

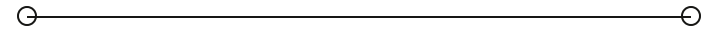


SALE

New Smyrna Beach - US1 Free Standing Building - 1.34 Acres

1307 N DIXIE FWY

New Smyrna Beach, FL 32168



PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,875,000
BUILDING SIZE:	13,340 SF
LOT SIZE:	58,348 SF
PRICE / SF:	\$140.55
ZONING:	B-3 New Smyrna Beach- Highway Service Business
APN:	743814000020

PROPERTY OVERVIEW

Current Boat Dealership in New Smyrna Beach - Business Not Included
Lease Runs Through 7-31-25 / Early Termination Option 7-31-24
Best Suited For End User
1.34 Acres on N Dixie Freeway(US-1) With 325 Feet of Frontage
Stand Alone Building - 7,689 SF With 5,651 SF Canopy Area
Highway Service Business Zoning(B-3) in City of New Smyrna Beach
Multitude of Available Uses - See Zoning Schedule
Located in the Community Redevelopment Area - Incentives Available
WaterFront Access to Intracoastal Waterway
Shared Access With 1311 N Dixie - Survey Required

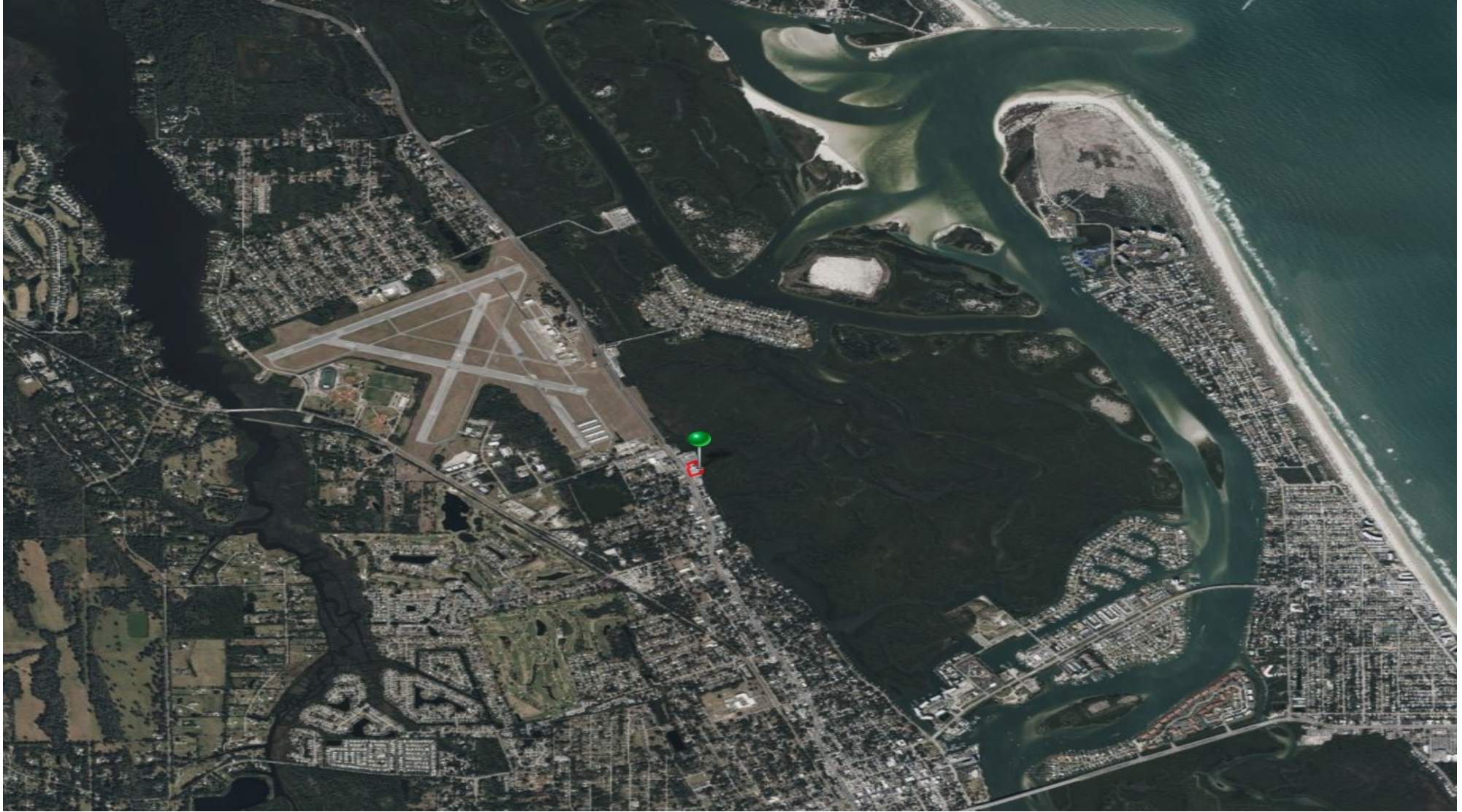
CARL W. LENTZ IV, MBA, CCIM
O: 386.566.3726
carl.lentz@svn.com
FL #BK3068067

NEW SMYRNA BEACH - US1 FREE STANDING BUILDING - 1.34 ACRES | 1307 N Dixie Fwy New Smyrna Beach, FL 32168

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

NEW SMYRNA BEACH - US1 FREE STANDING BUILDING - 1.34 ACRES | 1307 N Dixie Fwy New Smyrna Beach, FL 32168

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



INTERIOR PHOTOS



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

NEW SMYRNA BEACH - US1 FREE STANDING BUILDING - 1.34 ACRES | 1307 N Dixie Fwy New Smyrna Beach, FL 32168

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



EXTERIOR PHOTOS



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

NEW SMYRNA BEACH - US1 FREE STANDING BUILDING - 1.34 ACRES | 1307 N Dixie Fwy New Smyrna Beach, FL 32168

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



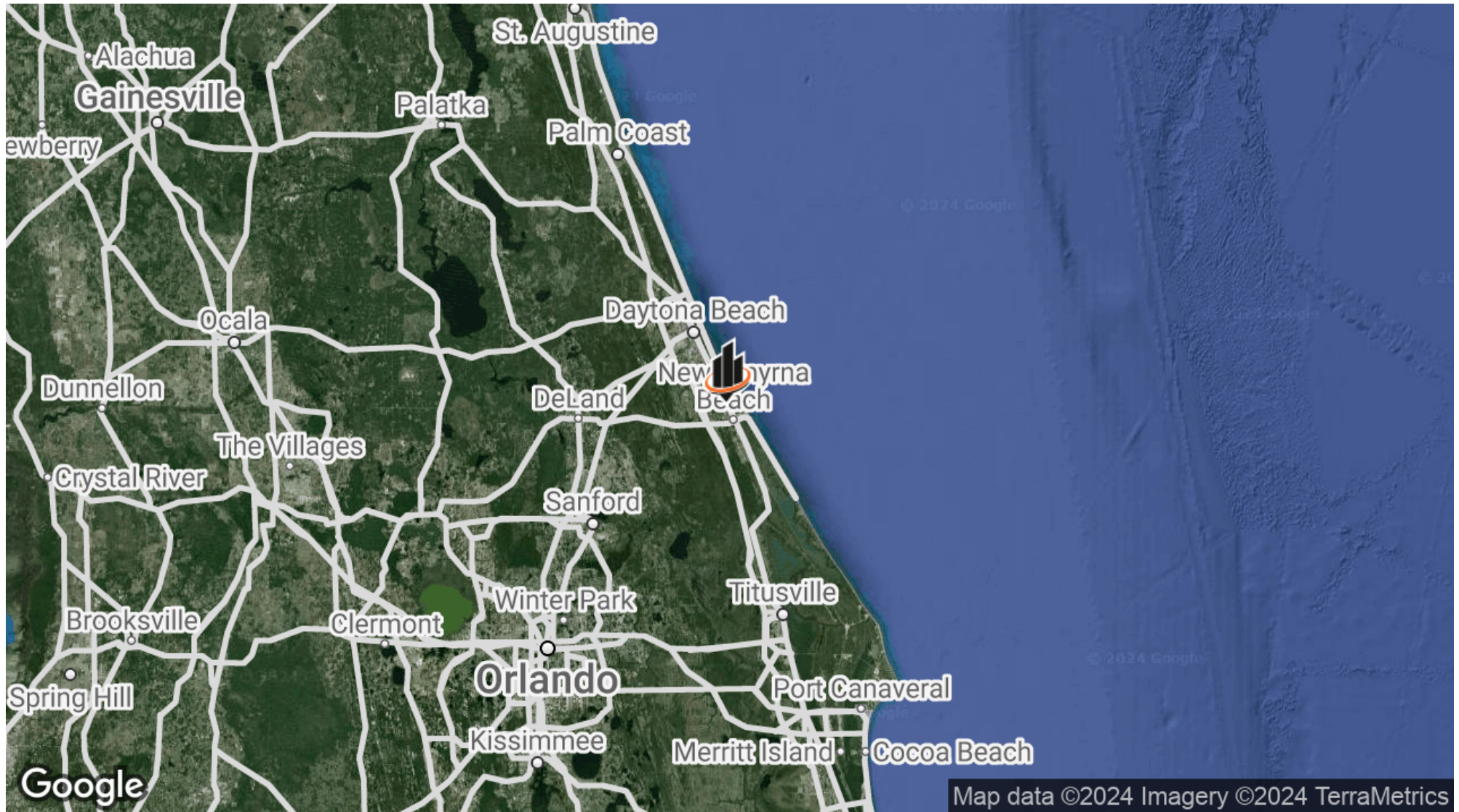
[illegible]

O: 386.566.3726
carl.lentz@svn.com
FL #BK3068067



We obtained the information above from sources we believe to be reliable. However, we did not verify its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

LOCATION MAP



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

NEW SMYRNA BEACH - US1 FREE STANDING BUILDING - 1.34 ACRES | 1307 N Dixie Fwy New Smyrna Beach, FL 32168

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

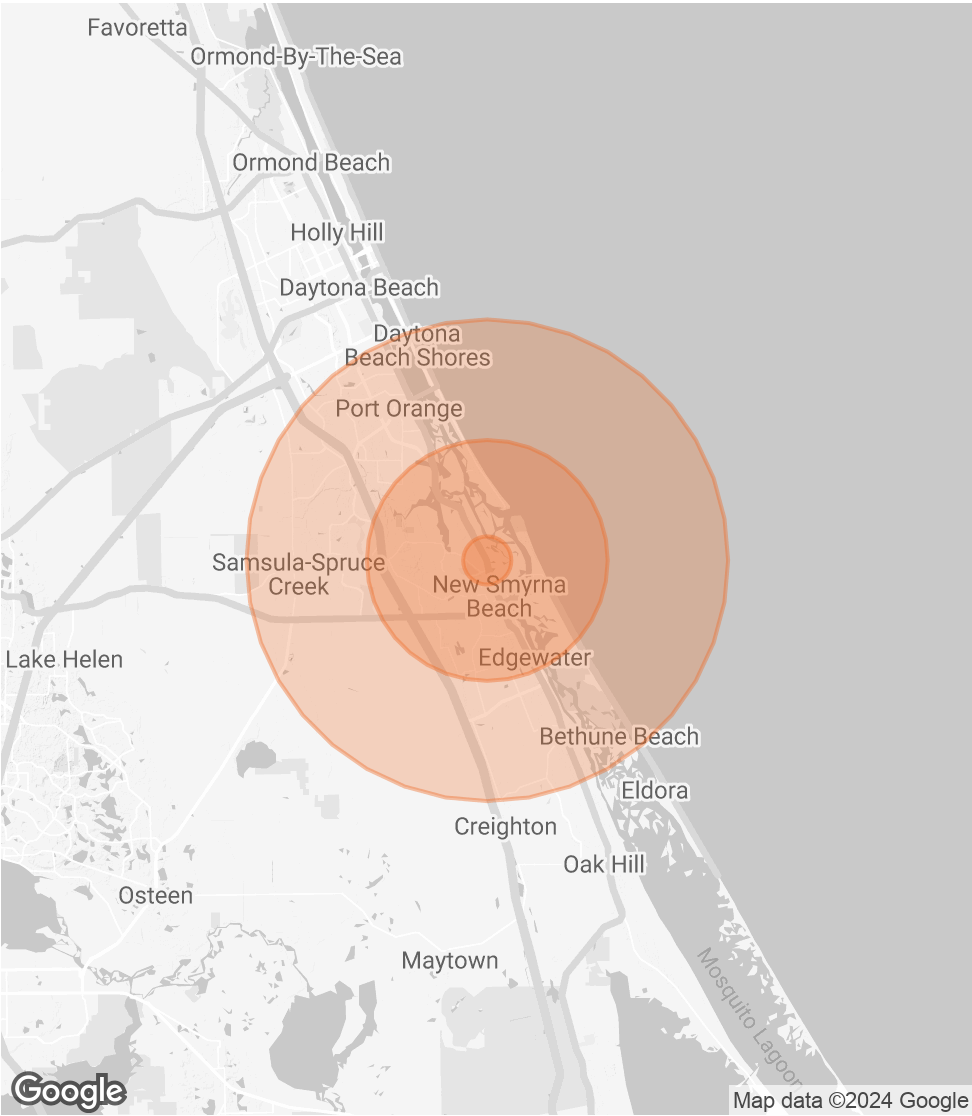


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,209	43,444	152,734
AVERAGE AGE	63.0	56.6	51.2
AVERAGE AGE (MALE)	61.2	55.2	49.5
AVERAGE AGE (FEMALE)	64.5	56.4	51.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,288	27,541	84,343
# OF PERSONS PER HH	1.7	1.6	1.8
AVERAGE HH INCOME	\$72,088	\$62,246	\$59,029
AVERAGE HOUSE VALUE	\$327,590	\$285,834	\$230,411

* Demographic data derived from 2020 ACS - US Census



CARL W. LENTZ IV, MBA, CCIM
O: 386.566.3726
carl.lentz@svn.com
FL #BK3068067

NEW SMYRNA BEACH - US1 FREE STANDING BUILDING - 1.34 ACRES | 1307 N Dixie Fwy New Smyrna Beach, FL 32168

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

