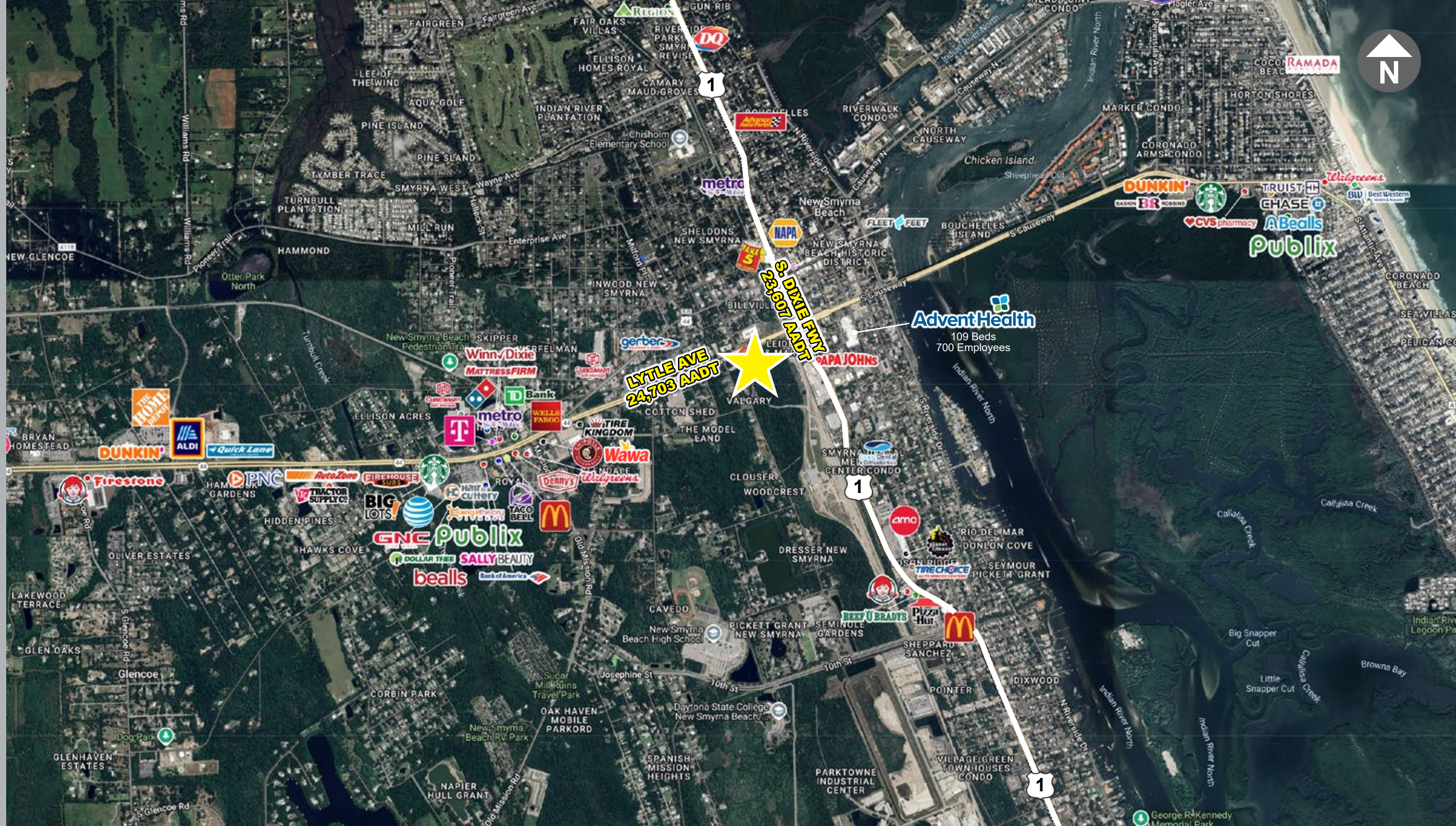


SHOPS OF NEW SMYRNA BEACH

NEW SMYRNA BEACH, FL



SITE DESCRIPTION

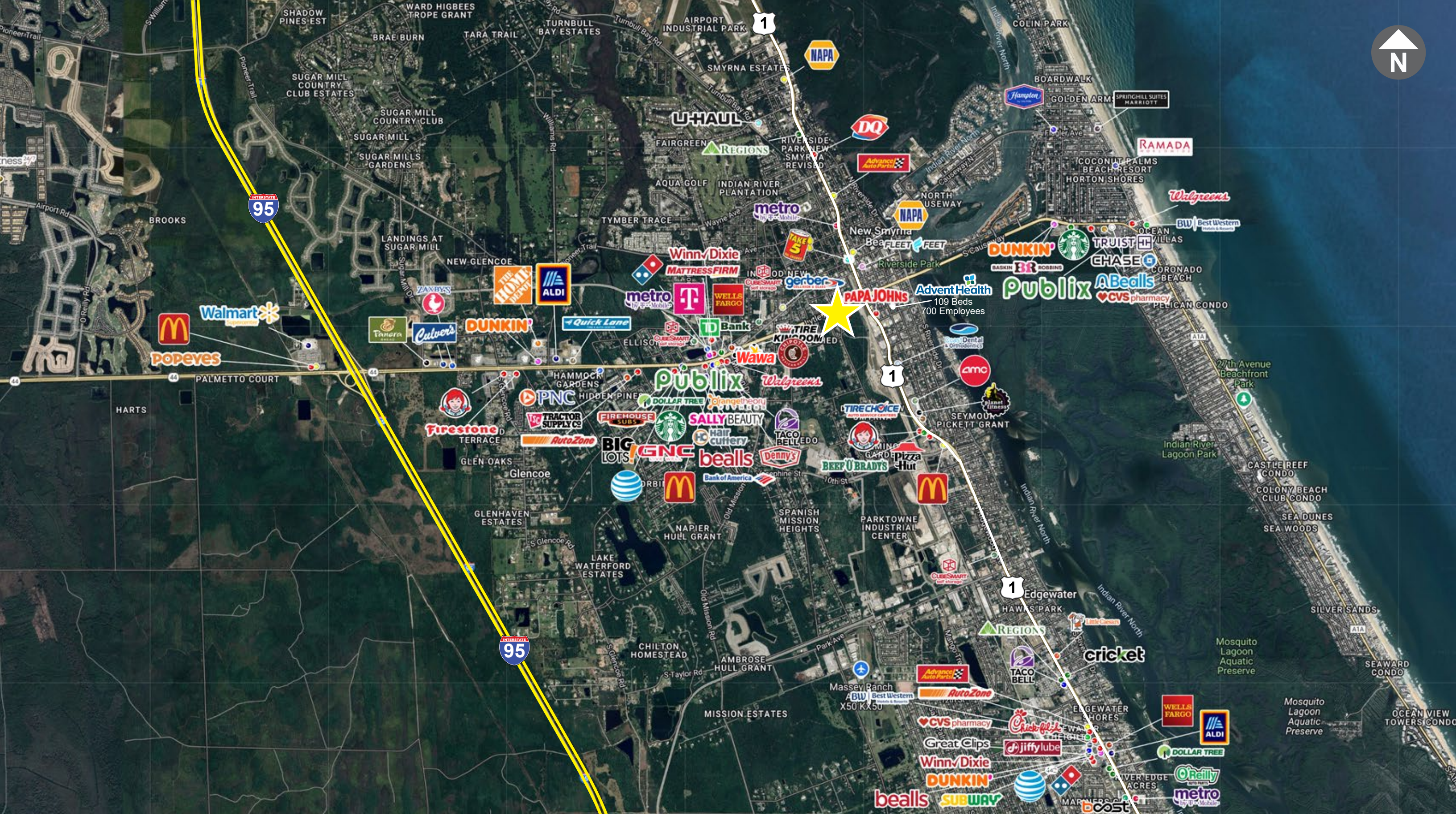
US-1 & LYTLE AVENUE

GROCERY & SHOPS: ± 8.31 ACRES
OUTPARCELS: ± 3.14 ACRES

23,607 AADT ON US-1
24,703 AADT ON LYTLE AVENUE

New Smyrna Beach has transitioned from a seasonal tourism-reliant town into a year-round, high-growth economic powerhouse. The city is aggressively leveraging its strategic position along the Atlantic Coast and its I-95/SR-44 connectivity to foster a premier-tier business environment. By prioritizing infrastructure resilience—specifically massive stormwater mitigation and critical transportation upgrades—the city is securing its long-term viability for both institutional-grade investment and a surging, affluent population.

New Smyrna Beach functions as the primary Atlantic “artery” for Volusia County, centered on the high-traffic intersection of I-95 and SR-44. The city is currently undergoing a \$10.7 million FDOT enhancement of SR-44 to modernize signalization and expand multi-use trails, directly supporting the increased density of the corridor.

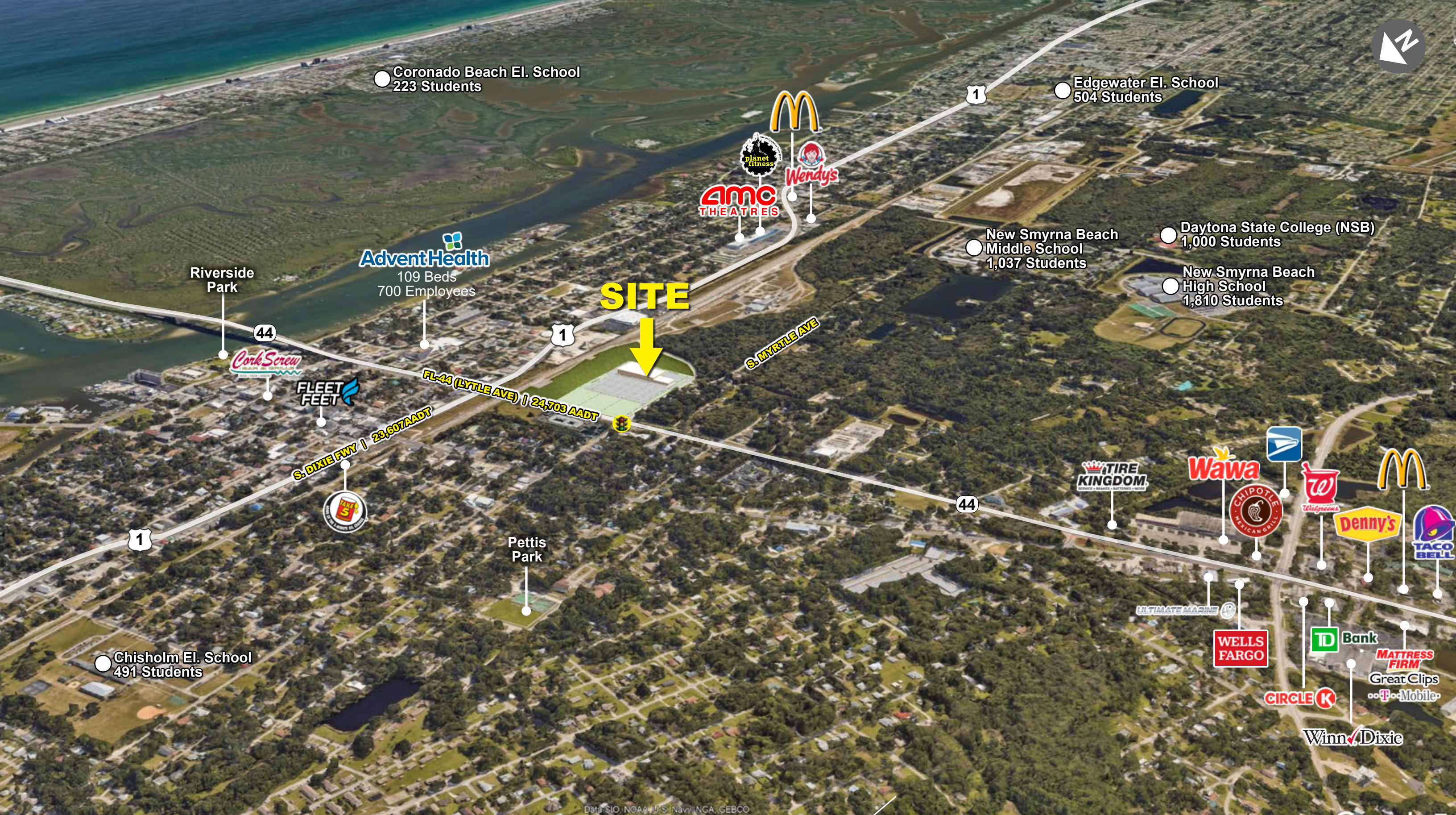


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MARKET AERIAL

SHOPS OF NEW SMYRNA BEACH | NEW SMYRNA BEACH, FL



Data SIO, NOAA, U.S. Navy, NGA, GEBCO

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SITE AERIAL - SE

SHOPS OF NEW SMYRNA BEACH | NEW SMYRNA BEACH, FL



AdventHealth

109 Beds
700 Employees

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LOW AERIAL
SHOPS OF NEW SMYRNA BEACH | NEW SMYRNA BEACH, FL

NUMBERS

SHOPS OF NEW SMYRNA BEACH
NEW SMYRNA BEACH, FL

POPULATION

2 MILE	16,761
4 MILE	43,798
6 MILE	69,807

HOUSEHOLDS

2 MILE	7,734
4 MILE	20,868
6 MILE	32,738

AVG. HH INCOME

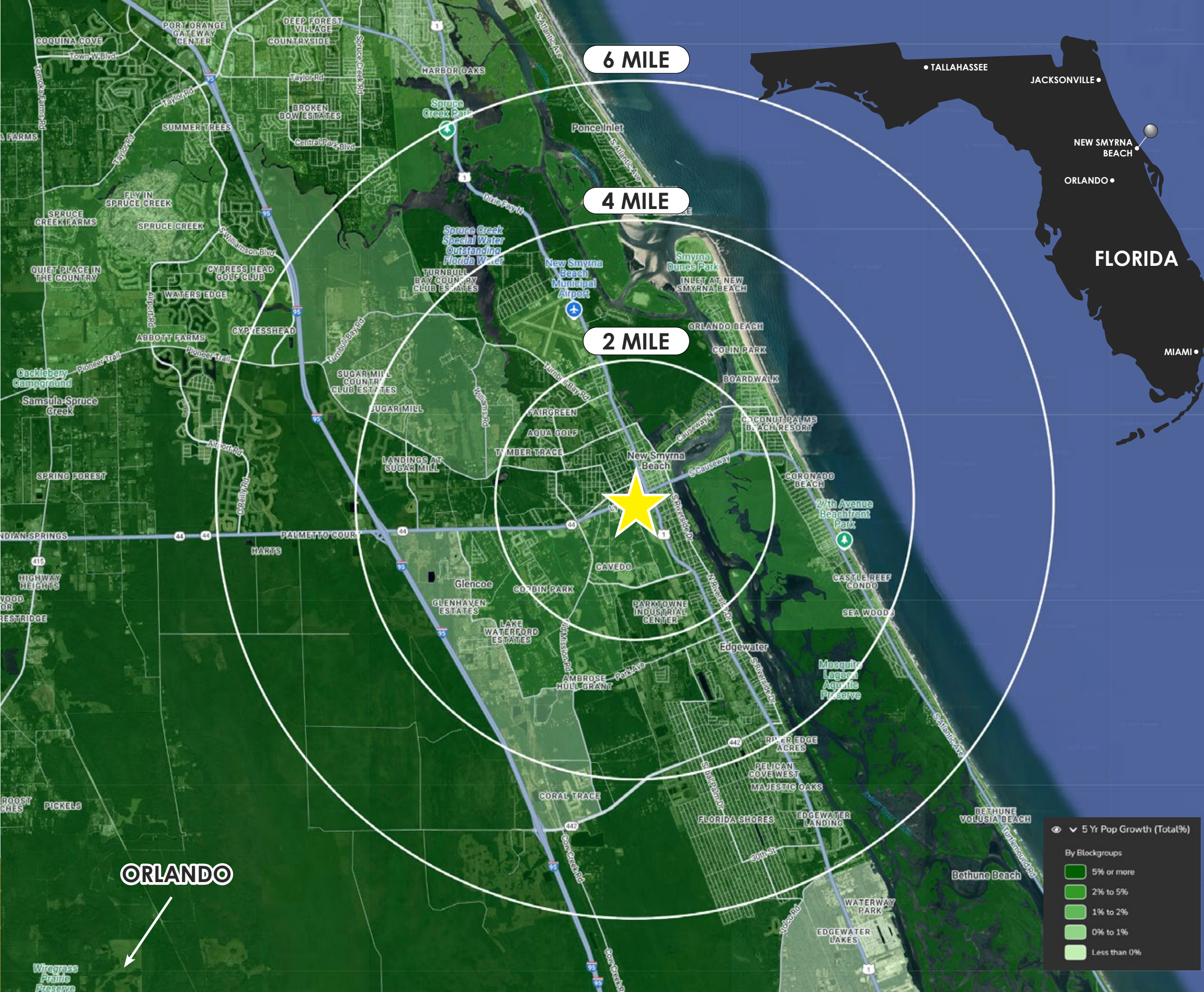
2 MILE	\$ 93,460
4 MILE	\$103,551
6 MILE	\$106,814

MED. HH INCOME

2 MILE	\$ 63,306
4 MILE	\$ 74,297
6 MILE	\$ 77,162

1 MILE OTHER

White Collar	61.5%
College/Higher	64%
Median Age	50
Female	48%
Male	52%



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SITE PLAN

SHOPS OF NEW SMYRNA BEACH
NEW SMYRNA BEACH, FL

TOTALS

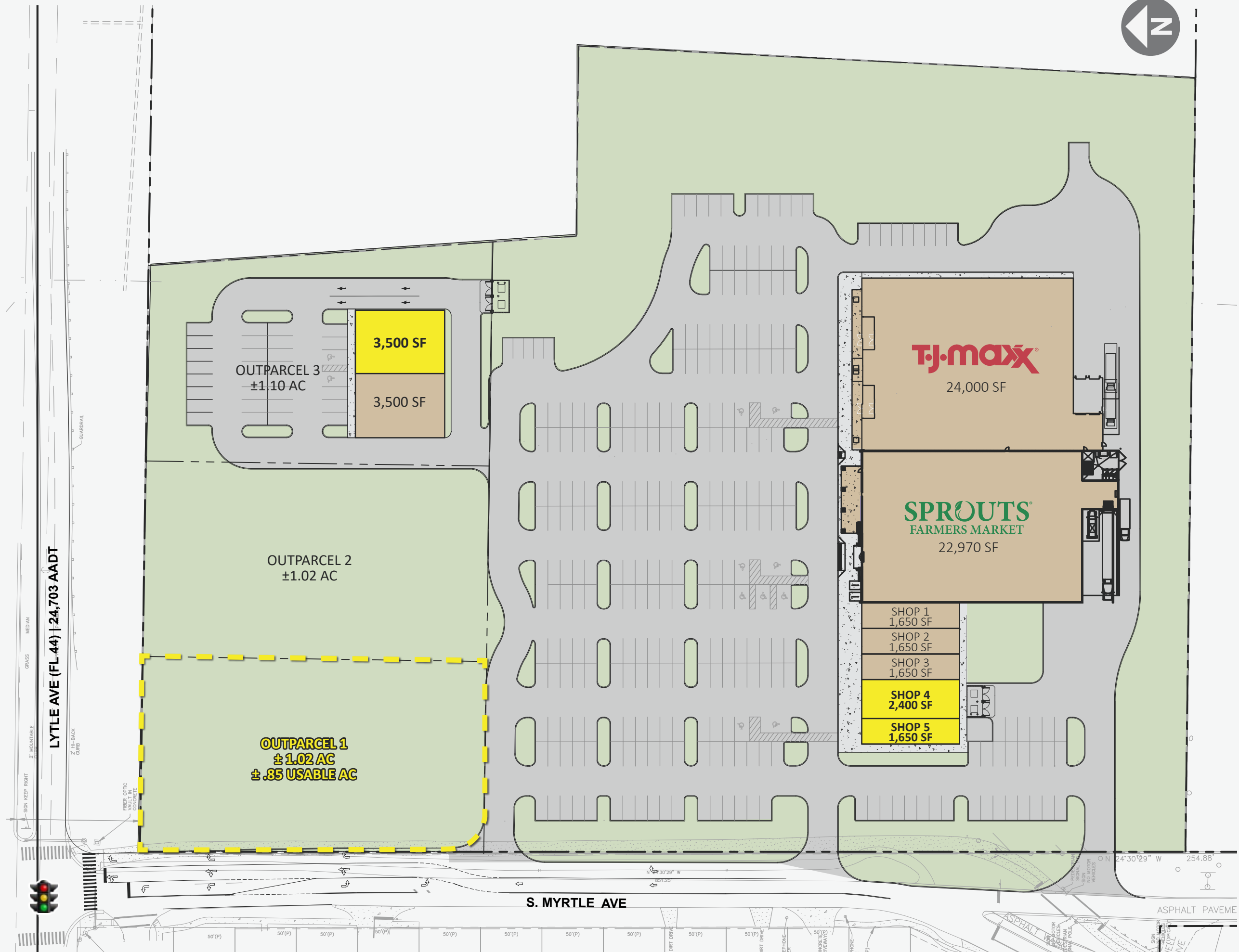
LAND AREA: ± 11.37 AC
PROPOSED AREA: 56,970 SF
PARKING: 304 SPACES
PARKING RATIO: 5.33/1000

TENANT ROSTER

SHOP 1 1,650 SF
SHOP 2 - AVAILABLE 1,650 SF
SHOP 3 - AVAILABLE 1,650 SF
SHOP 4 2,400 SF
SHOP 5 1,650 SF

OUTPARCELS

1: AVAILABLE ± 1.02 AC
2: ± 1.02 AC
3: MULTI-TENANT ± 1.10 AC
SHOP 1 - AVAILABLE 3,500 SF
SHOP 2 3,500 SF



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NEW SMYRNA BEACH

FLORIDA'S SECRET PEARL POLISHED FOR PROGRESS



10-year growth rate of 14.33%, significantly outpacing both state (11.27%) and national (6.23%) averages.



Strategically located within the Central Florida High-Tech Corridor, the city captures a regional trade area of 69,800+ people with an average household income exceeding \$106,000.



A sophisticated, affluent profile featuring a median household income 10% higher than the Florida average.



Shifting toward an “industrial mixed-use” model to diversify the tax base, NSB is transitioning thousands of acres into high-value employment centers and professional hubs to foster year-round economic stability.

\$938 MILLION

ANNUAL RETAIL SECTOR

97.9%

RETAIL OCCUPANCY INDICATES HIGH
NEED FOR NEW COMMERCIAL
DEVELOPMENT

\$7.55 BILLION

TAXABLE VALUE -
\$532M+ APPRECIATION IN 2025 ALONE

While tourism remains the primary heartbeat, NSB’s local economy is transitioning from a seasonal service model to a year-round industrial powerhouse, with recent 7.7% annual employment growth outperforming national trends.

20% REMOTE

WORKFORCE DRIVING CONSISTENT
WEEKDAY DAYTIME FOOT TRAFFIC

\$16.2 MILLION

ROAD & MULTI-MODAL INFRASTRUCTURE
INFUSION TO SUPPORT SURGING TRANSIT

\$10.7 MILLION

FDOT MODERNIZATION OF SR-44 -
CAPACITY & SIGNALIZATION
IMPROVEMENTS

The city is undergoing a 2026 infrastructure overhaul, including a \$10.7M modernization of SR-44 to handle high traffic demand and a \$16M road resurfacing initiative. Digital connectivity is equally prioritized, with nearly 90% broadband adoption supporting a high-density “work-from-home” population (20% of the workforce).

\$110,900+

AVERAGE HOUSEHOLD INCOME

\$241 MILLION

AIRPORT ECONOMIC IMPACT
WITH ZERO IMPACT ON TAX DOLLARS

7.78%

ANNUAL EMPLOYMENT GROWTH
(PROFESSIONAL, MANAGEMENT,
& TECHNICAL SECTORS)

High-net-worth retirees and “Zoom Town” professionals drive a 78% homeownership rate in NSB. This affluent, highly educated workforce provides the essential human capital to accelerate the city’s expansion into high-value professional and technical sectors.