

# 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

VENETIAN BAY COMMERCIAL CONDO FOR LEASE | 424 Luna Bella Lane, New Smyrna Beach, FL 32168

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# UNIT B (133) FLOOR PLAN



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(Under Construction)  
Cordova Apartments  
322 Market Rate Units

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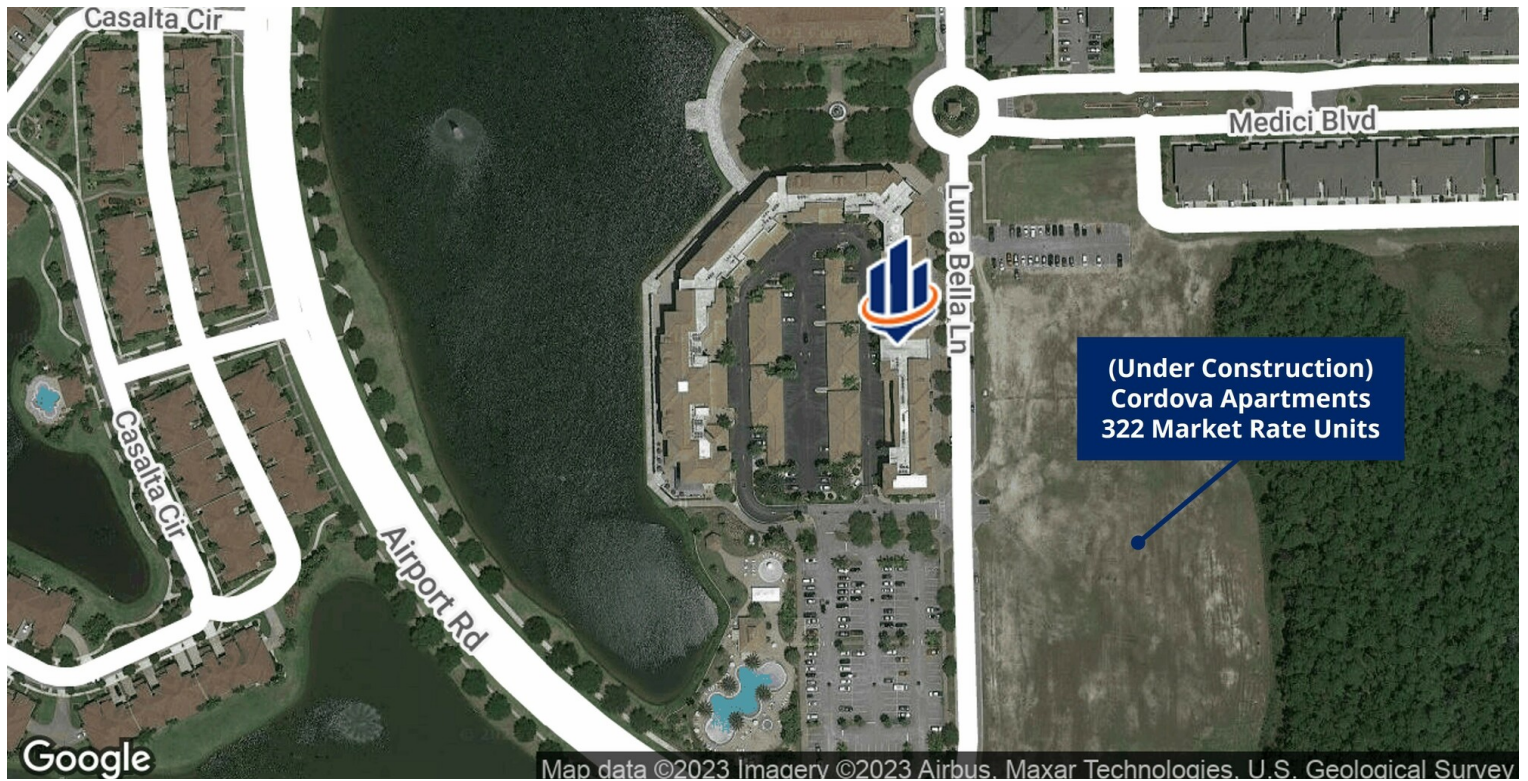
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# LOCATION MAPS



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