

8 Acre retail development

- Prominent site servicing mainland and beach traffic
- Pad sites and shop space available
- Delivery Q1 2021
- Fully signalized intersection before causeway to the beach

2019 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Population	25,991	48,191	71,935
Med HH Income	\$51,333	\$53,176	\$55,785



Ross Waters

561.424.3014
 rwaters@atlanticretail.com



Winn/Dixie

Wawa

BIG LOTS!
bealls OUTLET

Publix
FL SUPERMARKET



SITE

Save
a lot

CVS pharmacy

Publix
BEALLS
BeallsFlorida.com

Walgreens

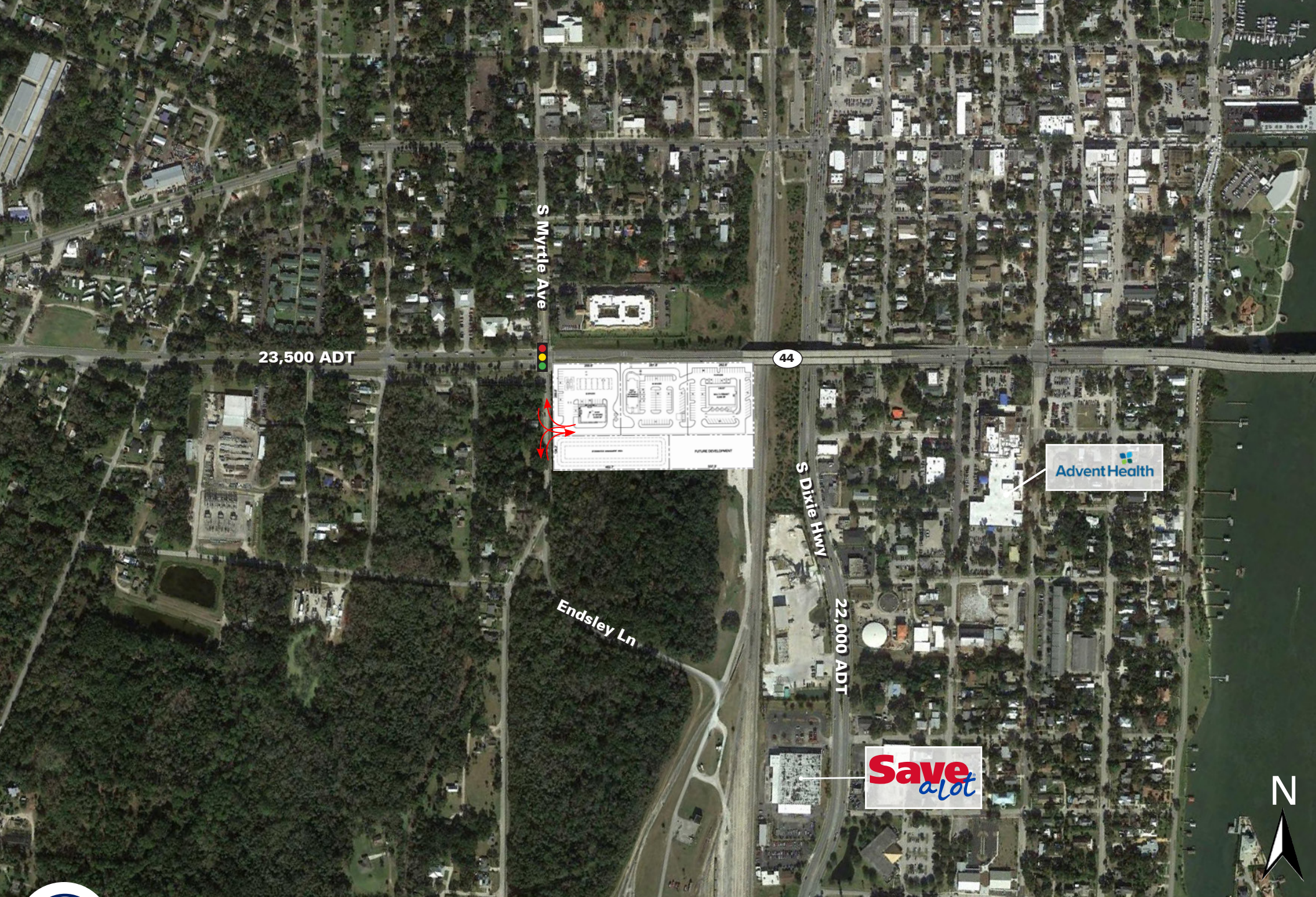
\$51,333
 MED HH INCOME
 IN 3 MILE RADIUS

32,500
 ADT ON NEARBY
 HWY 44



NEW SMYRNA BEACH, FL
SR 44 & S Myrtle Ave

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NEW SMYRNA BEACH, FL
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SITE PLAN OVERLAY

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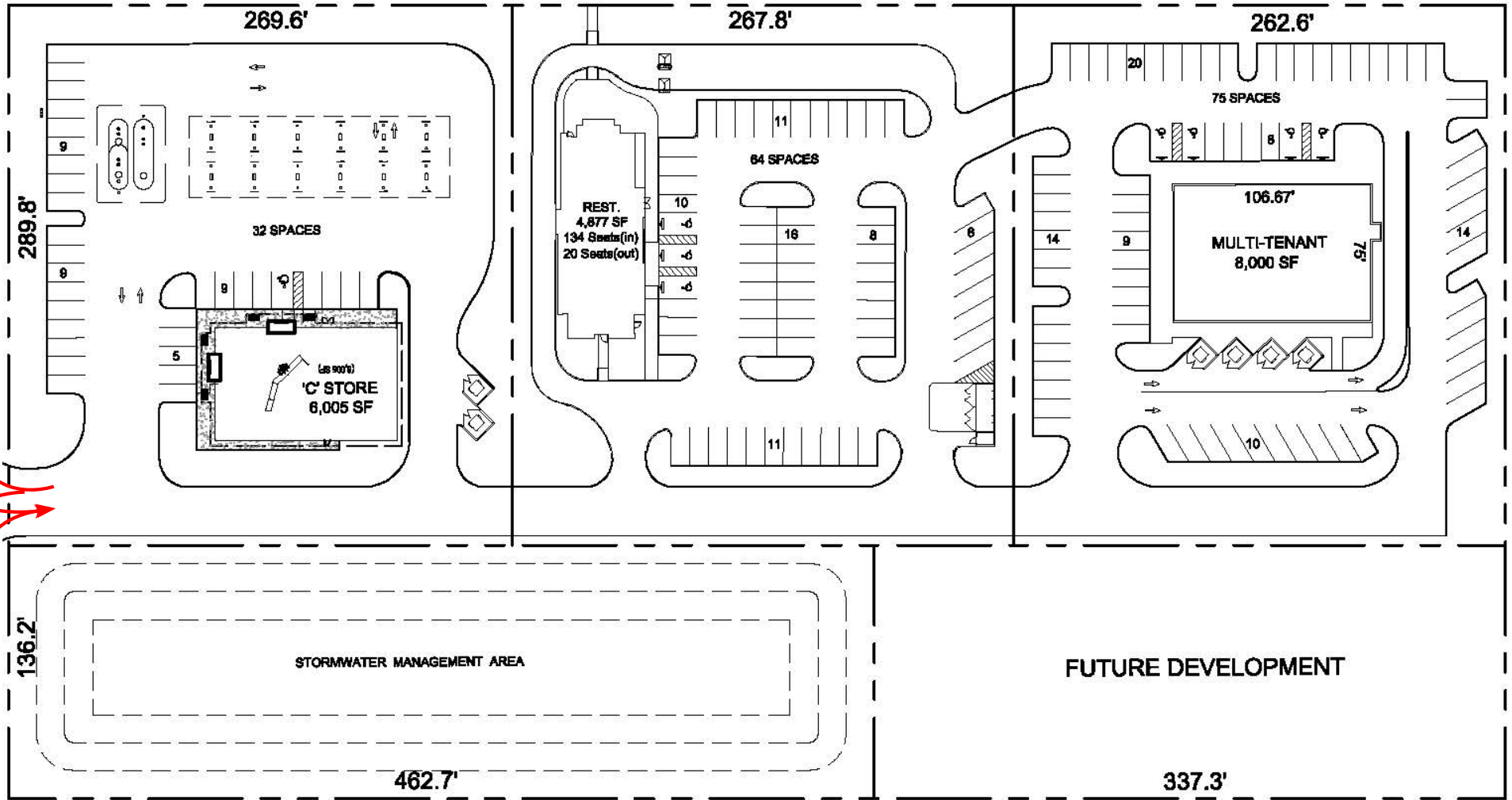
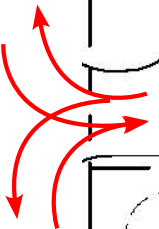
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23,500 ADT

SR 44

S MYRTLE AVE



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SITE PLAN