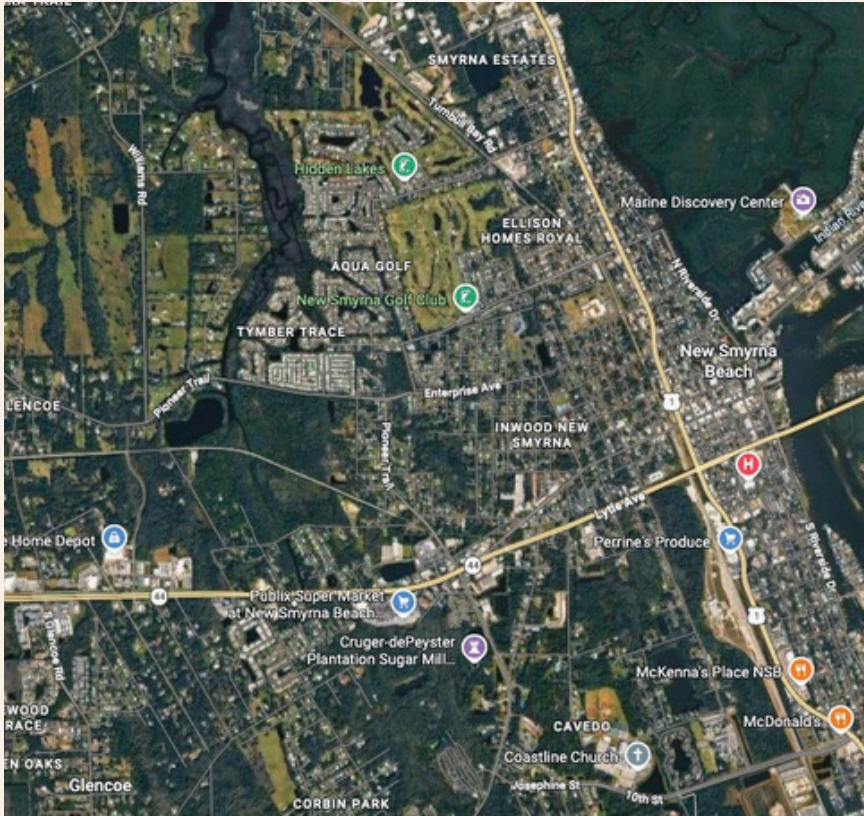




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COMMERCIAL LAND FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

- The SR-44 corridor is one of New Smyrna Beach's fastest-growing development areas, connecting I-95 directly to the beach and historic downtown.
- Strong residential growth, expanding retail demand, and continued commercial development are driving activity throughout the corridor.
- The area benefits from heavy traffic generated by both residents and weekend visitors traveling from the Orlando market to the coast.
- Growing demand for retail, hospitality, multifamily, and mixed-use projects continues to position SR-44 as a premier growth corridor in Volusia County.

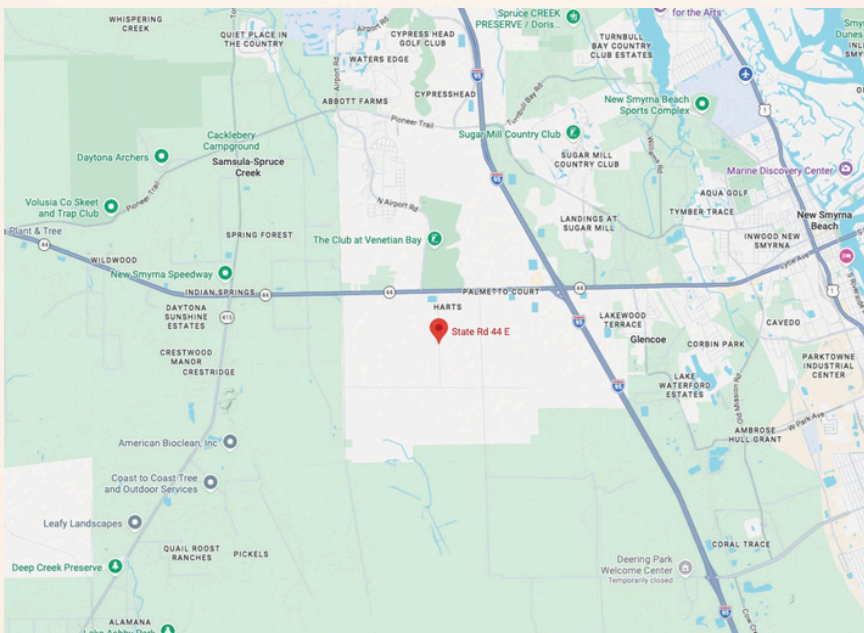
KEY DATA POINTS

SR-44 CORRIDOR

FASTEST-GROWING DEVELOPMENT AREA

STRONG
RESIDENTIAL GROWTH

AREA
BENEFITS
FROM HEAVY TRAFFIC



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