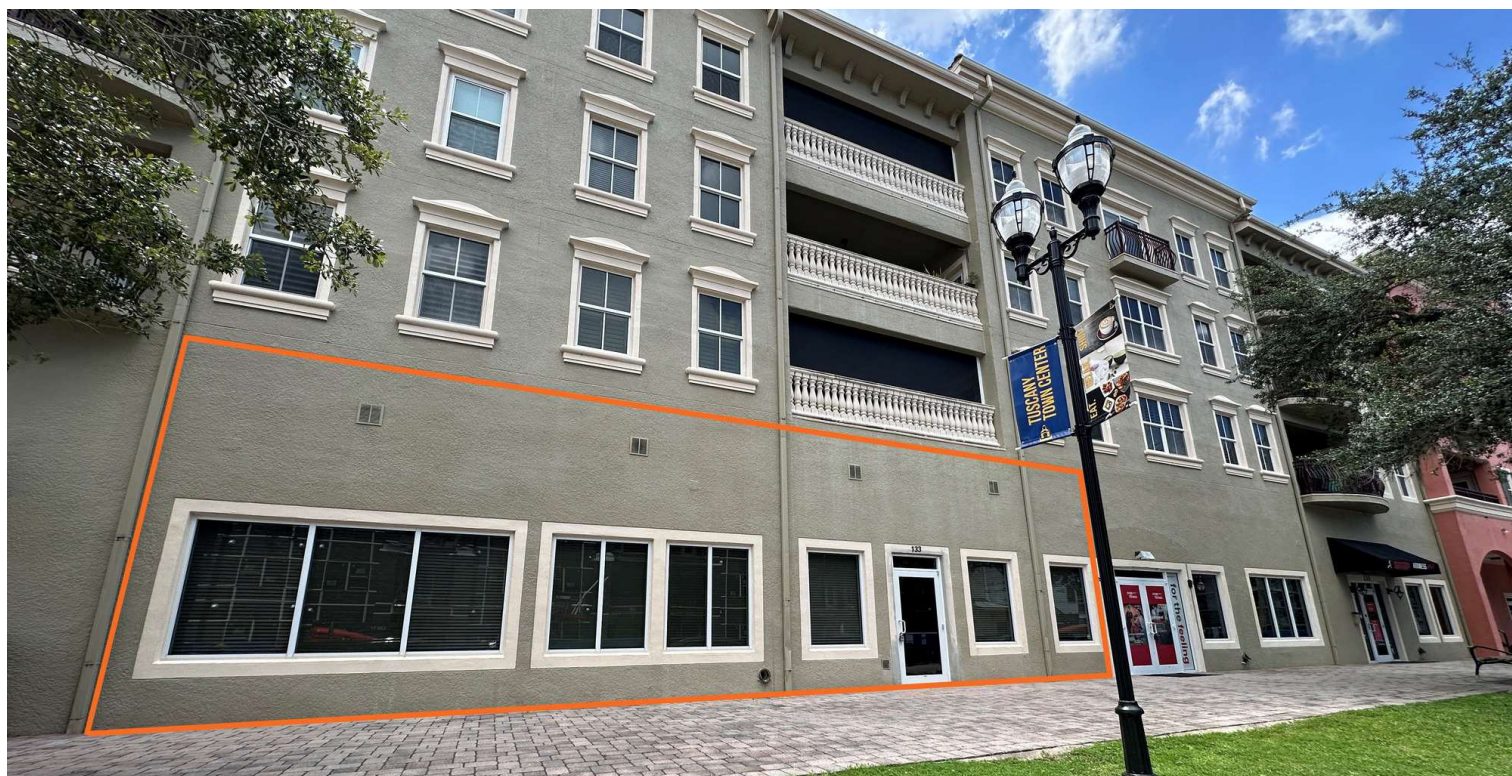


# VENETIAN BAY COMMERCIAL CONDO FOR LEASE



## 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 now open 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.

## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$24.00 NNN
<b>AVAILABLE SF:</b>	Unit B (133): 2,250 SF
<b>YEAR BUILT:</b>	2007
<b>ZONING:</b>	PUD

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

## LOCATION ADDRESS

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

### JOHN W. TROST, CCIM

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### CHRIS BUTERA

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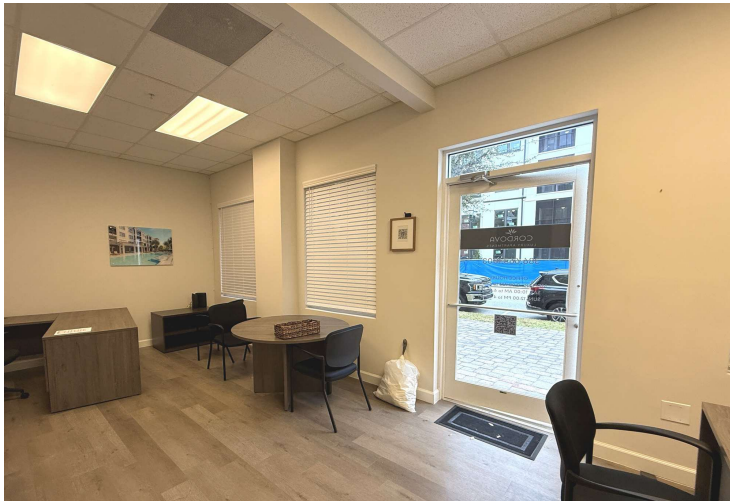
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## ADDITIONAL PHOTOS



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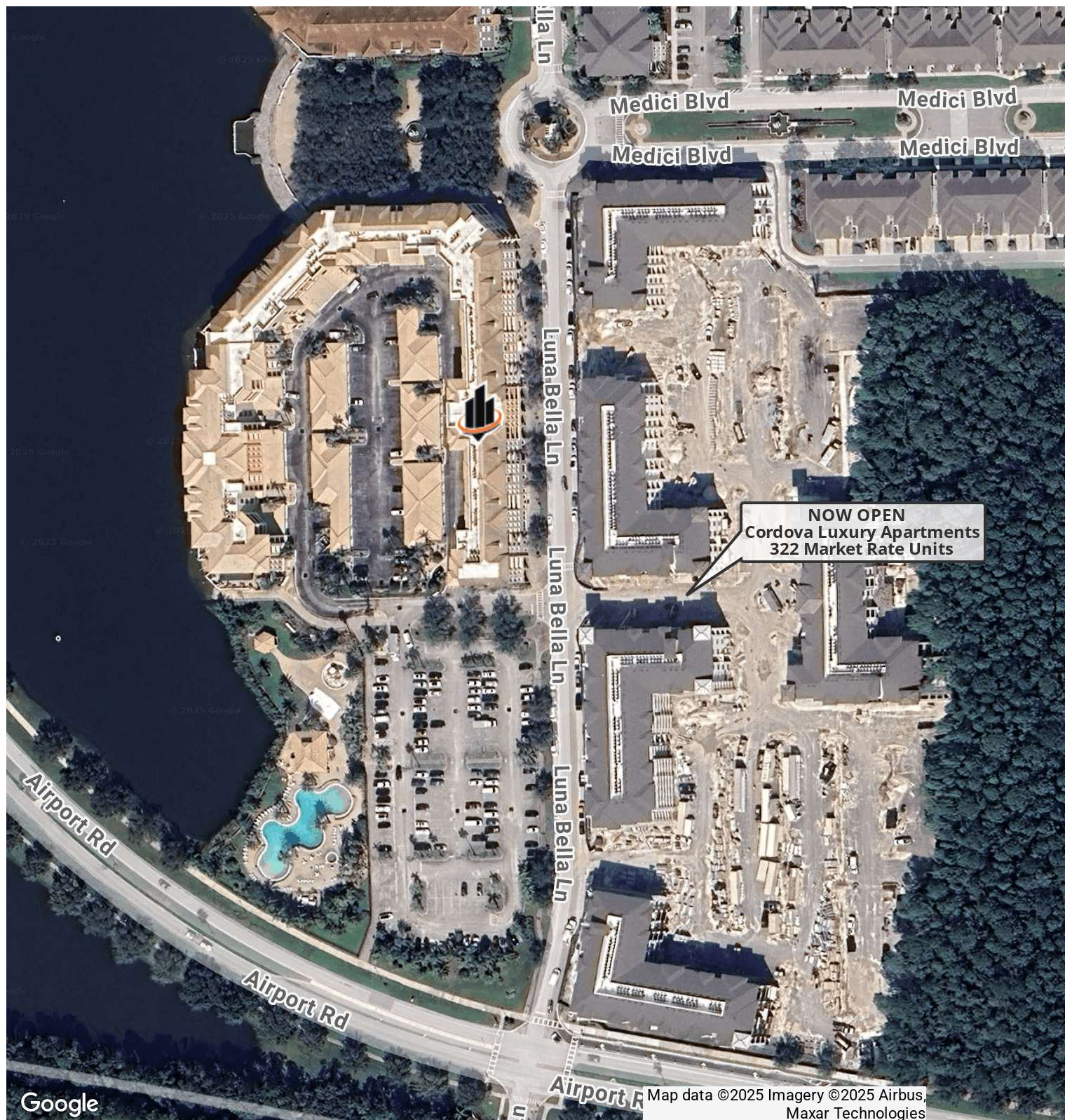
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# AERIAL



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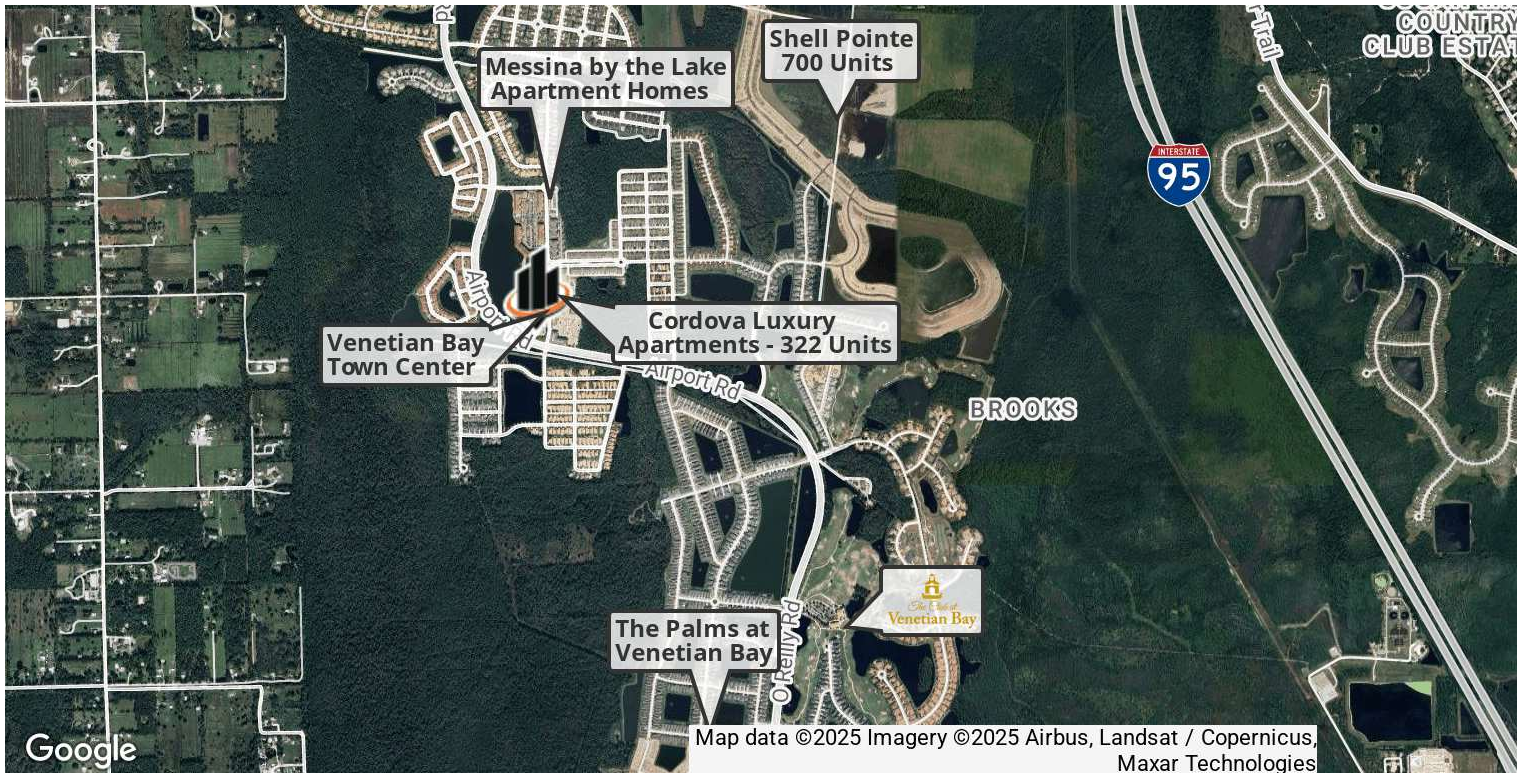
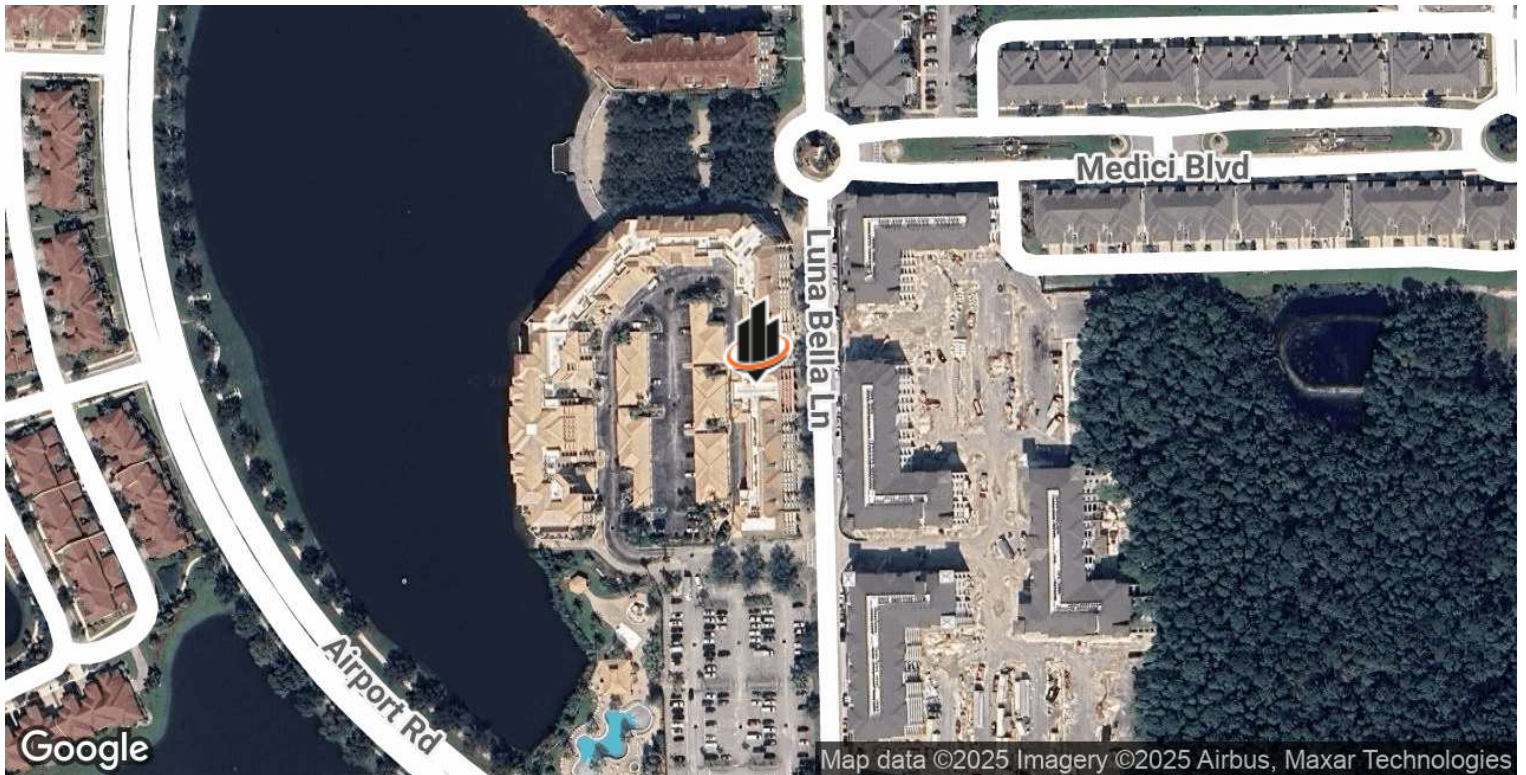
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## LOCATION MAPS



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