

# FOR GROUND LEASE 14.71 ACRES - COMMERCIAL SR44 NEW SMYRNA BEACH, FL 32168



New Smyrna Beach is a Florida city south of Daytona Beach. It's a surf hub known for its beaches, including nearby Canaveral National Seashore. The coastal Smyrna Dunes Park has views of Ponce Inlet and its lighthouse. Downtown's palm-lined Canal Street Historic District has art galleries, shops and the New Smyrna Museum of History. Join on SR 44 Publix, Home Depot, Mullinax Ford, New Smyrna Beach Chevrolet, ABC Fine Wine & Spirits, Bealls Outlet, Dunkin' Donuts, and many other new retailers.

- 5 Commercial Lots - 500 feet deep from State Road 44
- Located right on SR 44 and Interstate 95
- Just few miles away from New Smyrna Beaches
- 35500+ AADT on SR 44 and 42500+ AADT on I-95

## PROPERTY HIGHLIGHTS

**SIZE:**  
14.71± Acres

**ZONING:**  
Commercial

**ADDRESS:**  
2690 SR-44  
New Smyrna Beach, FL 32168

**COUNTY:**  
Volusia County

**PRICE:**  
Please Call

# SITE PLAN

**SITE DATA LOT 1:**  
 JURISDICTION: CITY OF NEW SMYRNA BEACH  
 EXISTING ZONING: A1  
 PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)  
 SITE AREA: 134,464 SF / ±3.08 AC

**PARKING REQUIREMENTS:**  
**RETAIL SALES AND SERVICES:**  
 = ONE (1) SPACE PER 300 SF  
 = 15,688 SF / 300 SF  
 = 52 SPACES  
**RESTAURANT, FAST FOOD:**  
 = ONE (1) SPACE PER 2 SEATS  
 = 60 SEATS / 2  
 = 30 SPACES

**PARKING PROVIDED:** 96 SPACES

**SITE DATA LOT 2:**  
 JURISDICTION: CITY OF NEW SMYRNA BEACH  
 EXISTING ZONING: A1  
 PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)  
 SITE AREA: 84,728 SF / ±1.95 AC

**PARKING REQUIREMENTS:**  
**RESTAURANT, FAMILY:**  
 = ONE (1) SPACE PER 3 SEATS  
 = 200 SEATS / 3  
 = 66.7 OR 67 SPACES

**PARKING PROVIDED:** 101 SPACES

**SITE DATA LOT 3:**  
 JURISDICTION: CITY OF NEW SMYRNA BEACH  
 EXISTING ZONING: A1  
 PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)  
 SITE AREA: 90,434 SF / ±2.08 AC

**PARKING REQUIREMENTS:**  
**RESTAURANT, FAST FOOD:**  
 = ONE (1) SPACE PER 2 SEATS  
 = 70 SEATS / 2  
 = 35 SPACES

**PARKING PROVIDED:** 69 SPACES

**SITE DATA LOT 4:**  
 JURISDICTION: CITY OF NEW SMYRNA BEACH  
 EXISTING ZONING: A1  
 PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)  
 SITE AREA: 114,902 SF / ±2.64 AC

**PARKING REQUIREMENTS:**  
**RETAIL, CONVENIENCE MARKET:**  
 = ONE (1) SPACE PER 250 SF  
 = 6,000 SF / 250 SF  
 = 24 SPACES

**PARKING PROVIDED:** 52 SPACES

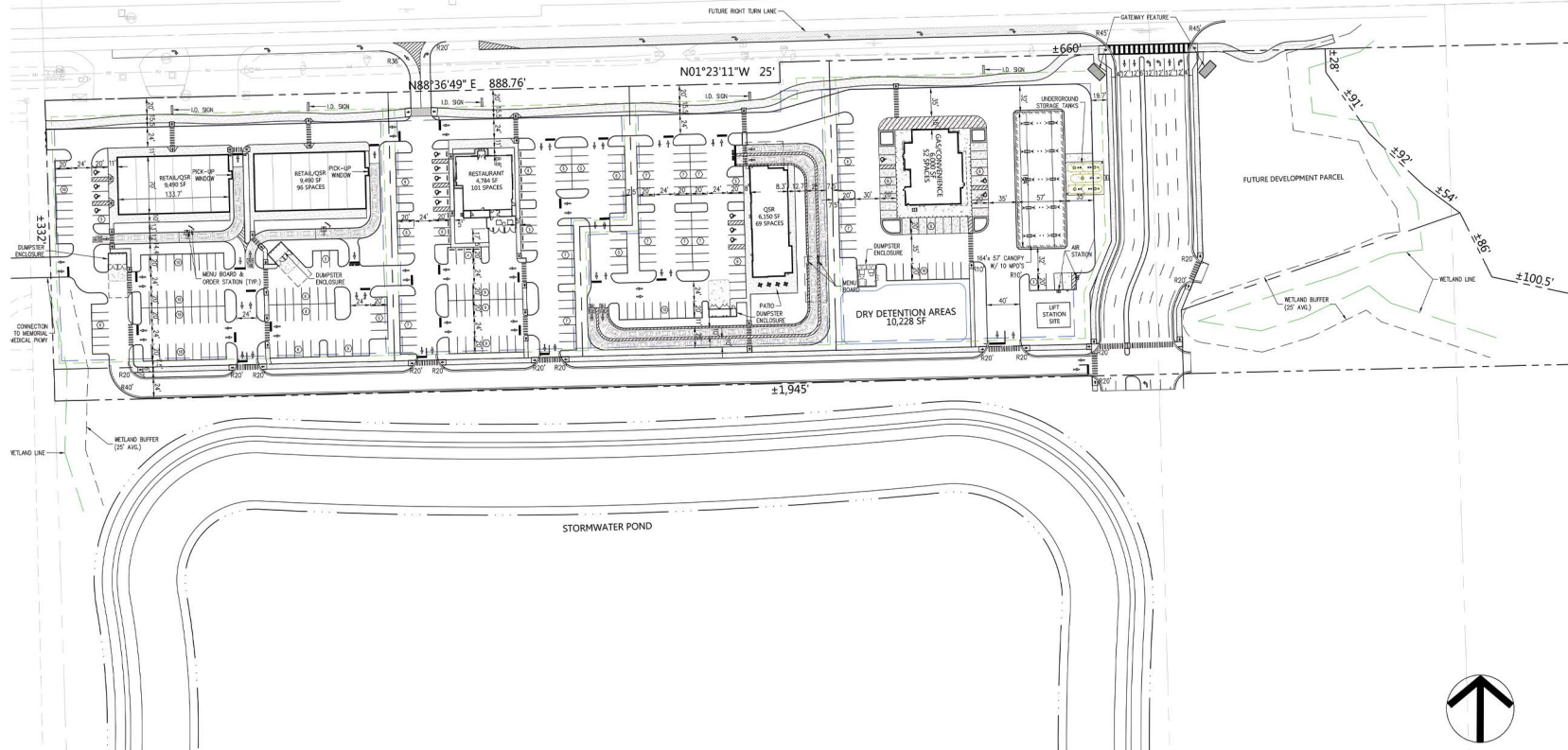
**SITE DATA LOT 5:**  
 JURISDICTION: CITY OF NEW SMYRNA BEACH  
 EXISTING ZONING: A1  
 PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)  
 SITE AREA: 59,603 SF / ±1.37 AC

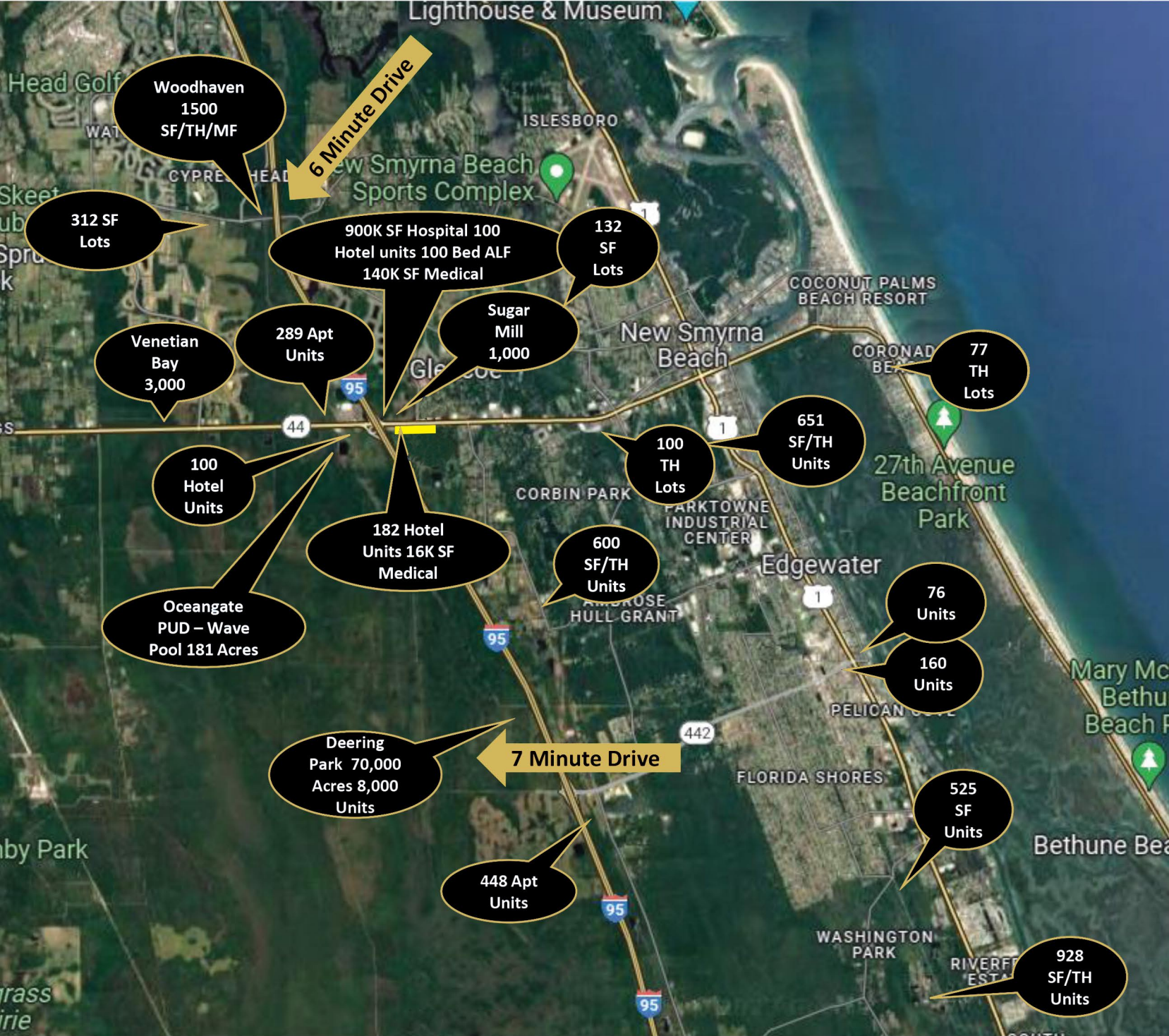
FUTURE DEVELOPMENT PARCEL

TOTAL SITE AREA: 640,873.62 SF / ±14.71 AC

SUGAR MILL RD

S.R. 44





- Over 17,000 Single Family, Multi-Family and Hotel Units Approved or Under Construction.
- Over 1,000,000 SF of Medical Office Approved or Under Construction.



## BOBBY LUTHRA

Licensed Real Estate Associate

407-468-0099

bobluthra@pibland.com

### OFFICE LOCATION:

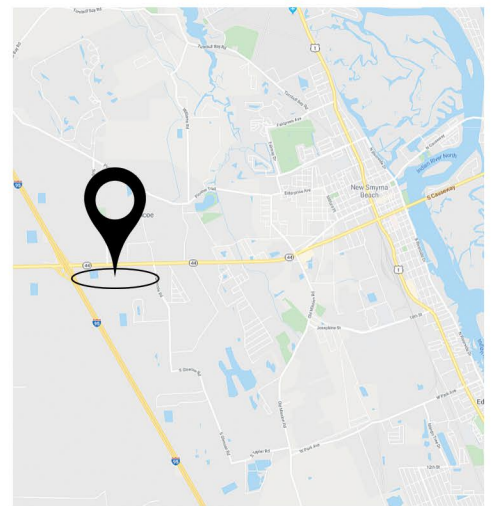
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### CONTACT US:

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