

PRIME POOL COMPLEX IN VENETIAN BAY



PROPERTY DESCRIPTION

Unlock the potential of this exceptional resort-style pool complex in Venetian Bay, now available for lease to a discerning operator.

This fully equipped facility features an oversized resort-style pool, kids' pool, hot tub, restrooms, gazebo, and pavilion with a bar, creating an ideal venue for a range of events.

Perfect for an operator looking to offer premium services for social clubs, beach clubs, weddings, and special events, this space is designed to attract a clientele seeking luxury and versatility.

Lease this unique property and establish a premier destination in the heart of Venetian Bay.

LOCATION DESCRIPTION

Located west of Interstate 95 between Pioneer Trail and SR 44 just off Airport Road within the Venetian Bay Town Center.

CHRIS BUTERA

Principal

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OFFERING SUMMARY

LEASE RATE: Negotiable

LOT SIZE: 1+/- Acres

PAVILION SIZE: 1,682 SF

YEAR BUILT: 2007

ZONING: PUD

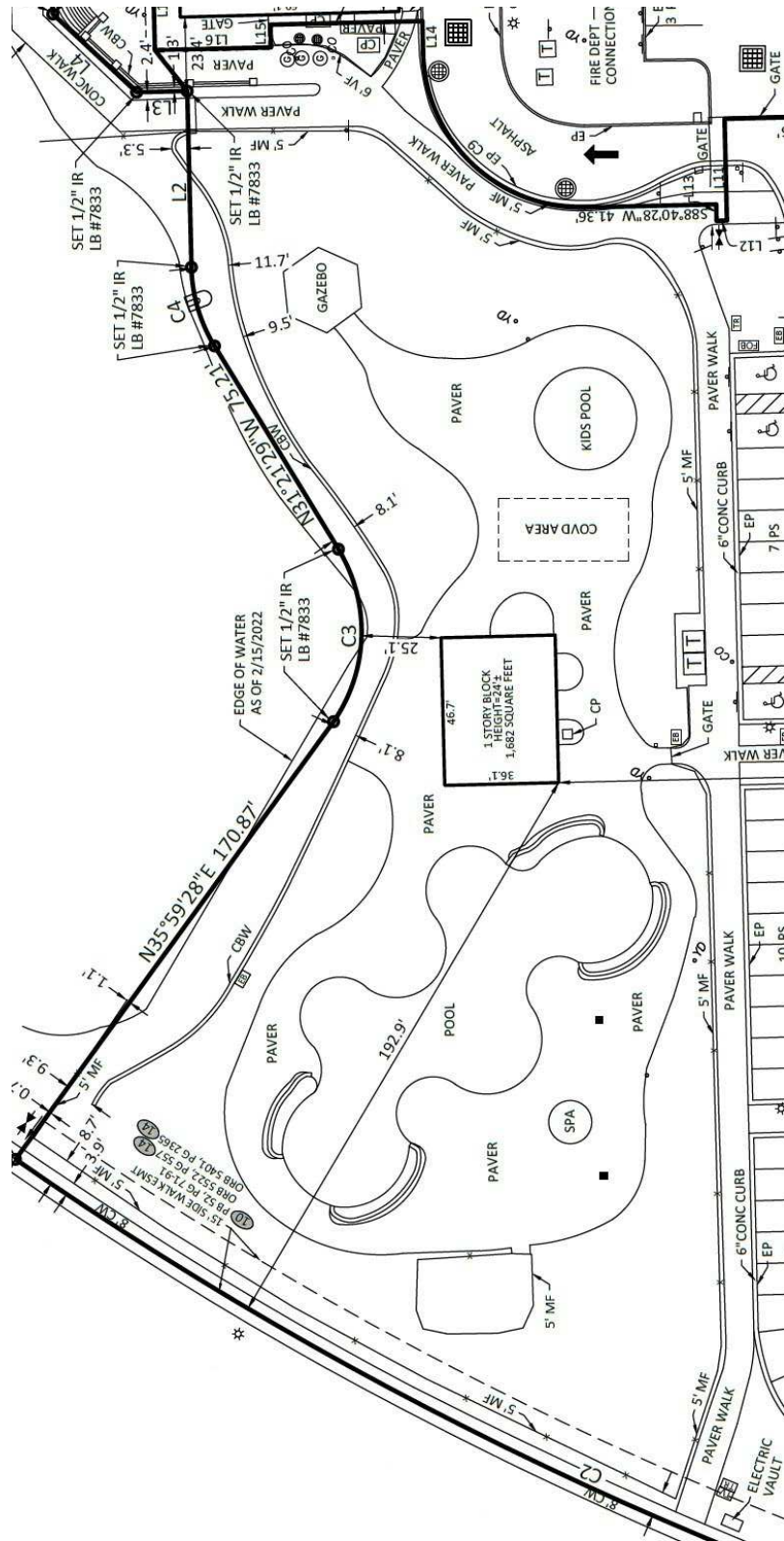
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,721	12,286	24,947
TOTAL POPULATION	5,844	26,130	53,539
AVERAGE HH INCOME	\$69,242	\$85,141	\$85,874

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LEASED PREMISES



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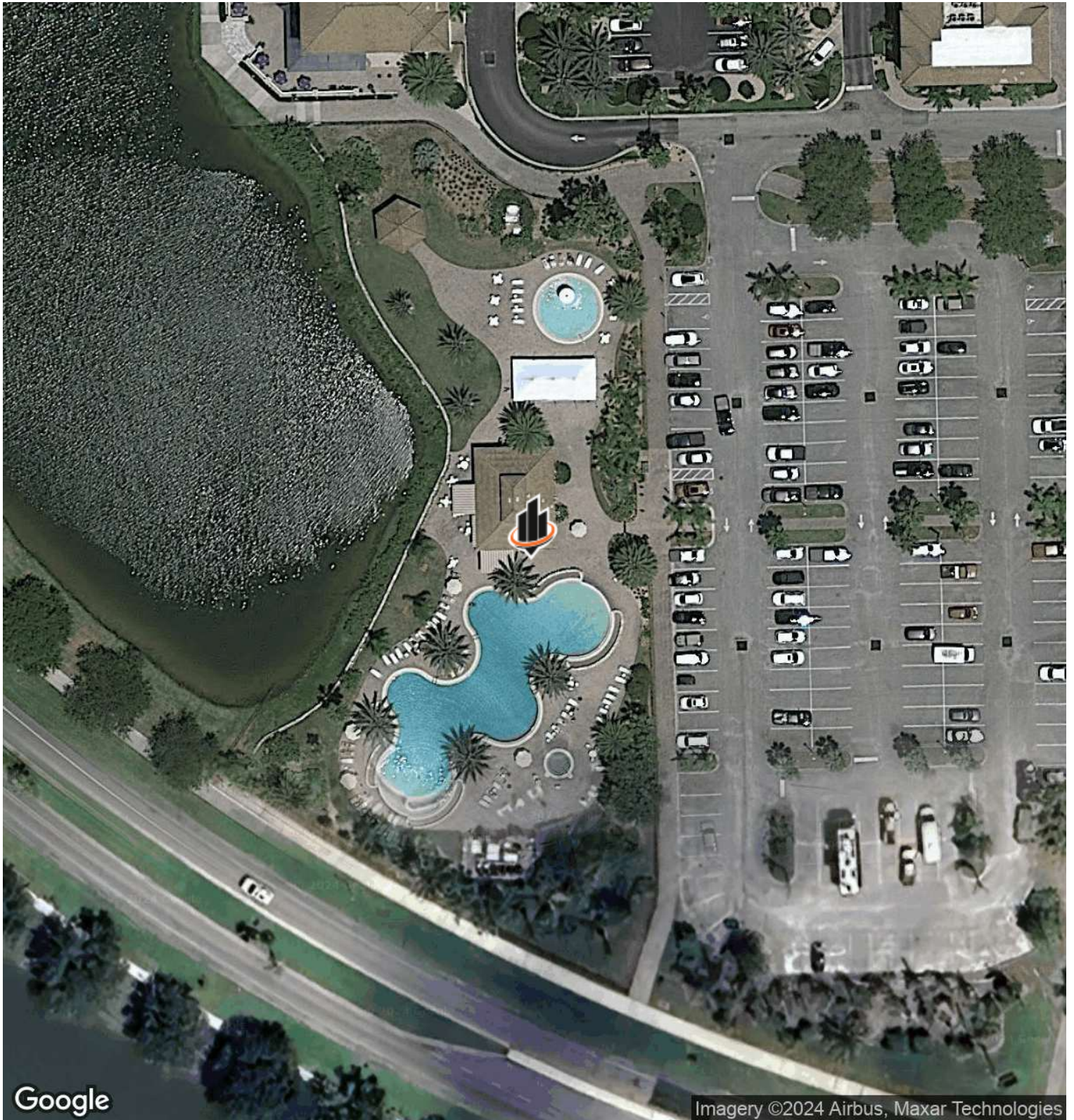
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AERIAL



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LOCATION MAP



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