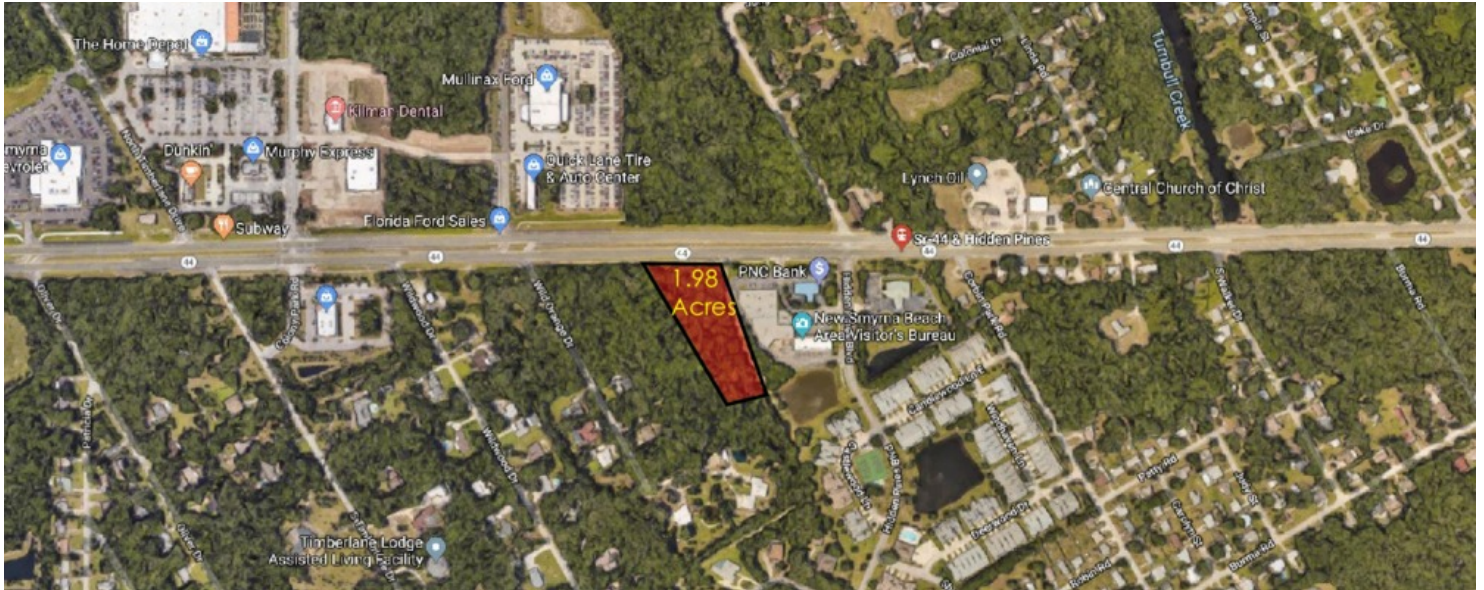


For Sale

CANAL STREET

STATE ROAD 44 & HIDDEN PINES BLVD, NEW SMYRNA BEACH, FL 32168

SILVESTRI
— INVESTMENTS —



OFFERING SUMMARY

Sale Price: Call For Pricing

Lot Size: 1.98 Acres

Market: New Smyrna Beach

PROPERTY OVERVIEW

The Property is located on State Road 44, it is located off of the southeastern corner of SR 44 and Hidden Pines. It supports the East Smyrna Beach area and is surrounded by residential and commercial properties.

PROPERTY HIGHLIGHTS

- 137' of frontage on SR 44
- 760' depth
- Close proximity to other retailers in area
- Surrounded by Residential properties
- Unrestricted land

FOR INFORMATION CALL

P:713.785.6272 or Email
Frontdesk@silvestriusa.com

Silvestri Investments
1215 Gessner Road,
Houston, Texas 77055
Silvestriusa.com

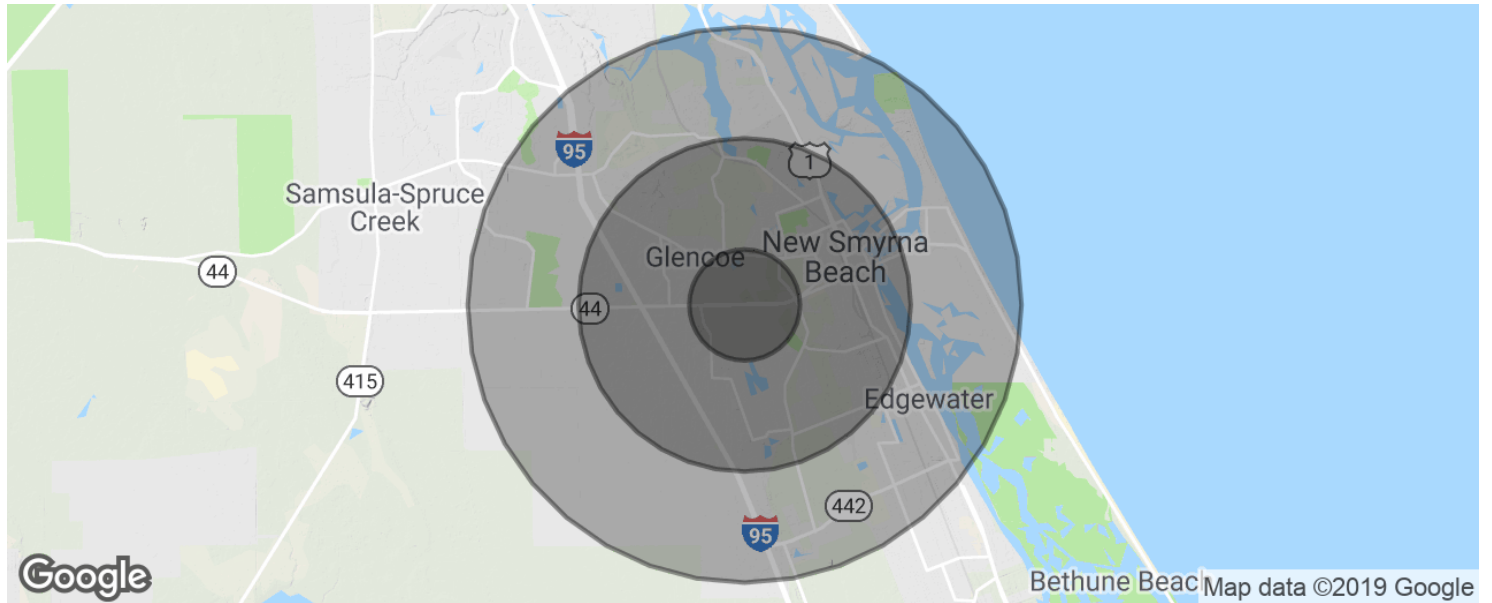
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SILVESTRI
— INVESTMENTS —



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,283	16,175	41,611
Median age	44.1	48.5	49.7
Median age (Male)	44.2	48.5	49.1
Median age (Female)	42.7	47.5	49.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,030	7,365	18,605
# of persons per HH	2.2	2.2	2.2
Average HH income	\$41,859	\$51,041	\$57,217
Average house value	\$158,884	\$171,128	\$266,272

* Demographic data derived from 2010 US Census

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