

VENETIAN BAY COMMERCIAL CONDO FOR LEASE



PROPERTY DESCRIPTION

Commercial Condo For Lease with storefront on busy Luna Bella Lane.

Unit B (Suite 133) is 2,250 SF.

Location has some of the best demographics in East Volusia County.

The Downtown Venetian Bay Town Center has approximately 2,000 homes within a short walking distance and over 2,900 homes currently, with plans to grow to over 4,000 homes at full build-out. Additionally, there are 322 apartments under construction across the street.

Currently estimated to be over 7,000 potential customers with over \$75,000 plus Average Household Income.

Building signage available.

Estimated CAM, Real Estate Taxes, and Insurance \$8.75 per SF.

LOCATION DESCRIPTION

Located west of Interstate 95 between Pioneer Trail and SR 44 just off Airport Road.

JOHN W. TROST, CCIM

Principal | Senior Advisor

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CHRIS BUTERA

Principal

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OFFERING SUMMARY

LEASE RATE: \$24.00 NNN

AVAILABLE SF: Unit B (133): 2,250 SF

YEAR BUILT: 2007

ZONING: PUD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,869	7,058	19,927
TOTAL POPULATION	4,099	16,669	45,980
AVERAGE HH INCOME	\$126,803	\$117,974	\$101,917

LOCATION ADDRESS

424 Luna Bella Lane, Unit B (Suite 133)
New Smyrna Beach, FL 32168

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



UNIT B (133) FLOOR PLAN



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**(Under Construction)
Cordova Apartments
322 Market Rate Units**

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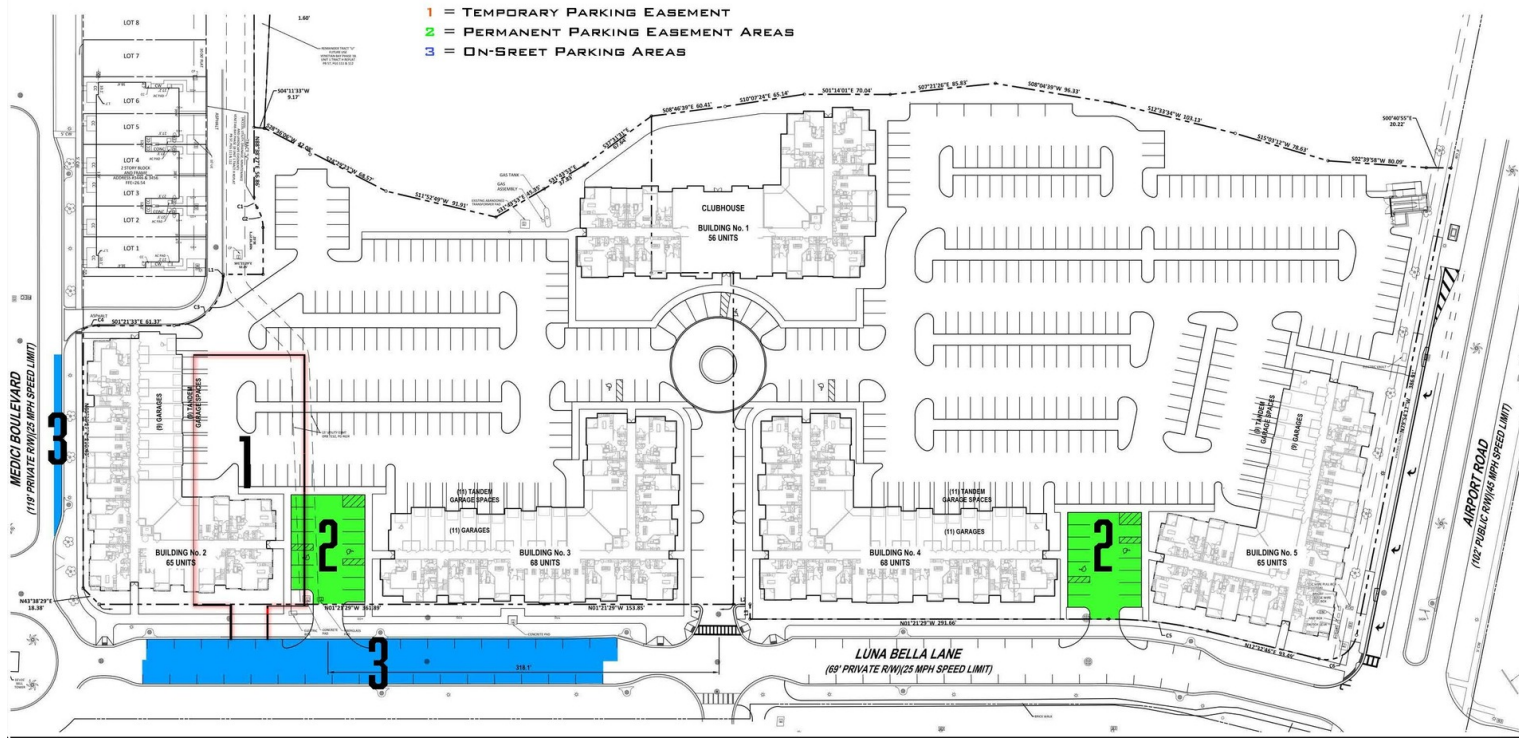
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PARKING EXHIBIT - 327 PARKING SPACES AVAILABLE



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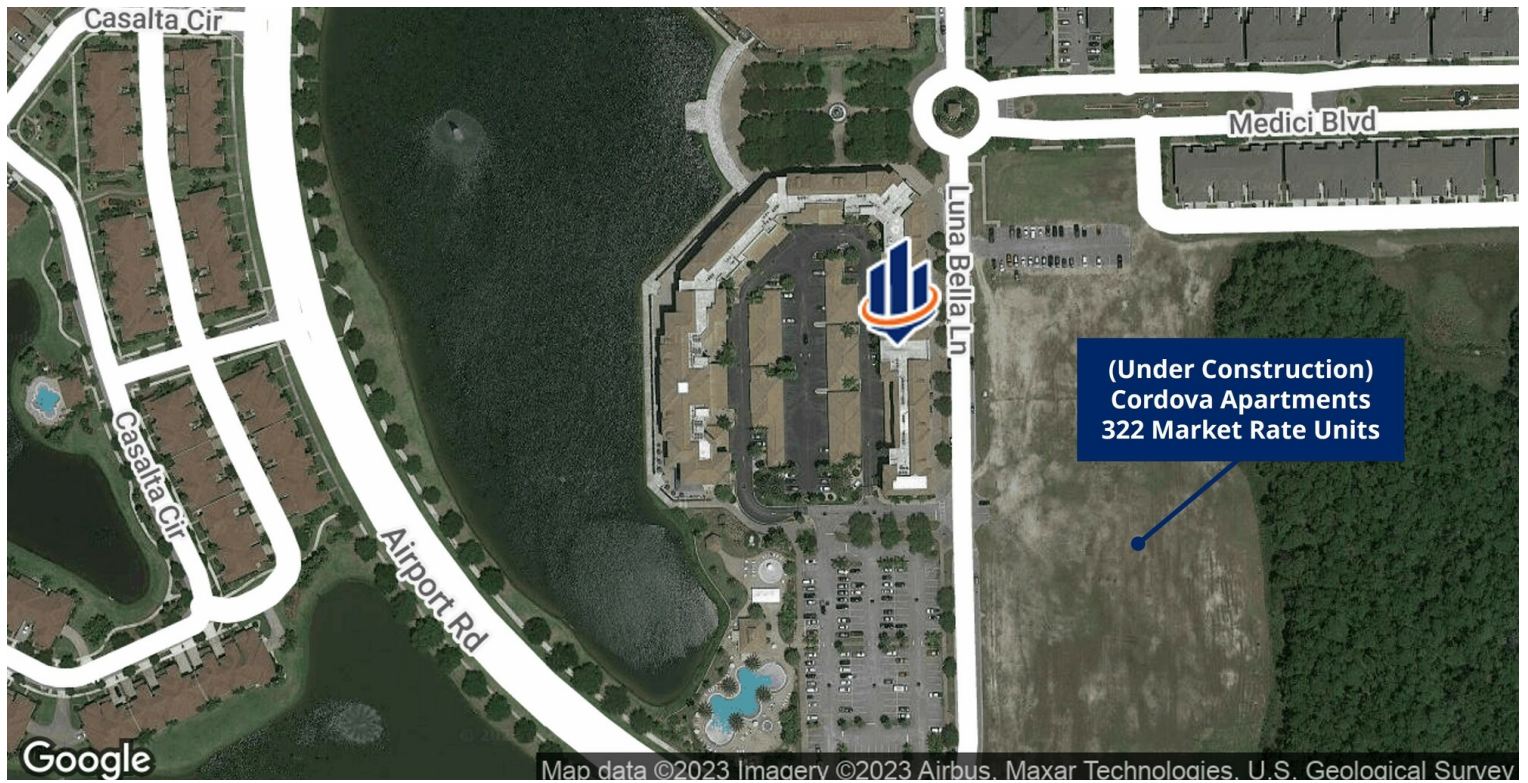
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LOCATION MAPS



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