



**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



FULLY APPROVED BEACHFRONT 8 UNIT DEVELOPMENT SITE FOR SALE

3403 S. Atlantic Ave. New Smyrna Beach, FL, 32169

PROPERTY DETAILS

- Size: ± 0.76 acres
- Location: 3403 S. Atlantic Ave. New Smyrna Beach, FL 32169
- Zoning: B-4 (8)
- FLU: Commercial
- Utilities: Water & Sewer available
- Price: \$3,000,000

Property Highlights

This is the last remaining undeveloped beach front property in New Smyrna Beach. With direct access on to A1A, this site is fully approved by the city of New Smyrna Beach for an 8 unit development. Located directly south of Chase's on the Beach and just two miles south of Flagler Avenue this site offers the full New Smyrna Beach Experience!



GEOGRAPHICAL DETAILS



FLAGLER AVENUE SHOPPING DISTRICT

COCONUT PALMS BEACH RESORT

HOLIDAY COVE BEACH RESORT

BEST WESTERN
NEW SMYRNA BEACH

ISLANDER BEACH RESORT

MALIBU CONDOMINIUMS

PELICAN CONDOMINIUMS

FLAGLER AVENUE SHOPPING DISTRICT SHOPPING:

- RIP CURL NEW SMYRNA BEACH
- QUIET FLIGHT SURF SHOP
- BEACHSYDE SYREN GIFT SHOP
- BAMBOO TRADING COMPANY
- SOLEA BIKINIS
- JEWELRY OF JOY
- DOLLY'S GIFT SHOP
- SHADES OF NEW SMYRNA BEACH
- PEPPER'S BOUTIQUE
- BEACH BUNGALOW CLOTHING COMPANY
- & MORE

RESTAURANTS:

- THE BREAKERS OCEAN FRONT RESTAURANT
- CRABBY'S BAR & GRILL
- OCEAN BREEZE TIKI BAR & GRILL
- TREATS ON THE BEACH
- THE BEACON RESTAURANT
- FLAGLER TAVERN
- PEANUTS RESTAURANT & SPORTS BAR
- SHARKEY'S NSB
- FLAGLER AVENUE PIZZA COMPANY
- TAYTON OBRIANS
- CLANCY'S CANTINA
- KAVA KULA
- THE MERMAID CAFE
- THE GRILLE AT RIVERVIEW
- & MORE

A1A

OCEAN BEACH CLUB

Daily Traffic Counts

- A1A: 8000

REGIONAL MAP

Drive Times

- Daytona Beach: 30 min
- Daytona Intl Airport: 33 min
- DeLand: 38 min
- Ormond Beach: 40 min
- Sanford: 45 min
- Orlando: 1 hr
- Orlando Intl Airport: 1 hr 15 min
- Walt Disney World: 1 hr 20 min





