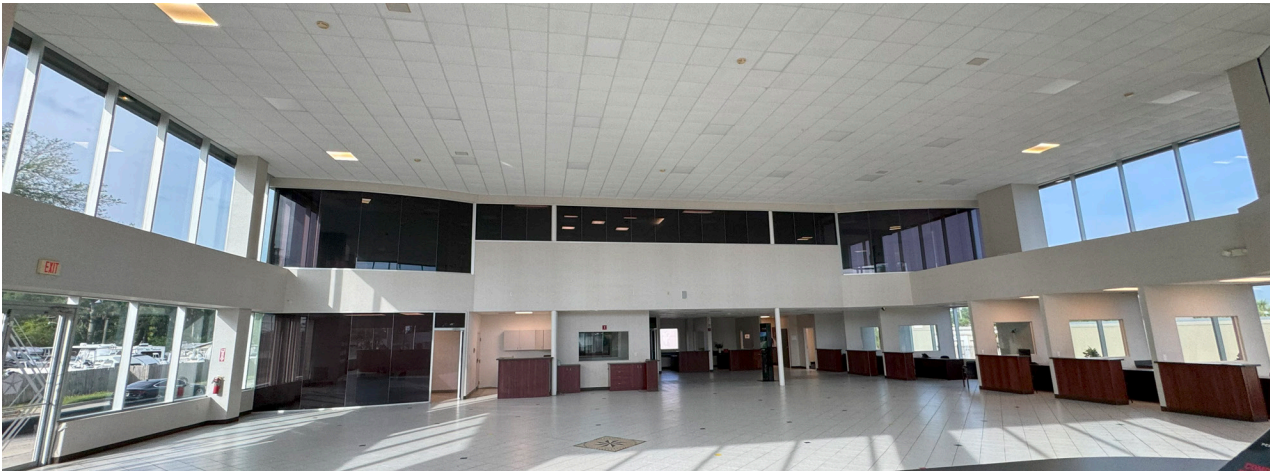
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Photos



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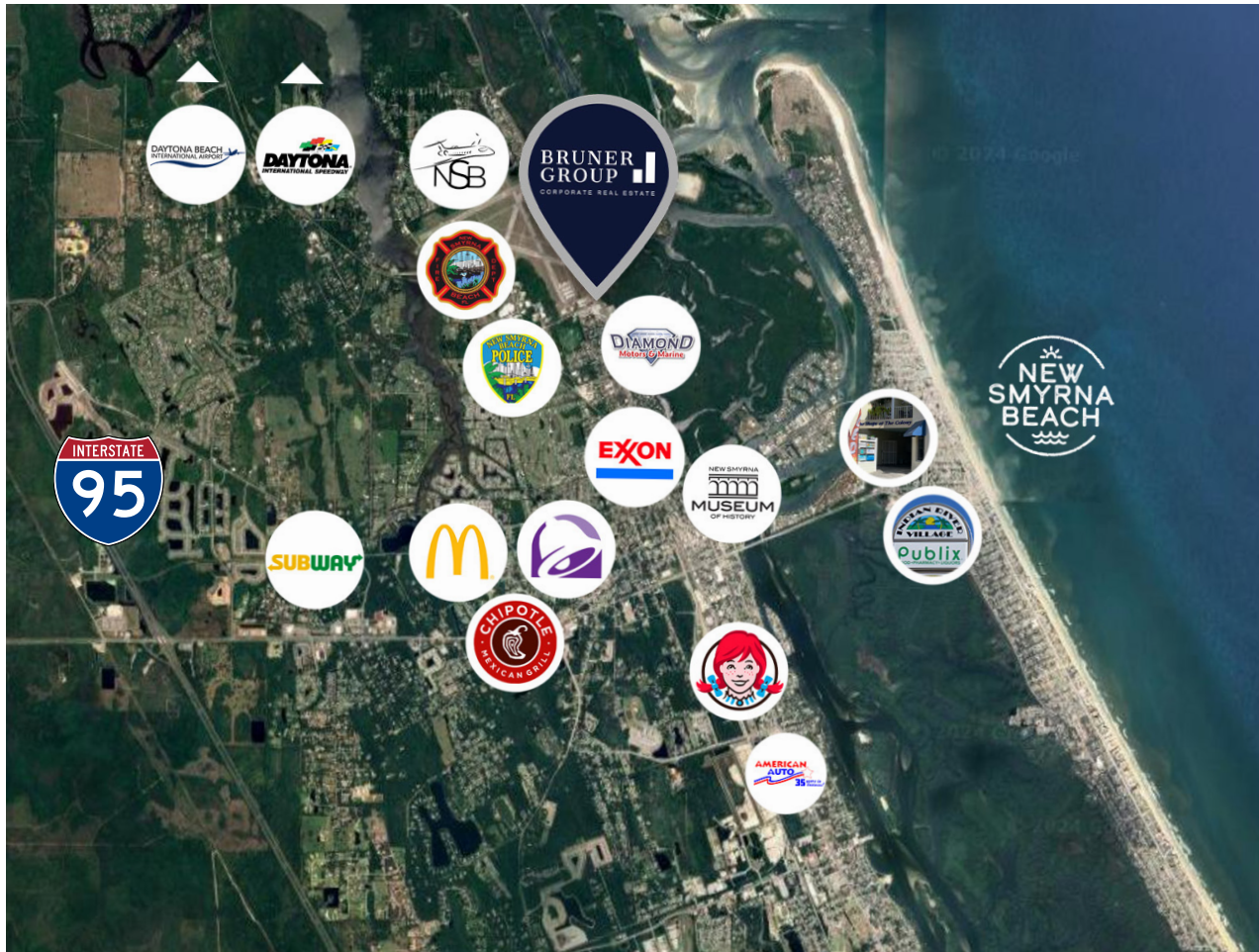
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Local Offerings

Food

- Chipotle
- McDonald's
- Subway
- Taco Bell
- Wendy's

Things to Do

- Daytona International Speedway
- Indian River Village Shopping Center
- New Smyrna Beach
- New Smyrna Historical Museum
- The Shops at the Colony

Services

- American Auto & Tire Service
- Daytona Beach International Airport
- Exxon Gas
- New Smyrna Beach Municipal Airport
- New Smyrna Beach Police & Fire Dept.

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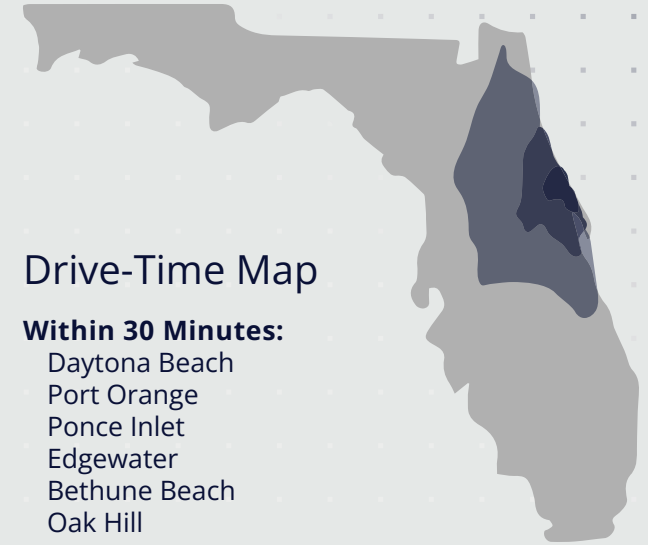
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Volusia County Demographic Profile



Drive-Time Map

Within 30 Minutes:

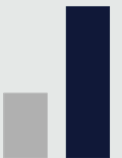
Daytona Beach
Port Orange
Ponce Inlet
Edgewater
Bethune Beach
Oak Hill

Within 1 Hour:

Orlando
Palm Coast
Flagler Beach
Orange City
Titusville

Within 2 Hours:

Jacksonville
St. Augustine
Lakeland
Cape Canveral
Palm Bay



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Volusia County	2023	2028 Projected
Population	574,286	589,334
Households	242,650	251,411
Families	149,640	154,642
Average Household Size	2.3	2.28
Owner Occupied Housing Units	174,178	182,447
Renter Occupied Housing Units	68,472	68,964
Median Age	48.1	48.6

Third Fastest Growing Community in the Nation

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Volusia County Demographic Profile

Population by Age. *White boxes = Workforce.*

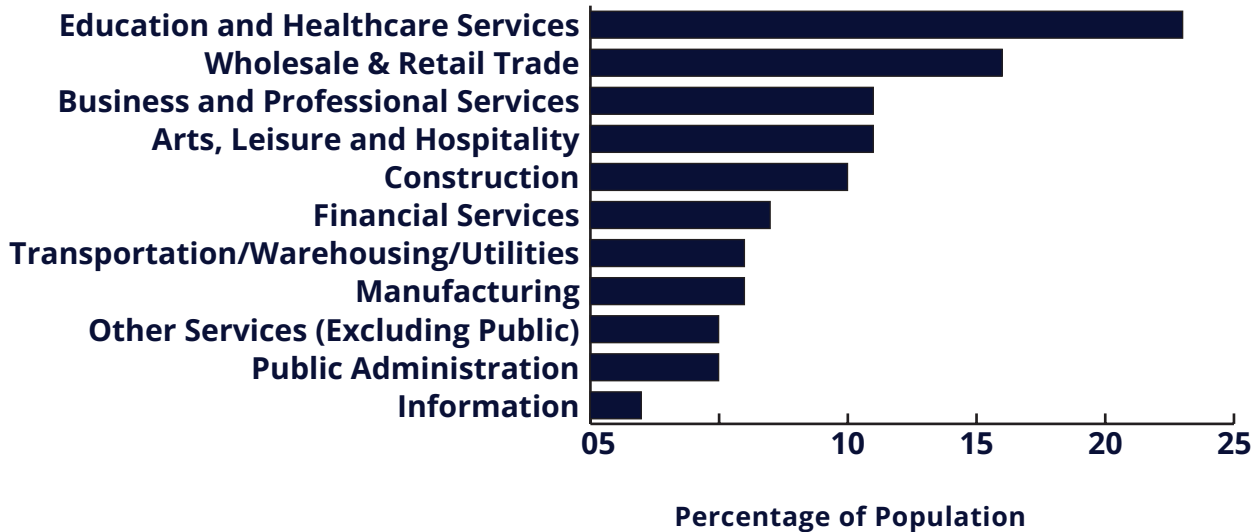
Age Range	Percent of Population
0-14	14%
15-19	5%
20-24	5%
25-34	12%
35-44	11%
45-54	11%
55-64	15%
65+	27%



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Civilian Labor Force by Industry



Per Capita Income:
\$34,495

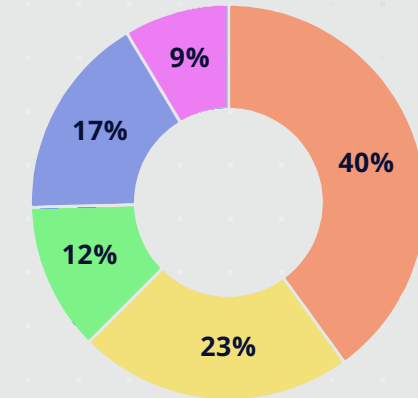
Average Household Income:
\$81,097

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Volusia County Demographic Profile

Education Attainment



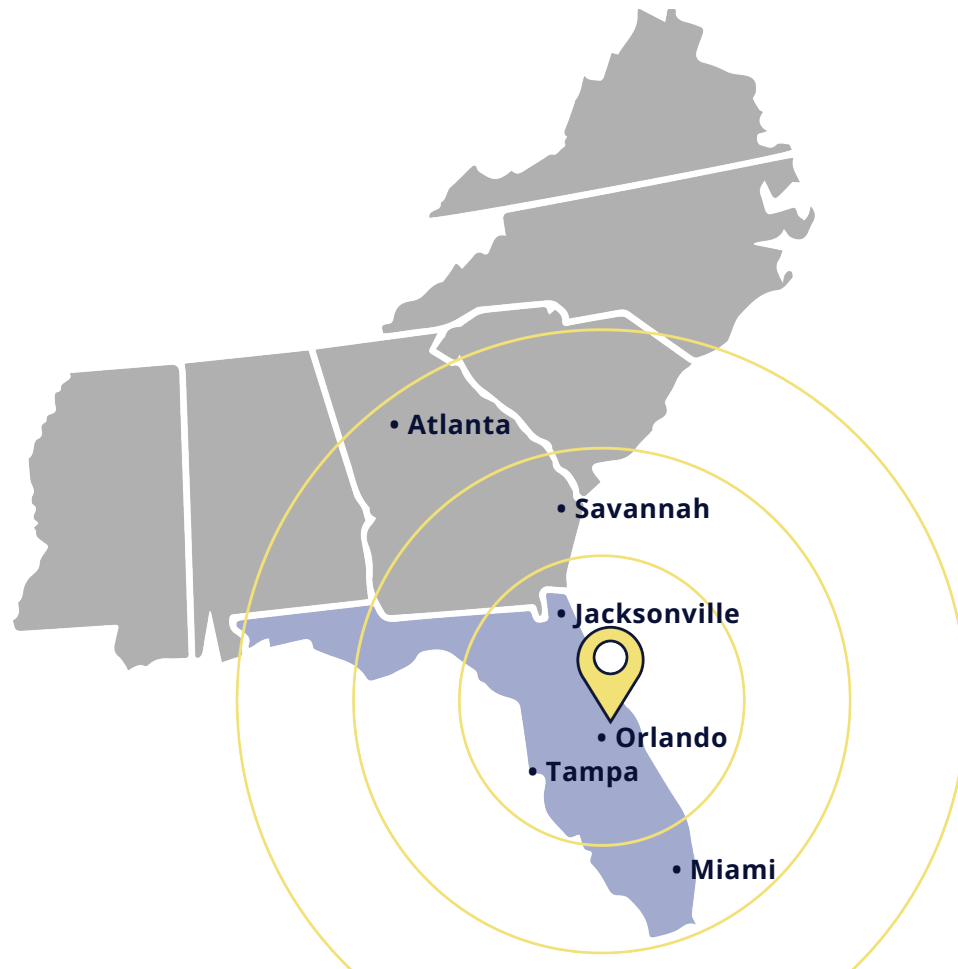
- Highschool graduate or less.
- Some college, no degree.
- Associate's degree.
- Bachelor's degree.
- Graduate or professional degree.

Average Home Value:
\$332,180



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Volusia County Demographic Profile

Major Metropolitan Areas

Within 100 miles:

Orlando, FL - 2.5 million
Tampa, FL - 3.2 million
Jacksonville, FL - 1.3 million

Within 250 miles:

Savannah, GA - 405,000
Miami, FL - 6.3 million

Within 500 miles:

Atlanta, GA - 6.3 million

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