



ADT 24,000



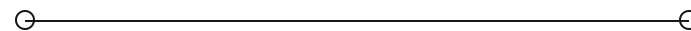
ADT 15,600

SALE / LEASE

New Smyrna Beach Gas and Convenience Site

2995 SR 44

New Smyrna Beach, FL 32168



PRESENTED BY:

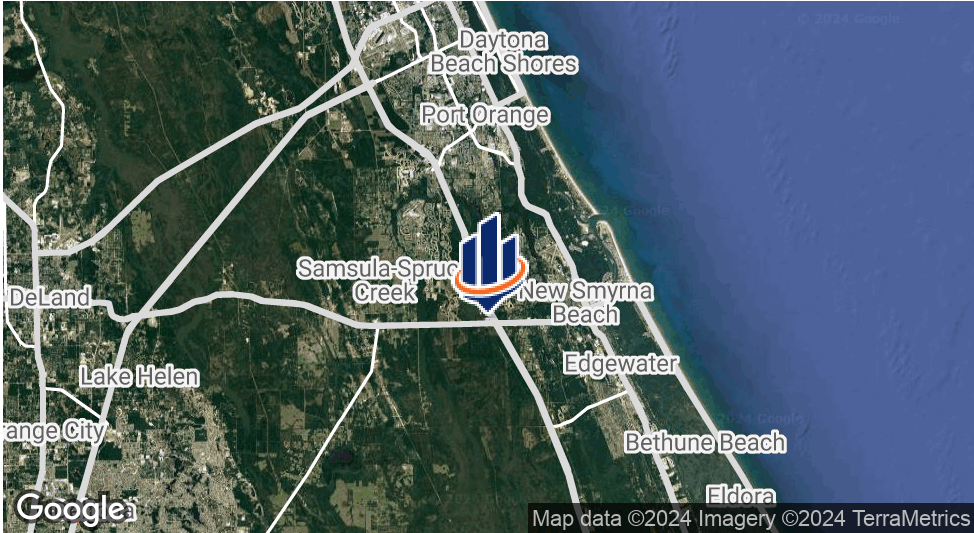
CARL W. LENTZ IV, MBA, CCIM

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FL #BK3068067

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,400,000
LEASE RATE:	\$130,000.00 per year (NNN)
BUILDING SIZE:	1,808 SF
LOT SIZE:	1.435 Acres
YEAR BUILT:	1970
ZONING:	B-6 in Volusia County
APN:	7322-00-00-0041

PROPERTY HIGHLIGHTS

- 1.5 Acres With 250' of Frontage-SR 44
- New Tanks in 2009
- Pole Sign Adjacent to I-95
- No Development Restrictions
- B-6 Zoning in Unincorporated Volusia County
- In Front of Wal-Mart and Next to McDonalds
- Lit Intersection
- Fully Operational Gas and Convenience Store - Lit Intersection
- +/- 1.5 Acres With 250' of Frontage-SR 44
- New Tanks in 2009 - 15,000 Gallon Tank + Split 15,000 Gallon Tank
- Pole Sign Adjacent to I-95 - Easement to 130' Sign Posts

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ADDITIONAL PHOTOS



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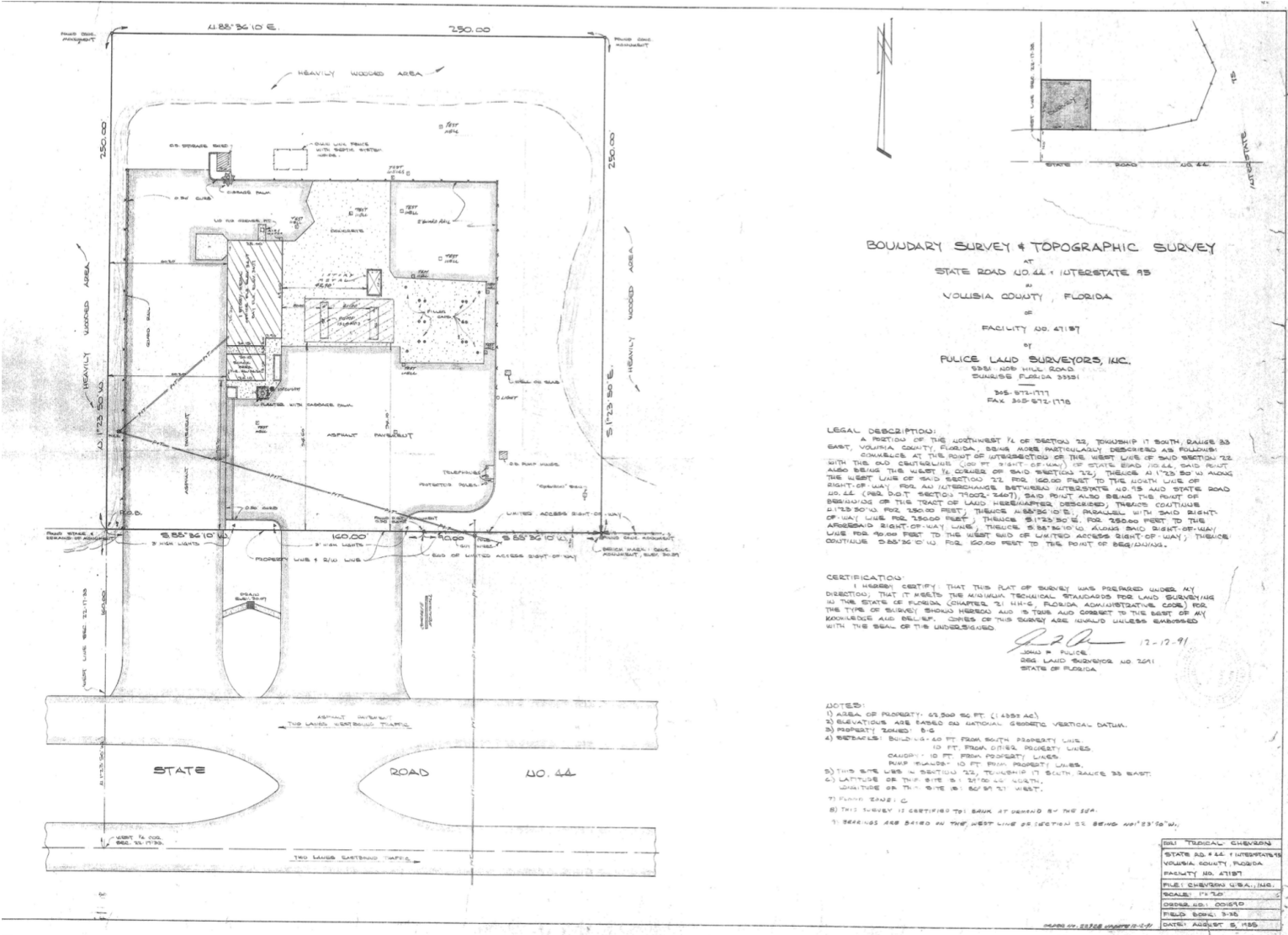
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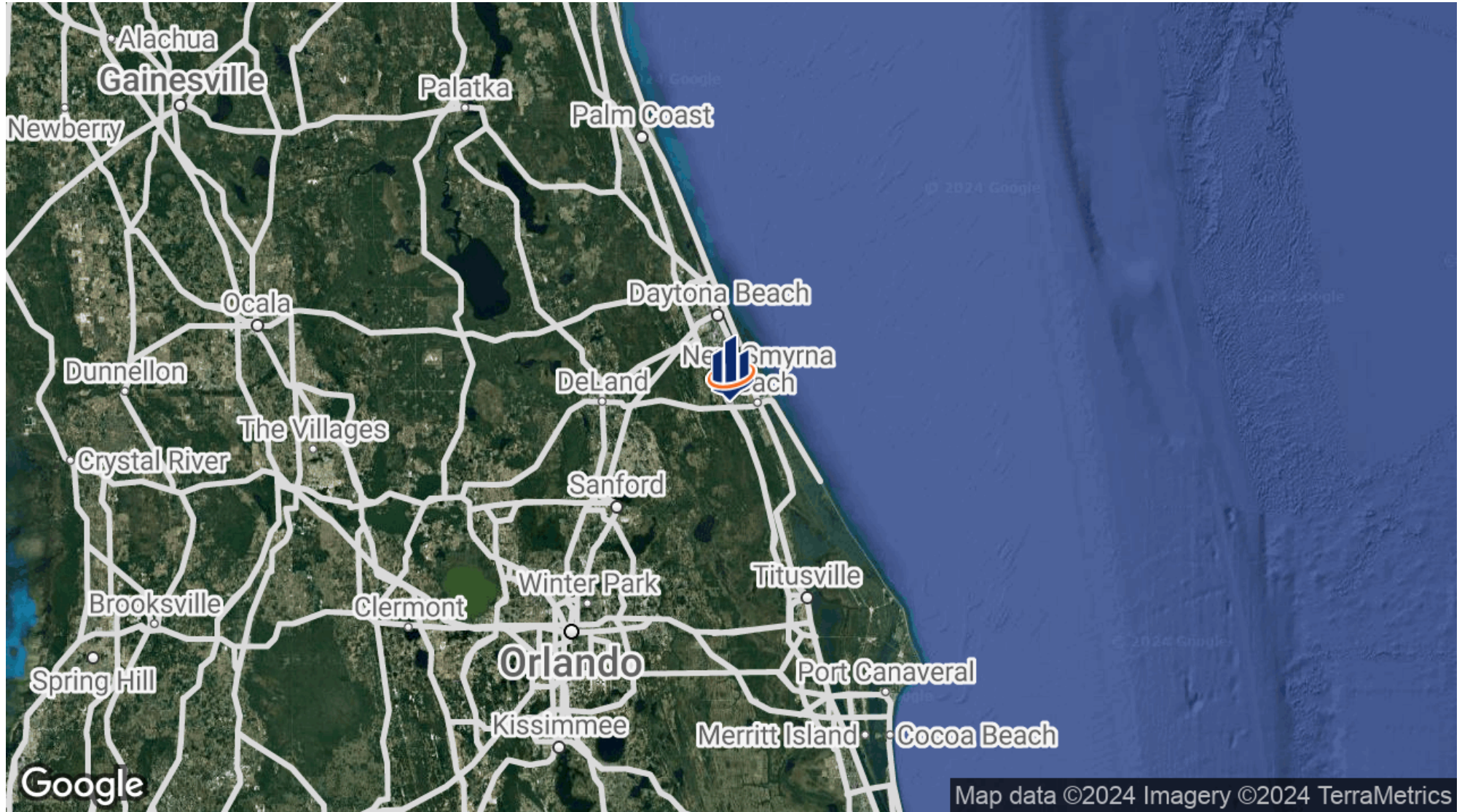
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

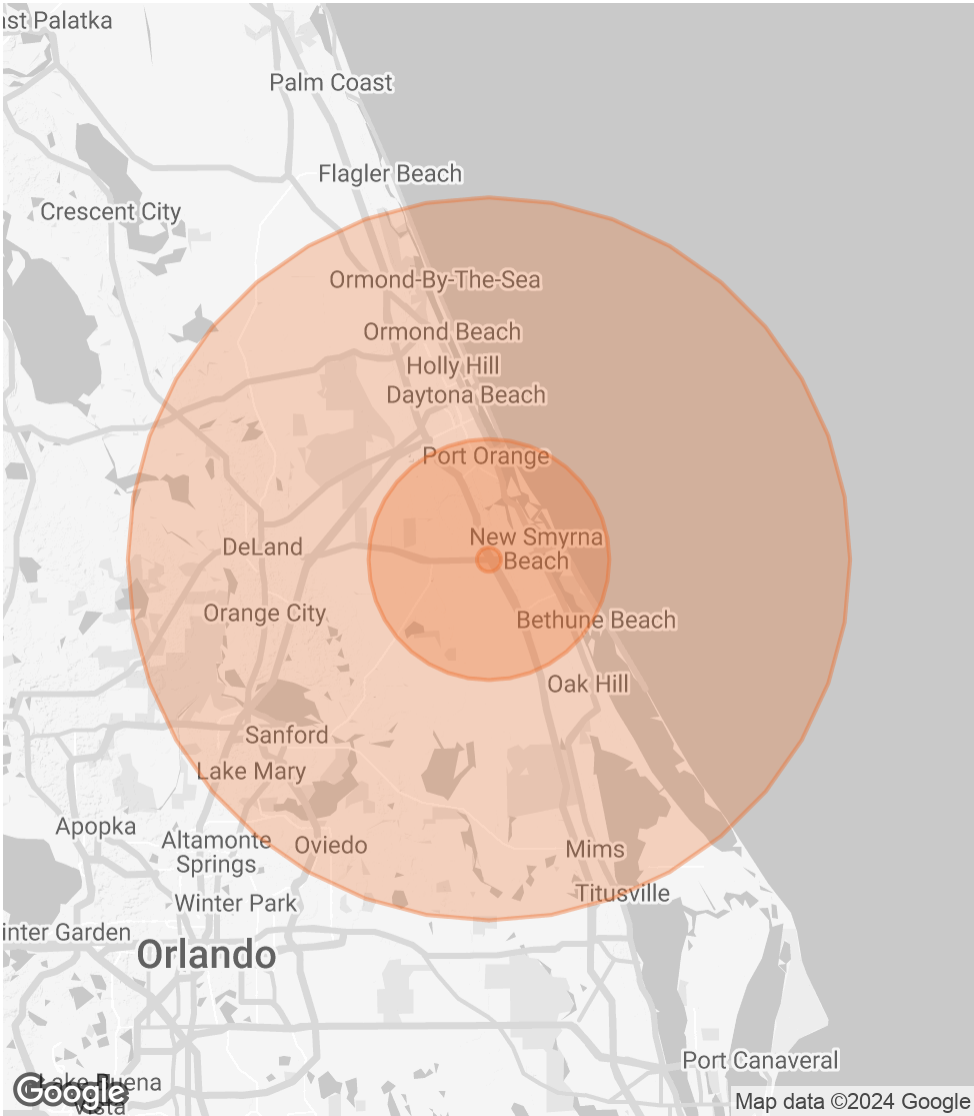
POPULATION 1 MILE 10 MILES 30 MILES

TOTAL POPULATION	970	133,915	770,715
AVERAGE AGE	43.4	48.6	41.9
AVERAGE AGE (MALE)	43.3	47.0	40.6
AVERAGE AGE (FEMALE)	42.9	49.6	43.0

HOUSEHOLDS & INCOME 1 MILE 10 MILES 30 MILES

TOTAL HOUSEHOLDS	446	58,062	299,837
# OF PERSONS PER HH	2.2	2.3	2.6
AVERAGE HH INCOME	\$38,488	\$61,237	\$62,113
AVERAGE HOUSE VALUE	\$167,579	\$253,991	\$235,006

* Demographic data derived from 2020 ACS - US Census



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