

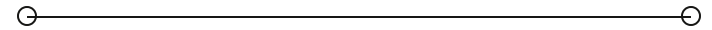
NEW MEDICAL SUITES AVAILABLE

LEASE

Pioneer Sugar Medical

NWC PIONEER TR & SUGAR MILL DR

New Smyrna Beach, FL 32168



PRESENTED BY:

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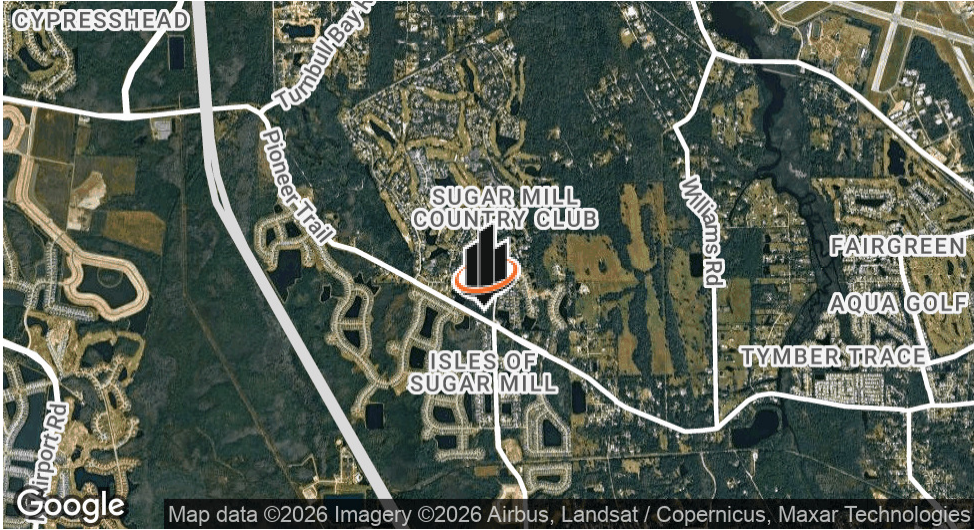
FL #SL3083110



RIVAL'S
DEVELOPMENT

SVN
ALLIANCE
COMMERCIAL REAL ESTATE ADVISORS

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact Broker
AVAILABLE SF:	2,100 - 8,400 SF
LOT SIZE:	2 Acres
PARKING RATIO:	5.2/1,000 SF
ZONING:	B-2 Commercial (City of New Smyrna Beach)
PARCEL ID:	7315-0300-00C1 & 00C2

PROPERTY DESCRIPTION

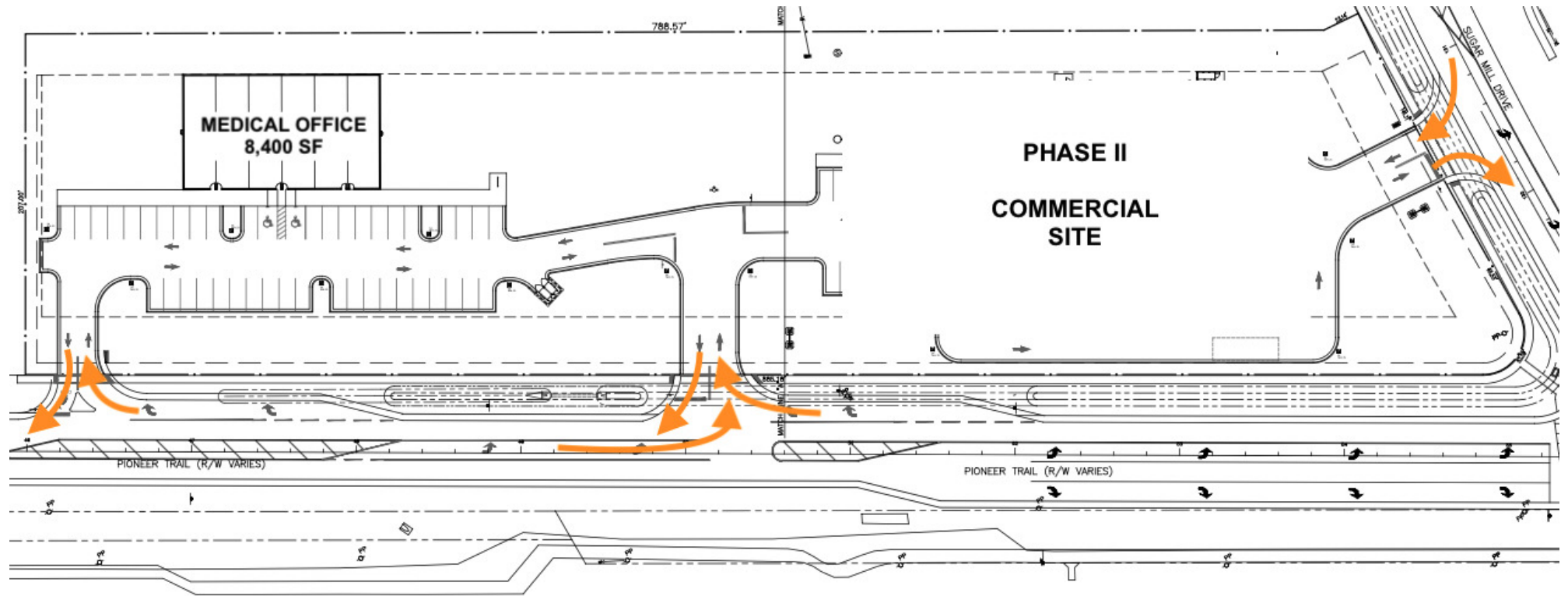
Pioneer Sugar Medical is a planned medical office at the NWC of Pioneer Trail & Sugar Mill Drive in New Smyrna Beach, FL. This project offers full access to this lighted intersection and is the first commercial property east of the new Pioneer Trail exit on I-95. Offered for lease are medical units from 2,100 - 8,400 SF.

Incredible exposure at this intersection with a new I-95 exit to the west and Advent Health’s planned 100 acre NSB hospital to the south. Surrounded by residential subdivisions including Coastal Woods, Sugar Mill Country Club, Ardisia Park & Venetian Bay.

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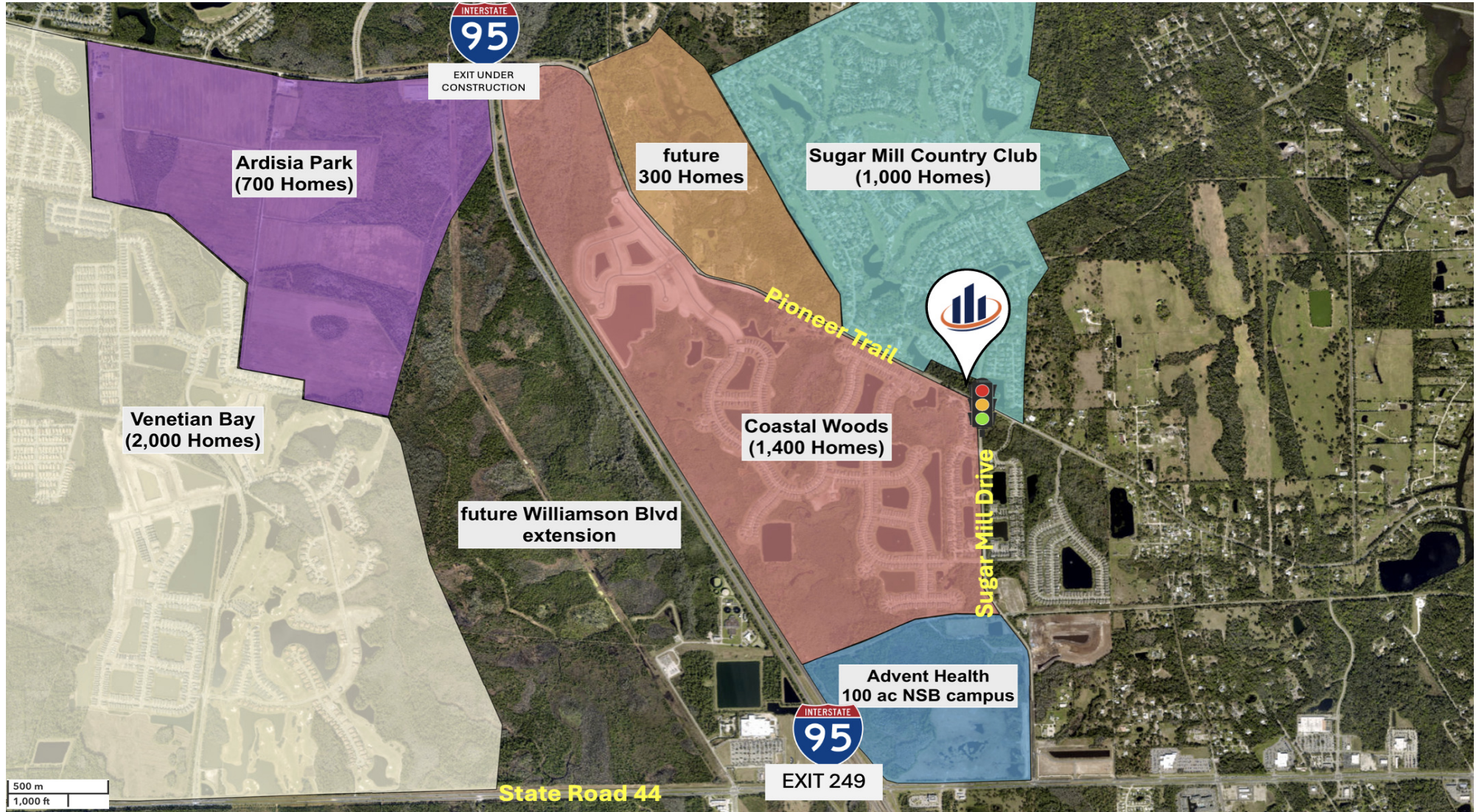
CONCEPTUAL SITE PLAN



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



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