

Out Parcels Available

SHOPPES OF CORONADO

2923 SR 44, New Smyrna Beach, FL 32168



PROPERTY HIGHLIGHTS

-  **GLA:** 167,722 SF
-  **Municipality:** Volusia County
-  **Space Available:**
 - Multiple Out Parcels 1-2 Acres
 - Freestanding and Multi-Tenant Opportunities (Ground Lease or BTS)
-  **Notable Tenants:** Wal-Mart Supercenter, McDonald's, Popeye's, and Cracker Barrel (Coming Soon)
-  **Traffic Counts:** SR 44 – 17,700 ADT
I-95 – 47,500 ADT

DEMOGRAPHICS	3 Min*	5 Min*	10 Min*
Total Population	1,908	5,845	51,575
Households	859	2,635	23,596
Average HH Income	\$61,625	\$53,562	\$63,802
Total Employees	460	1,714	18,881

*Drivetime



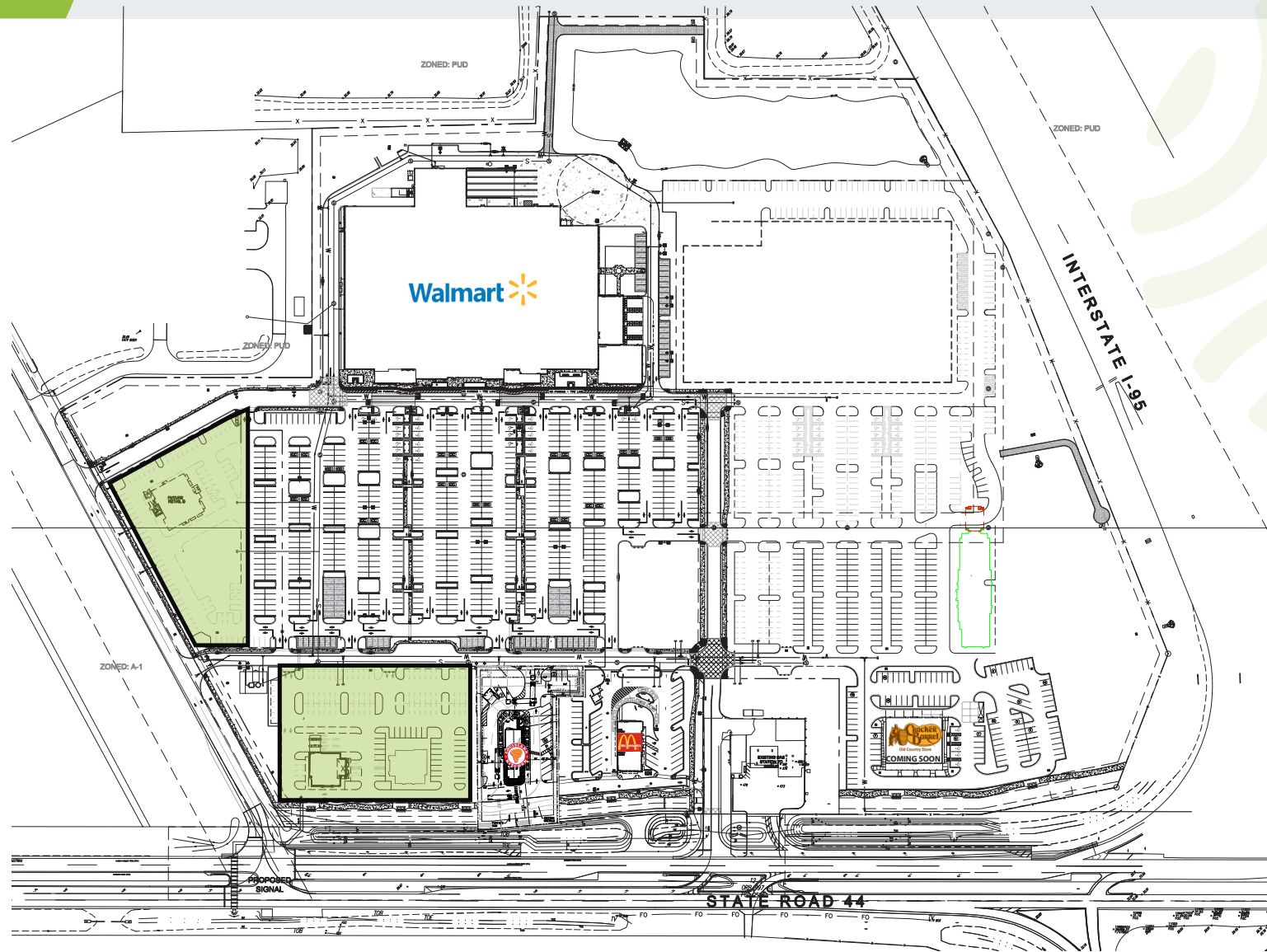
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Regency
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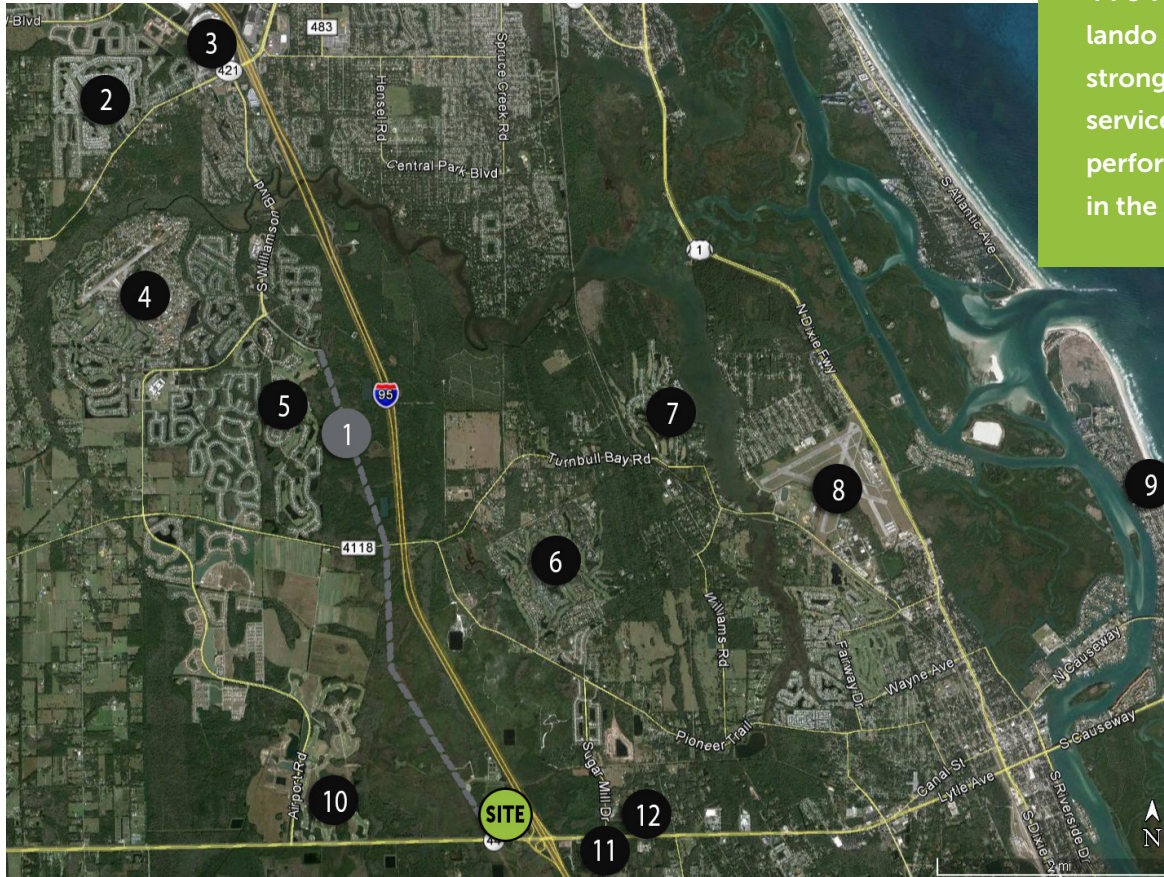
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Shoppes of Coronado is strategically located at the intersection of SR 44 & I-95. SR 44 is the major east / west thoroughfare for Greater Orlando and other cities to get to the beaches. The area is experiencing strong growth with new housing starts, retail projects, restaurants and service oriented businesses. The Shoppes of Coronado has a strong performing Wal-Mart Supercenter and is regional draw for customers in the surrounding communities.



1. Williamson Road Extension
2. Crane Lakes Golf Club – 810 Homes (\$100k - \$200k HH Value)
3. Dunlawton Ave. Retail Corridor
4. Spruce Creek (Fly In Golf & Aviation Community) – 2,000+ Homes (\$300k - \$1M+ HH Value)
5. Cypress Head Golf Club – 2,000+ Homes (\$250k - \$500k HH Value)
6. Sugarmill Country Club – 1,000+ Homes (\$200k - \$750k HH Value)
7. Turnbull Bay Golf Club – 500+ Homes (\$200k - \$400k HH Value)
8. New Smyrna Beach Airport
9. Beaches & Attractions – SR 44 is the main artery for beach goers coming from the the West / Orlando area
10. Venetian Bay Golf Club – 1,000 Existing Homes (\$200k - \$420k) w/ 5,000+ units planned
11. Florida Hospital New Smyrna Health Park
12. Aldi