

# Publix #1649 - NSB Regional Shopping Center

1930 State Road 44  
New Smyrna Beach, FL 32168  
Lat 29.012, Long -80.946

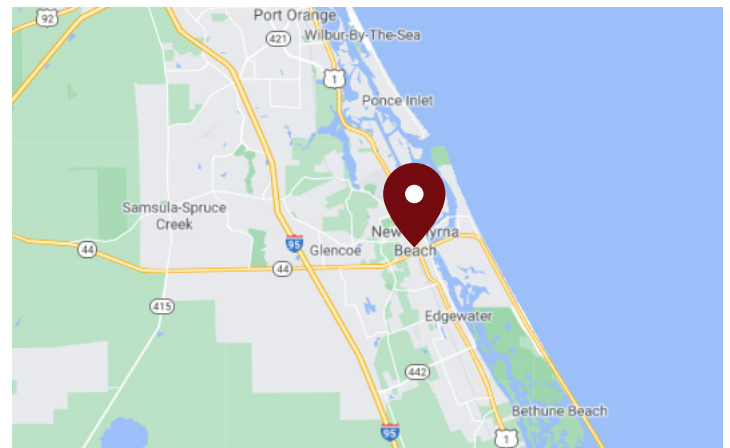
FOR LEASE



600 - 3,909 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- New Expanded Publix Anchor Now Open!
- Volusia County Market
- Strong Mix of National and Local Tenants
- Excellent Visibility Along State Road 44 – Main Access to New Smyrna Beach
- Located at Signalized Intersection with Multiple Points of Access
- Limited Retail Competition
- Combined Traffic Counts: 25,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	3,917	22,457	49,646
Daytime Population	3,717	23,564	47,832
Total Households	1,852	10,310	22,850
Avg. HH Income	\$64,780	\$73,607	\$79,372

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

## Tracy Worrell

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Suite	Tenant	Size
A	Publix	55,472
1	AVAILABLE	2,900
2	CORA Physical Therapy	3,000
3-4	Buddy's Home Furnishings	4,500
5-7	Animal Clinic	3,000
8	The UPS Store	1,200
9	Hair Cuttery	1,200
10	Kilman Jewels	900
11	AVAILABLE	600
12	Advanced Endodontics	1,000
13	AT&T	1,518

Suite	Tenant	Size
14	YourChiro	1,000
15	GNC	900
16	A.M. Café	2,000
17	Yuki Sushi Hibachi	2,000
18	H&R Block	2,000
19	Azteca D'Oro	3,455
20	Connect Hearing	1,545
21-25	Dollar Tree	8,000
27-28	AVAILABLE	3,909
29	Publix Liquors	1,600
30-32C	Pet Supermarket	6,715

Suite	Tenant	Size
33	Edward Jones	750
B1	Metcare of Florida	13,070
B2 B	Joy Luck Garden Restaurant	1,800
B2 A	Sally Beauty Supply	1,600
40 A-B	Simply Nails & Spa	1,782
41 B	AVAILABLE	1,015
<b>TOTAL</b>		<b>128,431</b>

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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **296,700**

EST. # OF VISITS ANNUALLY

 **1.62M**

AVG. VISITS / CUSTOMER

 **5.45**

AVG. LENGTH-OF-STAY / VISIT

 **50 MIN**

TOP 3 DAYS



Saturday	276,059
Friday	252,514
Sunday	248,407

# OF VISITS

TOP 3 HOURS

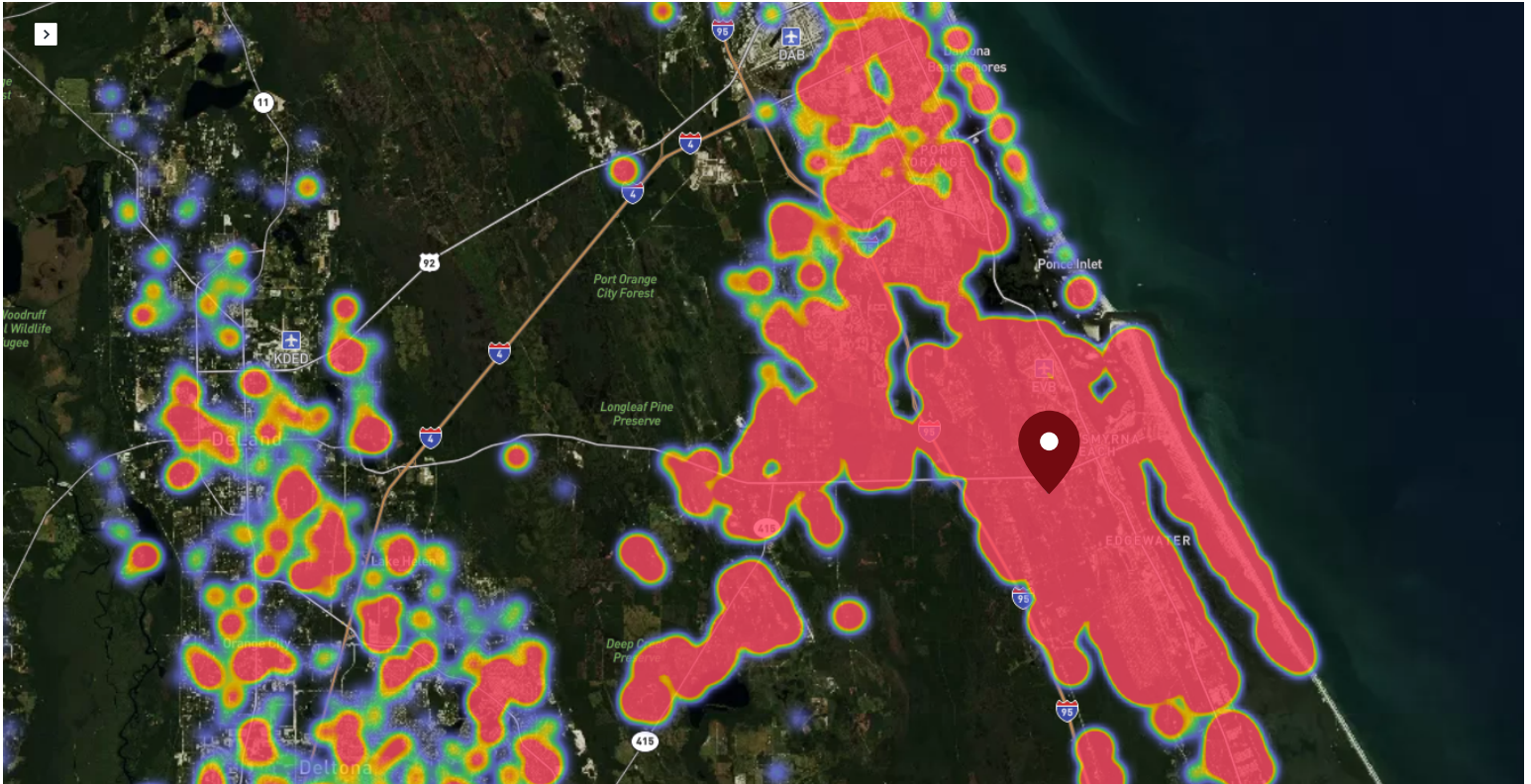


12-1 PM	310,497
1-2 PM	306,177
2-3 PM	281,124

# OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) Nov 1, 2019 - Oct 31, 2020

## SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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