

VENETIAN BAY | RESTAURANT/DELI FOR LEASE



PROPERTY DESCRIPTION

For Lease: 2,015 SF restaurant/deli space located in the heart of Venetian Bay Town Center, offering prime exposure and access to some of the best demographics in East Volusia County.

The vibrant Downtown area is surrounded by approximately 2,000 existing homes within walking distance, with a total of over 2,900 homes in the community and plans to expand to more than 4,000 at full build-out.

Across the street, 322 new apartments are under construction, adding to the growing customer base.

With an estimated 7,000+ potential customers and an average household income exceeding \$75,000, this location provides excellent business potential.

Building signage is available.

Estimated CAM, Real Estate Taxes, and Insurance \$7.35 per SF.

LOCATION DESCRIPTION

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

JOHN W. TROST, CCIM

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CHRIS BUTERA

Principal
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OFFERING SUMMARY

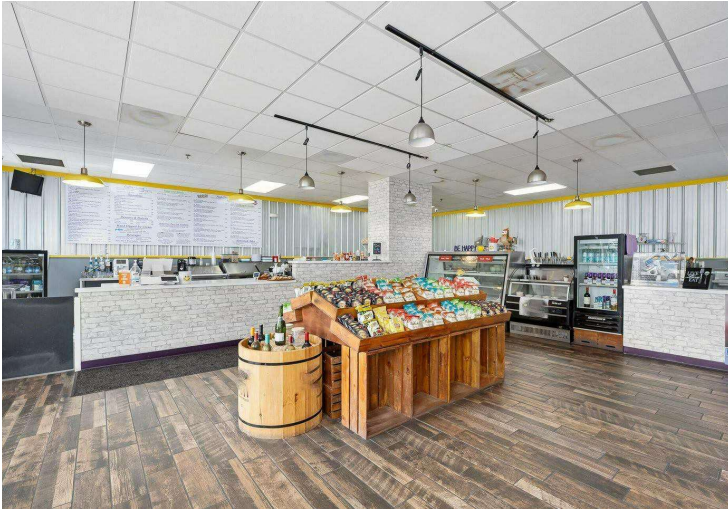
LEASE RATE:	\$22.00 NNN
AVAILABLE SF:	Suite 128: 2,015 SF
YEAR BUILT:	2007
ZONING:	PUD

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, Suite 128
New Smyrna Beach, FL 32168

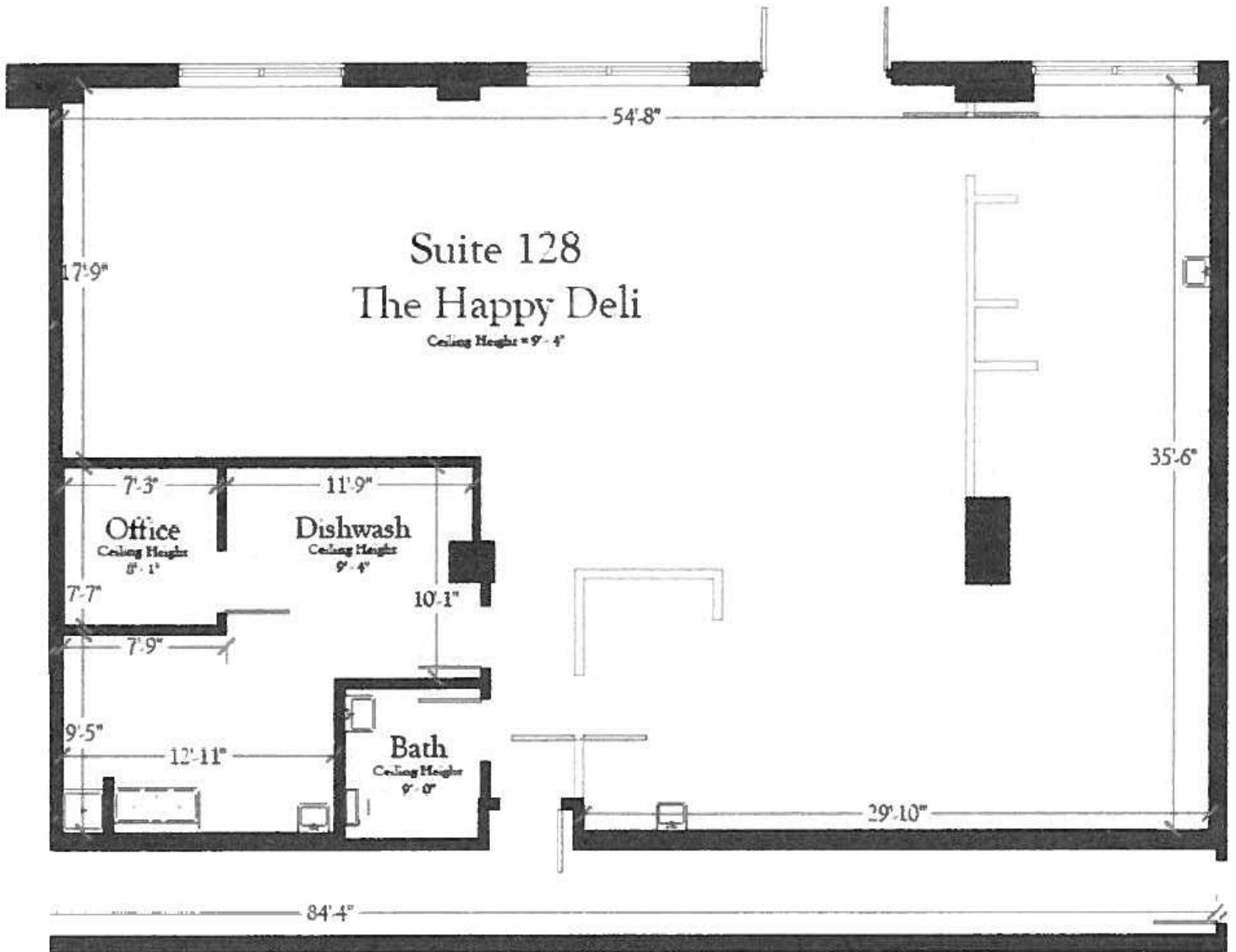
ADDITIONAL PHOTOS



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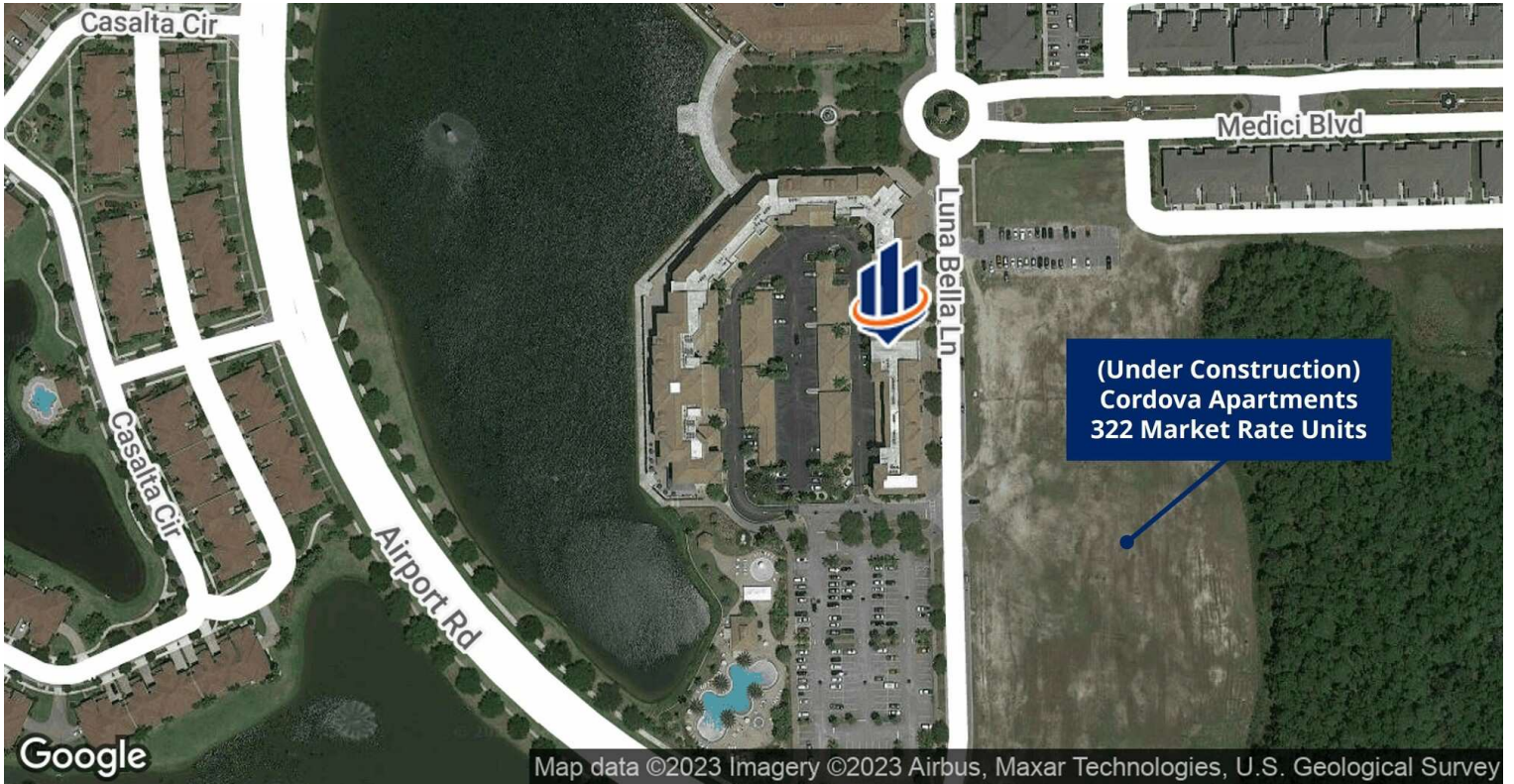
FLOOR PLAN



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LOCATION MAPS



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