

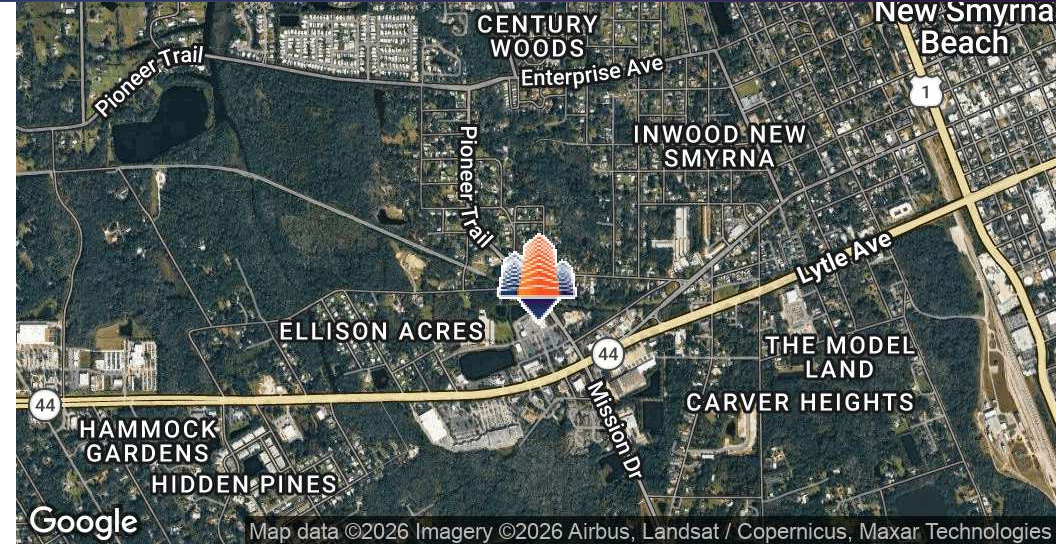
Coast Plaza

1835 Florida 44, New Smyrna Beach, FL 32168



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1,380 & 9,500 SF available – 10,880 SF Contiguous
- Approx +/- 3mi from Downtown NSB / Flagler Boardwalk!
- Seeking Retail & Medical Uses
- Anchored by Winn Dixie grocer with various co-tenant uses including Dominos, Urgent Care, Salon, etc
- Heavy traffic corridor with robust national tenant synergy throughout
- Located directly off SR-44 at signalized intersection of Wallace Rd with multiple access points
- Large parking field +/-300 spaces
- Monument signage available
- Traffic Counts: SR-44 & Wallace Rd +/- 51,000 cars per day

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,380 SF 9,500 SF
Lot Size:	10.97 Acres
Building Size:	80,241 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,013	11,395	23,050
Total Population	4,355	23,957	47,709
Average HH Income	\$78,038	\$88,917	\$96,336

Nick Barbato

954.579.2672

NBarbato@eisre.com

Casey Dorner

407.404.4017

CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Coast Plaza

1835 Florida 44, New Smyrna Beach, FL 32168



EQUITY
INVESTMENT
SERVICES

PROPERTY PHOTOS



Nick Barbato

954.579.2672

NBarbato@eisre.com

Casey Dorner

407.404.4017

CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Coast Plaza

1835 Florida 44, New Smyrna Beach, FL 32168



EQUITY
INVESTMENT
SERVICES

PARCEL MAP



Nick Barbato

954.579.2672

NBarbato@eisre.com

Casey Dorner

407.404.4017

CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

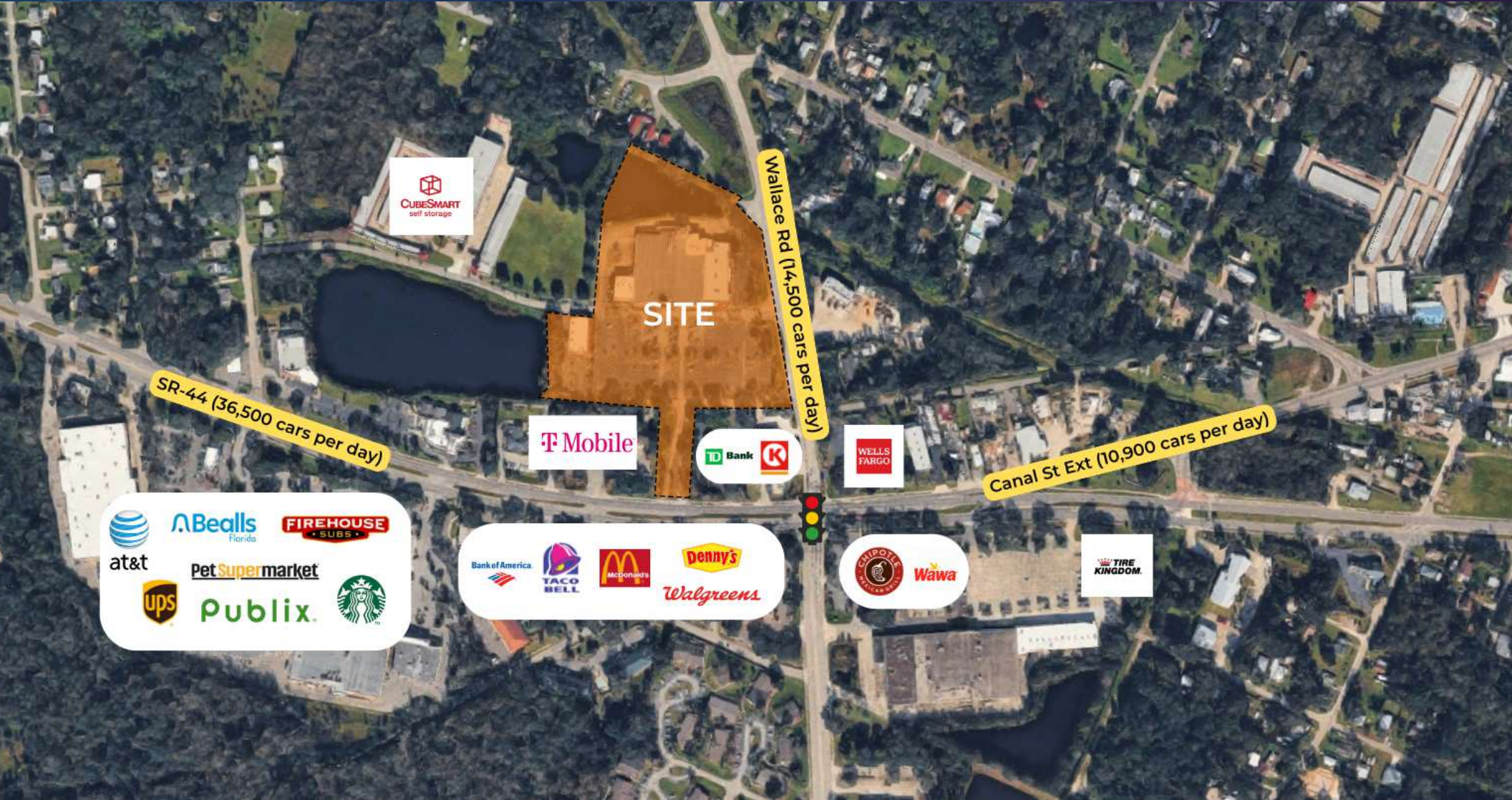
Coast Plaza

1835 Florida 44, New Smyrna Beach, FL 32168



EQUITY
INVESTMENT
SERVICES

AERIAL



Nick Barbato

954.579.2672

NBarbato@eisre.com

Casey Dorner

407.404.4017

CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Coast Plaza

1835 Florida 44, New Smyrna Beach, FL 32168



EQUITY
INVESTMENT
SERVICES

RETAILER MAP



Nick Barbato

954.579.2672

NBarbato@eisre.com

Casey Dorner

407.404.4017

CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Coast Plaza

1835 Florida 44, New Smyrna Beach, FL 32168



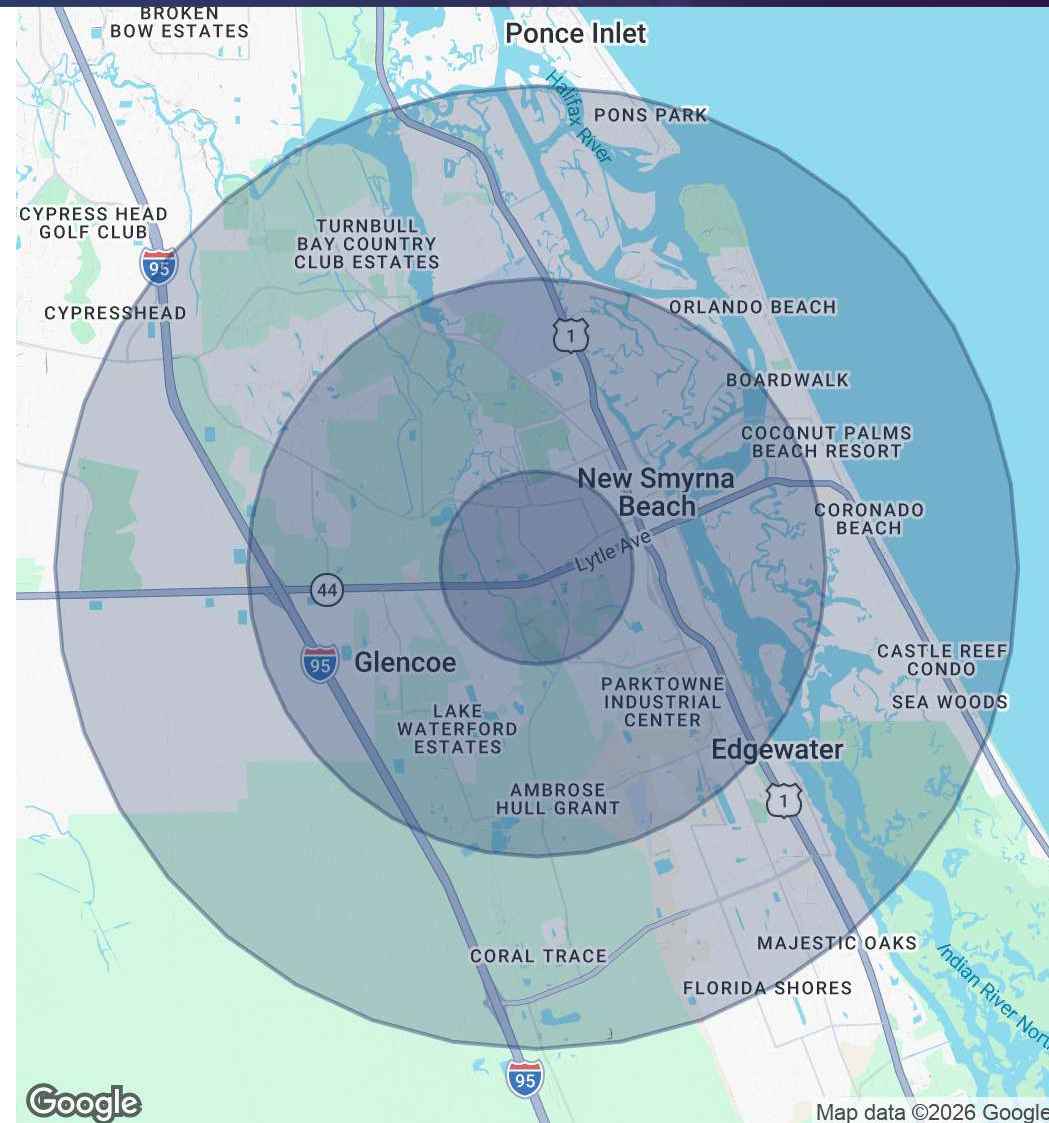
EQUITY
INVESTMENT
SERVICES

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,355	23,957	47,709
Average Age	46.1	53.0	54.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,013	11,395	23,050
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$78,038	\$88,917	\$96,336
Average House Value	\$262,553	\$339,393	\$367,765

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,425	21,156	42,639
Total Population - Black	691	1,108	1,705
Total Population - Asian	15	141	381
Total Population - Hawaiian	0	0	20
Total Population - American Indian	9	27	36
Total Population - Other	39	422	593



Nick Barbato
954.579.2672
NBarbato@eisre.com

Casey Dorner
407.404.4017
CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

Coast Plaza

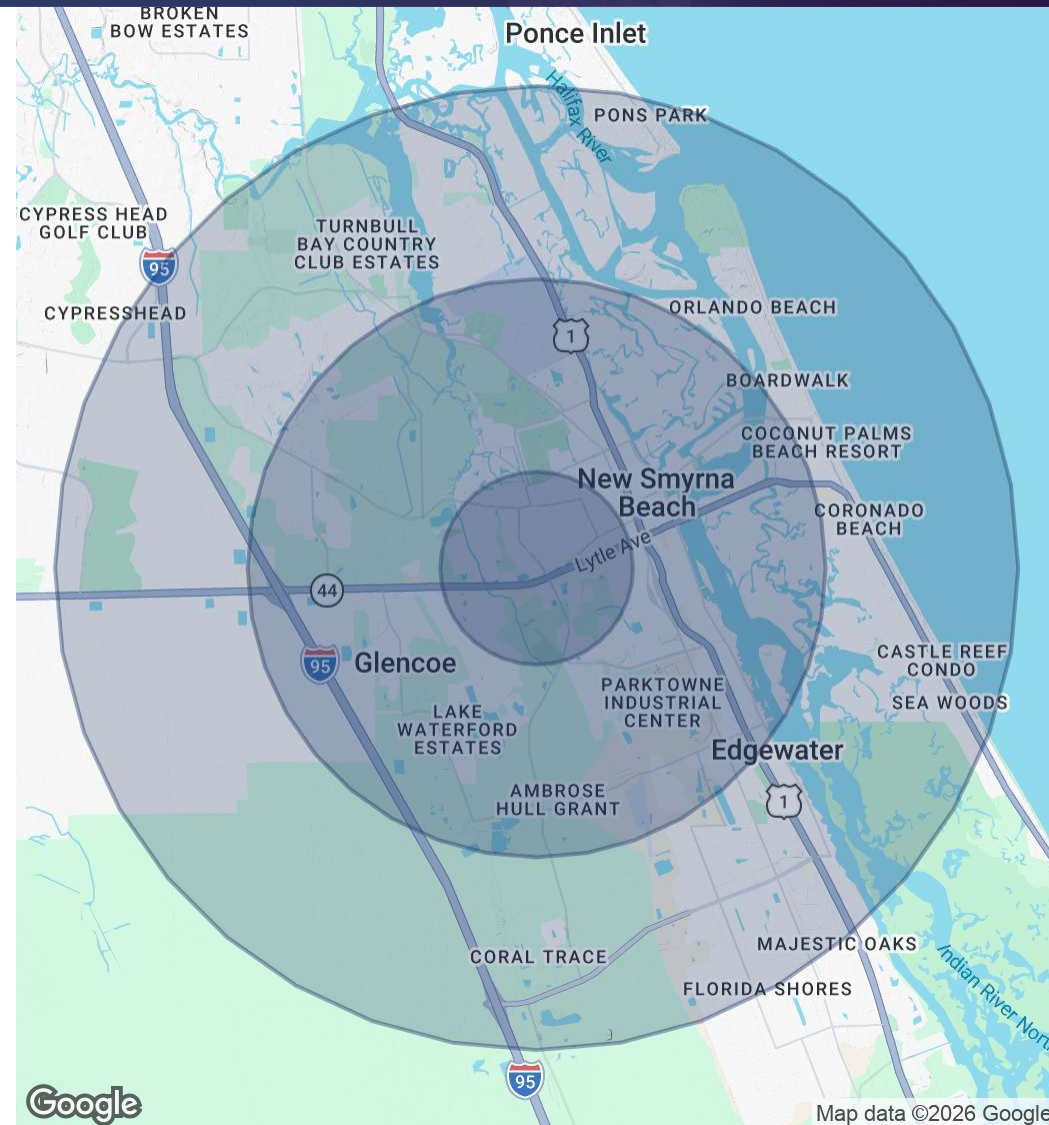
1835 Florida 44, New Smyrna Beach, FL 32168



EQUITY
INVESTMENT
SERVICES

DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	131	796	1,898
5 - 9	195	745	1,558
10 - 14	211	869	1,687
15 - 17	178	688	1,042
18 - 20	71	469	837
21 - 24	252	891	1,401
25 - 34	693	2,493	4,880
35 - 44	394	1,966	4,003
45 - 54	548	2,884	5,549
55 - 64	691	4,536	9,227
65 - 74	606	4,263	8,821
75 - 84	291	2,462	4,979
85+	100	904	1,832



Nick Barbato

954.579.2672

NBarbato@eisre.com

Casey Dorner

407.404.4017

CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com