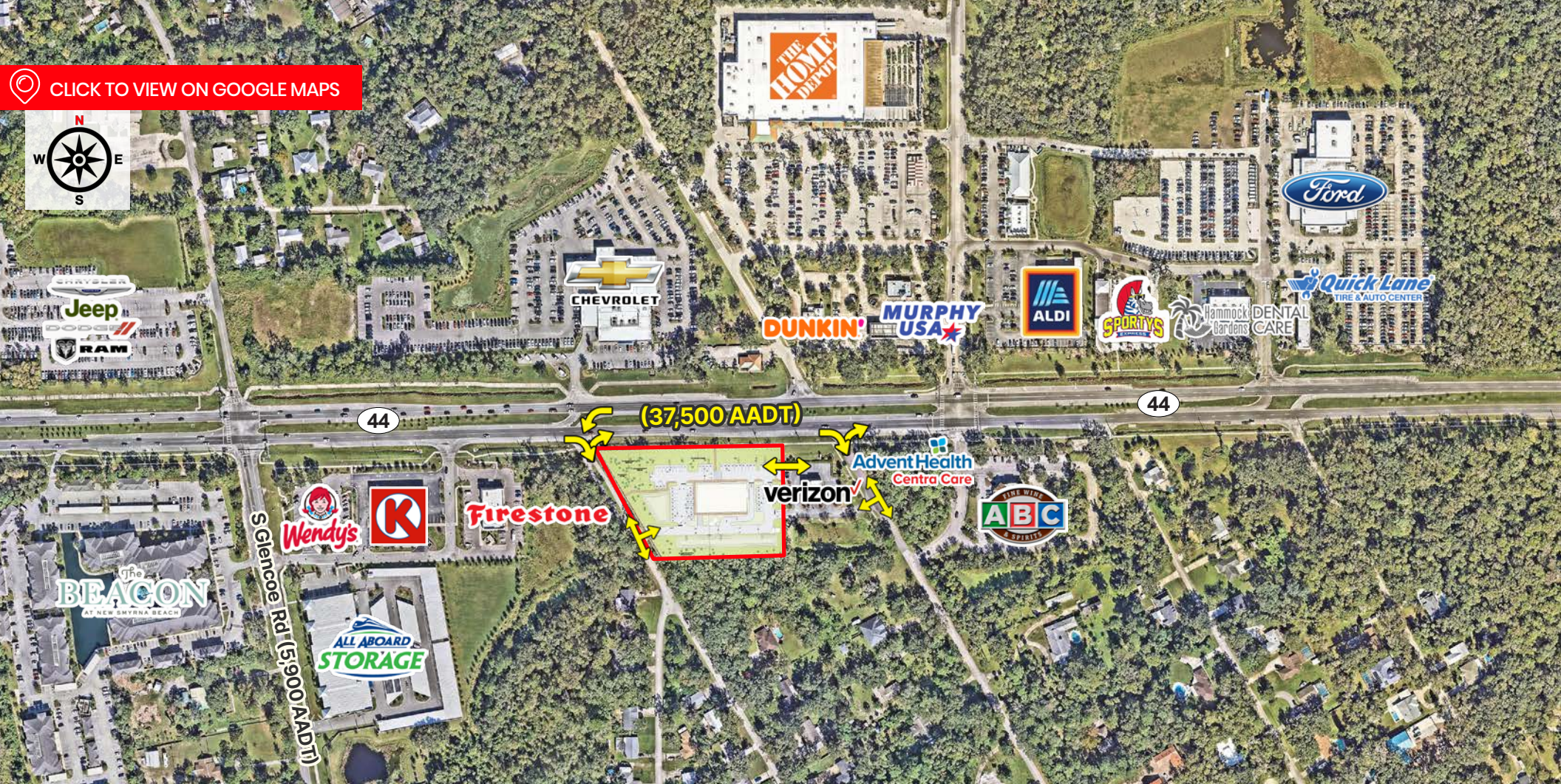
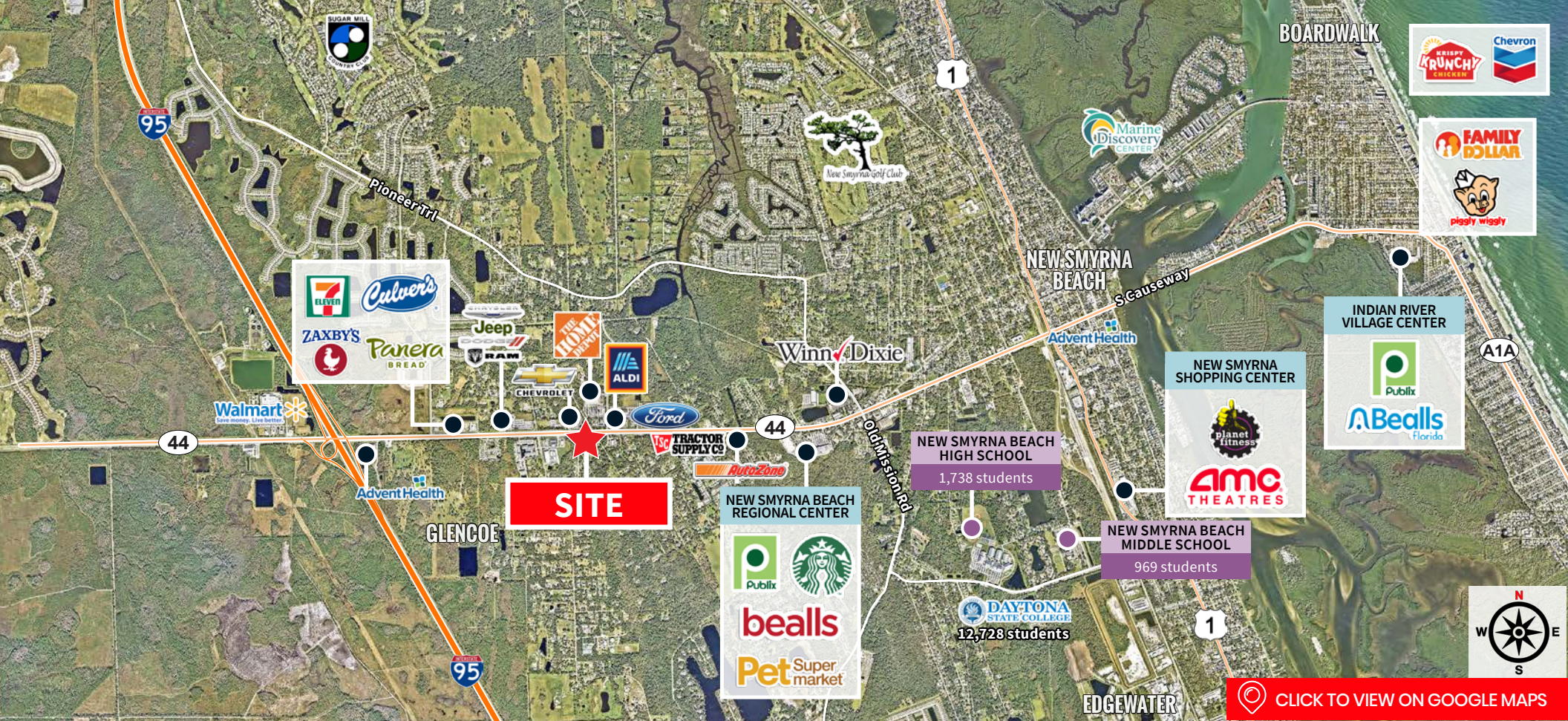


 [CLICK TO VIEW ON GOOGLE MAPS](#)



Multi-Tenant Building For Lease

State Road 44
New Smyrna, FL 32168



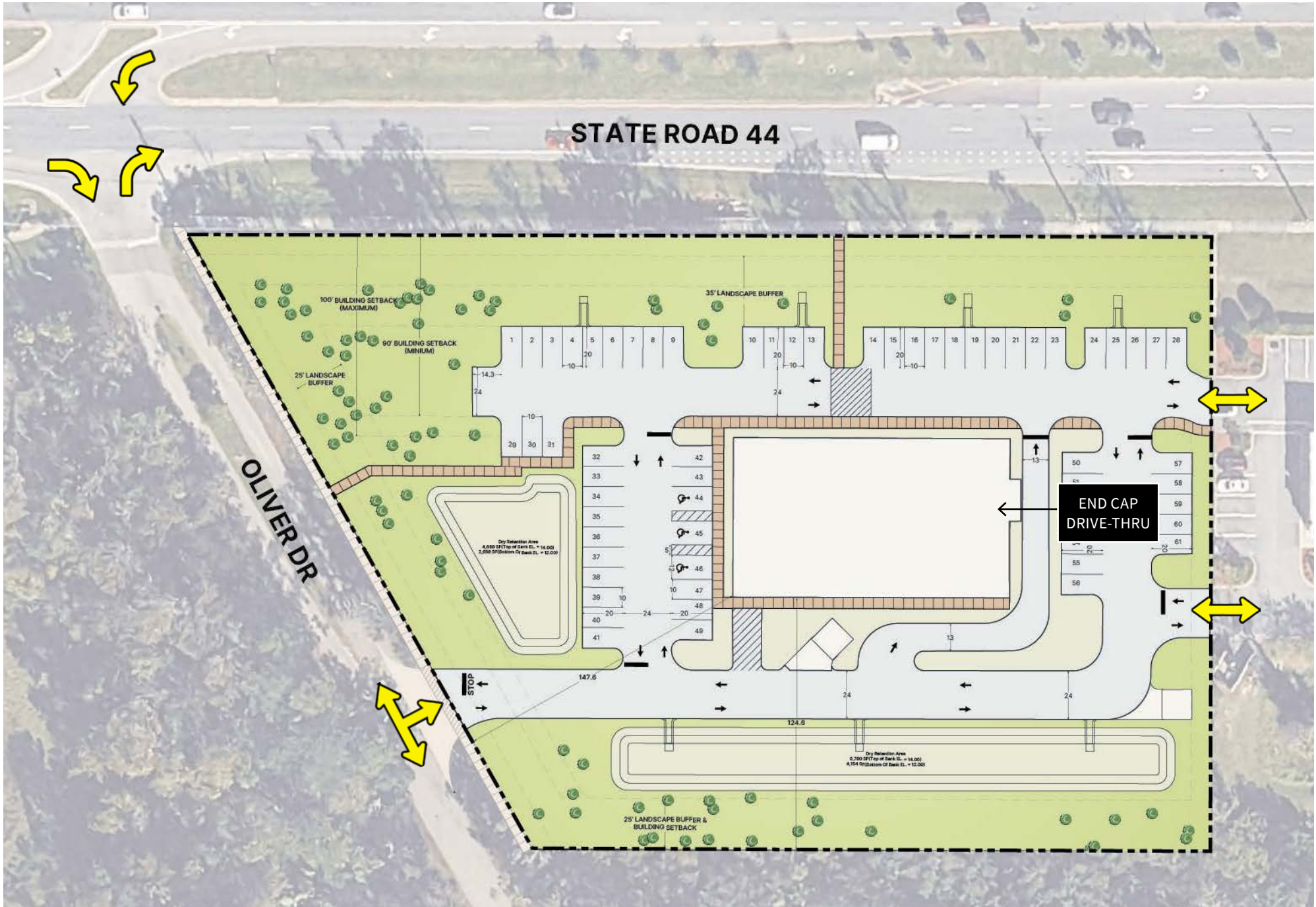
Property Highlights

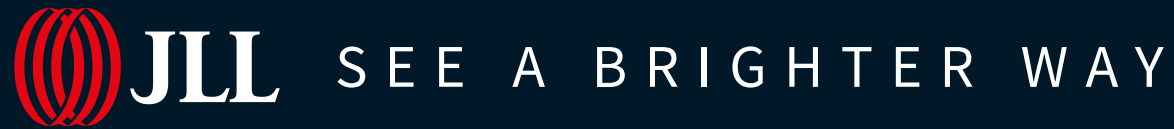
- 11,000 MTB with end-cap drive-thru available on ±3.04 acres
- Seeking medical, retail, QSR, and restaurant users
- ±34,000 AADT on SR 44
- Excellent PM and AM traffic heading toward New Smyrna Beach
- ±2 Million visits New Smyrna Beach annually

Demographics:

TOTAL POPULATION			DAYTIME POPULATION		
	1 Mile	3,433		1 Mile	2,835
	3 Miles	23,028		3 Miles	22,690
	5 Miles	48,218		5 Miles	46,071
AVG .HH INCOME			MEDIAN AGE		
	1 Mile	\$98,551		1 Mile	47.4
	3 Miles	\$97,760		3 Miles	53.8
	5 Miles	\$104,123		5 Miles	55.4

Property Site Plan





Listing Agent:



Antonino Poma
Vice President

 +1 407 488 4794

 antonino.poma@jll.com



Kaylynn Kissenberth
Senior Associate

 +1 407 242 4211

 kaylynn.kissenberth@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle Brokerage, Inc. All rights reserved.