

For Lease

6,800 SF AVAILABLE FOR LEASE
1998 STATE ROAD 44, NEW SMYRNA BEACH, FL 32168

6,800 SF AVAILABLE

New Smyrna Beach Regional Center

New Smyrna Beach, FL



DESCRIPTION

Retail or Office opportunity at the gateway to New Smyrna Beach along State Road 44. The center is anchored by Publix, Bealls, Big Lots & Pet Supermarket.

PROPERTY OVERVIEW

AVAILABLE SF	6,800 SF
ASKING RATE	Call for Pricing
GLA	85,221 SF

HIGHLIGHTS

- The shopping center is located along State Road 44, the gateway to New Smyrna Beach
- Rare opportunity in the high barrier to entry market
- New Smyrna Beach attracts 2 million visitors annually
- State Road 44 experiences over 40,000 vehicles passing the site daily

CO-TENANTS
INCLUDE:

BEALLS

Publix.



H&R BLOCK®
NEVER SETTLE FOR LESS™



FOR MORE INFORMATION, PLEASE CONTACT:

Rebekah Marrero
407.863.2968
Senior Associate
Rebekah@AtriumCommercial.com

JP Beaulieu, CCIM, CLS
407.863.2966
Principal
JP@AtriumCommercial.com

ATRIUM | COMMERCIAL
REAL ESTATE

ATRIUMCOMMERCIAL.COM

The information contained herein has been provided by sources believed to be reliable, however Atrium Commercial Real Estate makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions, or changes.



6,800 SF AVAILABLE FOR LEASE

1998 STATE ROAD 44, NEW SMYRNA BEACH, FL 32168

SITE PLAN



Unit #	Tenant	SF
1	Bealls	20,000
2	Big Lots	37,283
3	Available	6,800
4	KEM	11,490
5	Journey Fitness	6,508
6	Tobacco Leaf	1,190
7	Firehouse	1,950
Outparcel	Starbucks	2,500

FOR MORE INFORMATION, PLEASE CONTACT:

Rebekah Marrero
407.863.2968

Senior Associate

Rebekah@AtriumCommercial.com

JP Beaulieu, CCIM, CLS
407.863.2966

Principal

JP@AtriumCommercial.com

ATRIUM | COMMERCIAL
REAL ESTATE

ATRIUMCOMMERCIAL.COM

The information contained herein has been provided by sources believed to be reliable, however Atrium Commercial Real Estate makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions, or changes.



6,800 SF AVAILABLE FOR LEASE

1998 STATE ROAD 44, NEW SMYRNA BEACH, FL 32168

KEY LOCATIONS



25,500 AADT
STATE ROAD 44

8,020 AADT
WALLACE ROAD

FOR MORE INFORMATION, PLEASE CONTACT:

Rebekah Marrero
407.863.2968
Senior Associate
Rebekah@AtriumCommercial.com

JP Beaulieu, CCIM, CLS
407.863.2966
Principal
JP@AtriumCommercial.com

ATRIUM | COMMERCIAL
REAL ESTATE

ATRIUMCOMMERCIAL.COM

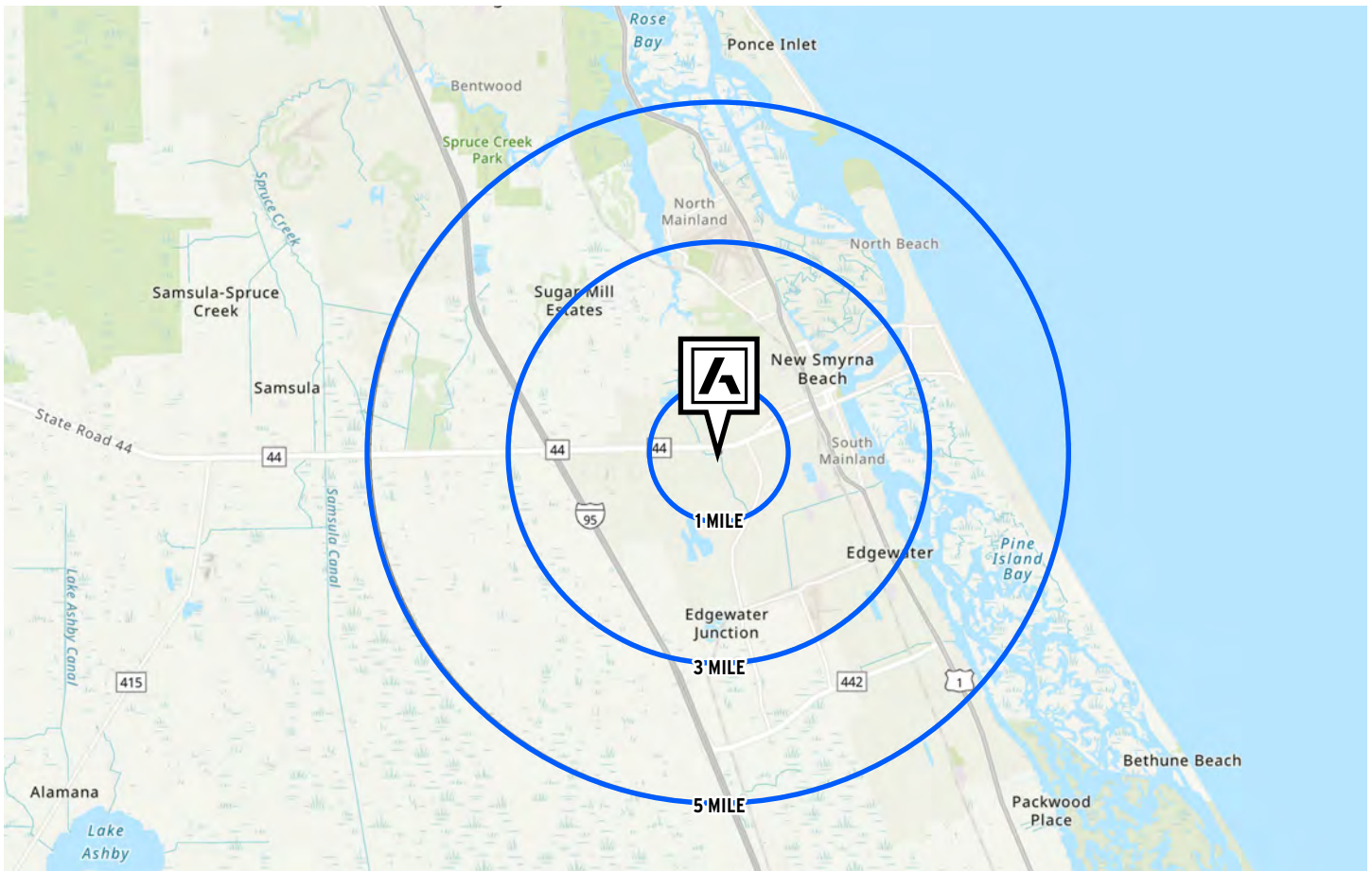
The information contained herein has been provided by sources believed to be reliable, however Atrium Commercial Real Estate makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions, or changes.



6,800 SF AVAILABLE FOR LEASE

1998 STATE ROAD 44, NEW SMYRNA BEACH, FL 32168

DRIVE TIMES & DEMOGRAPHICS



1-MILE



3,686
ESTIMATED POPULATION



1,636
HOUSEHOLDS



2,263
TOTAL EMPLOYEES



\$87,189
AVERAGE HOUSEHOLD INCOME

3-MILES



25,310
ESTIMATED POPULATION



11,639
HOUSEHOLDS



11,634
TOTAL EMPLOYEES



\$93,804
AVERAGE HOUSEHOLD INCOME

5-MILES



50,911
ESTIMATED POPULATION



23,916
HOUSEHOLDS



17,811
TOTAL EMPLOYEES



\$99,797
AVERAGE HOUSEHOLD INCOME

FOR MORE INFORMATION, PLEASE CONTACT:

Rebekah Marrero
407.863.2968
Senior Associate
Rebekah@AtriumCommercial.com

JP Beaulieu, CCIM, CLS
407.863.2966
Principal
JP@AtriumCommercial.com

ATRIUM | COMMERCIAL
REAL ESTATE

ATRIUMCOMMERCIAL.COM

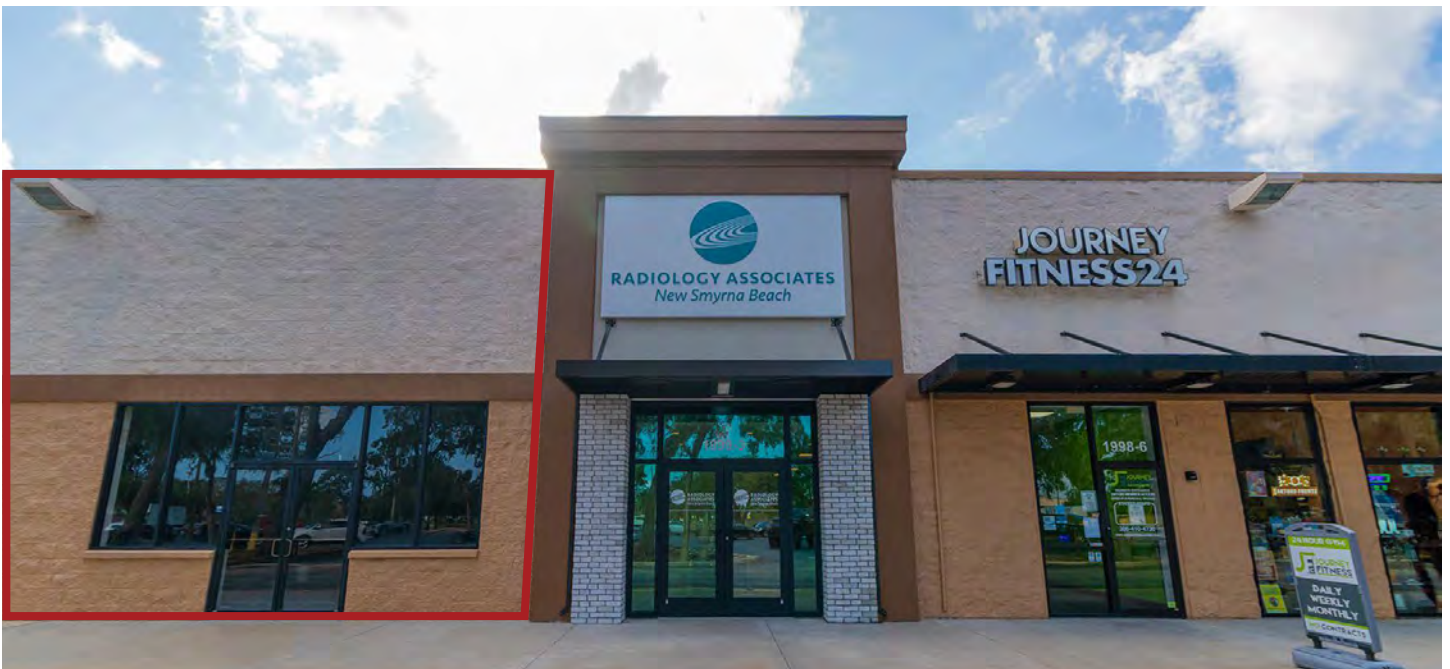
The information contained herein has been provided by sources believed to be reliable, however Atrium Commercial Real Estate makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions, or changes.



6,800 SF AVAILABLE FOR LEASE

1998 STATE ROAD 44, NEW SMYRNA BEACH, FL 32168

PROPERTY IMAGES



FOR MORE INFORMATION, PLEASE CONTACT:

Rebekah Marrero
407.863.2968

Senior Associate

Rebekah@AtriumCommercial.com

JP Beaulieu, CCIM, CLS
407.863.2966

Principal

JP@AtriumCommercial.com

ATRIUM | COMMERCIAL
REAL ESTATE

ATRIUMCOMMERCIAL.COM

The information contained herein has been provided by sources believed to be reliable, however Atrium Commercial Real Estate makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions, or changes.