

## VENETIAN BAY | FORMER RESTAURANT/DELI FOR SALE OR LEASE



### PROPERTY DESCRIPTION

For Sale or Lease: 2,015 SF former 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. Additionally, 322 new apartments have recently opened across the street.

The area now offers access to over 7,000 potential customers, with an average household income exceeding \$100,000.

Building signage is available.

Estimated CAM, Real Estate Taxes, and Insurance \$9.21 per SF.

### LOCATION DESCRIPTION

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

### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$599,500
<b>LEASE RATE:</b>	\$22.00 NNN
<b>AVAILABLE SF:</b>	Suite 128: 2,015 SF
<b>YEAR BUILT:</b>	2007
<b>PARCEL NO:</b>	7307-04-00-0060 7307-04-00-0070
<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

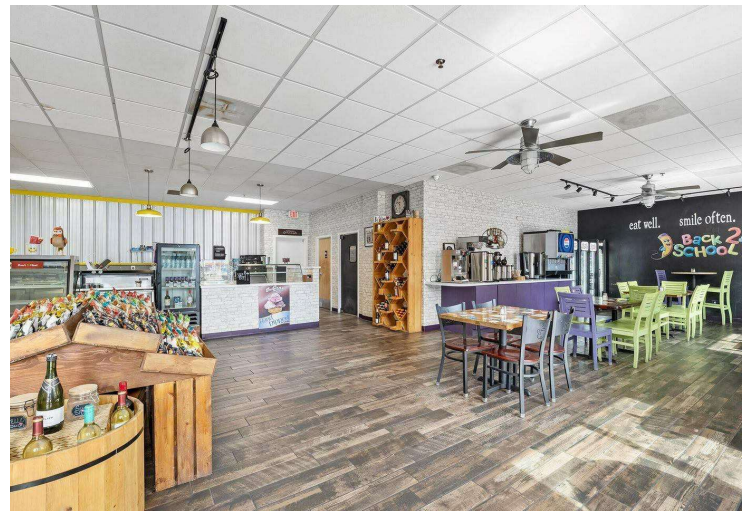
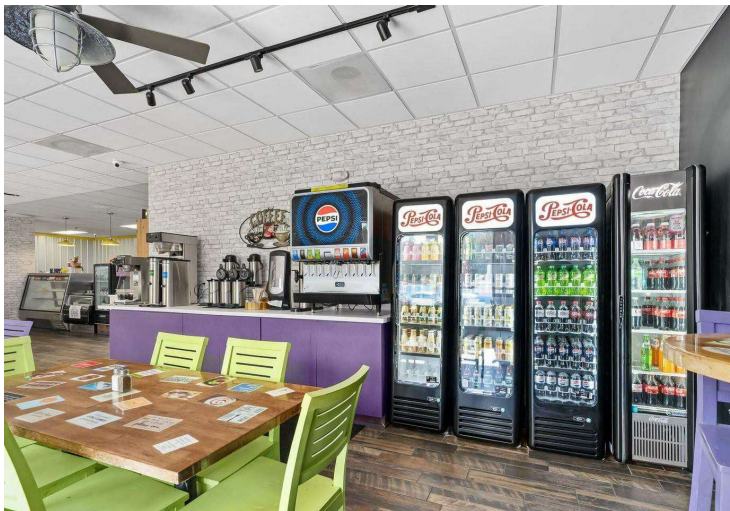
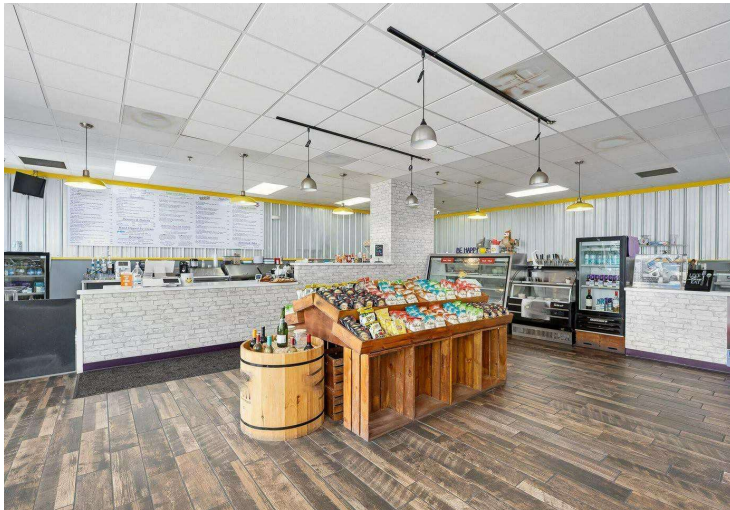
424 Luna Bella Lane. Suite 128. New Smyrna Beach. FL 32168

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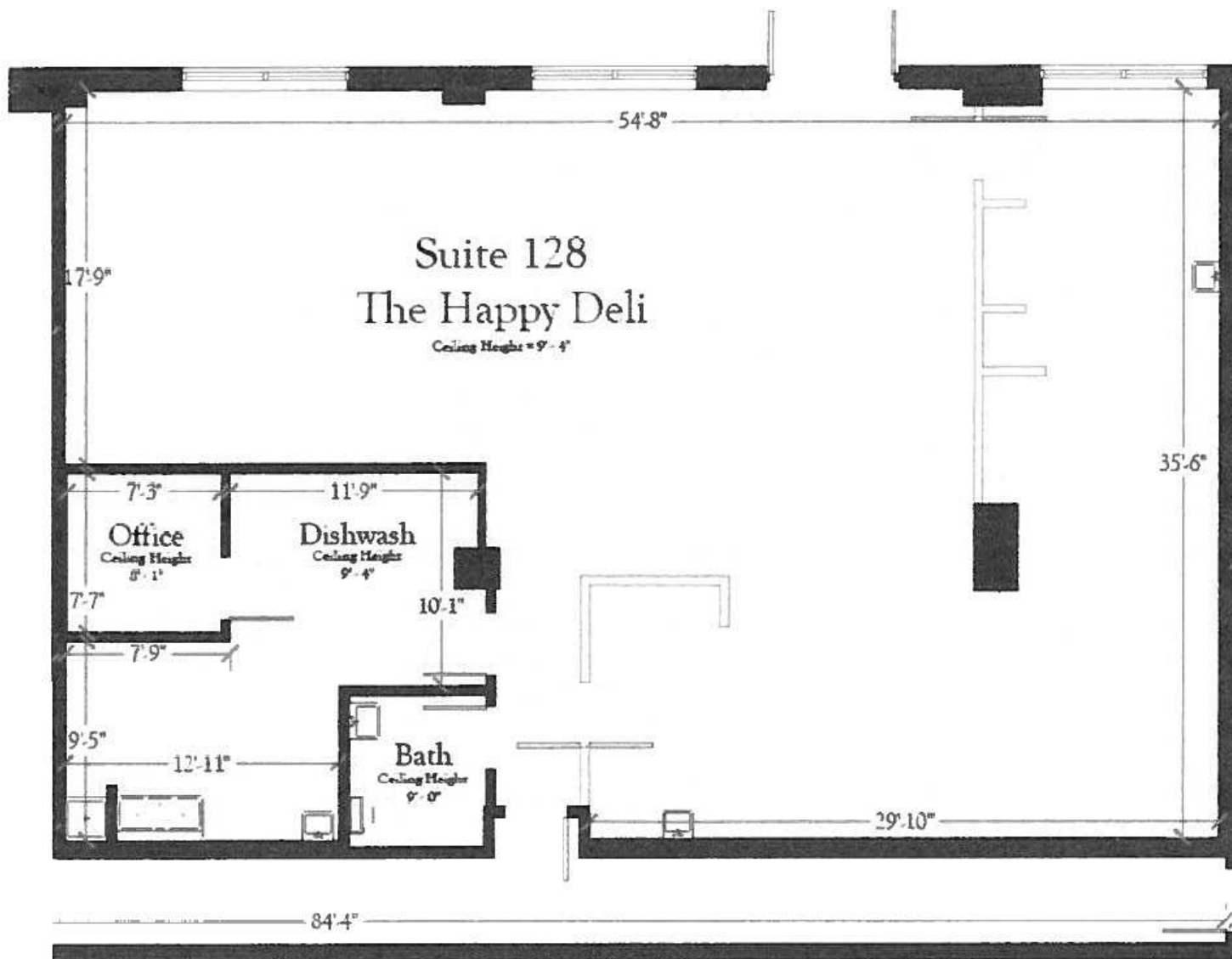
## ADDITIONAL PHOTOS



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# FLOOR PLAN

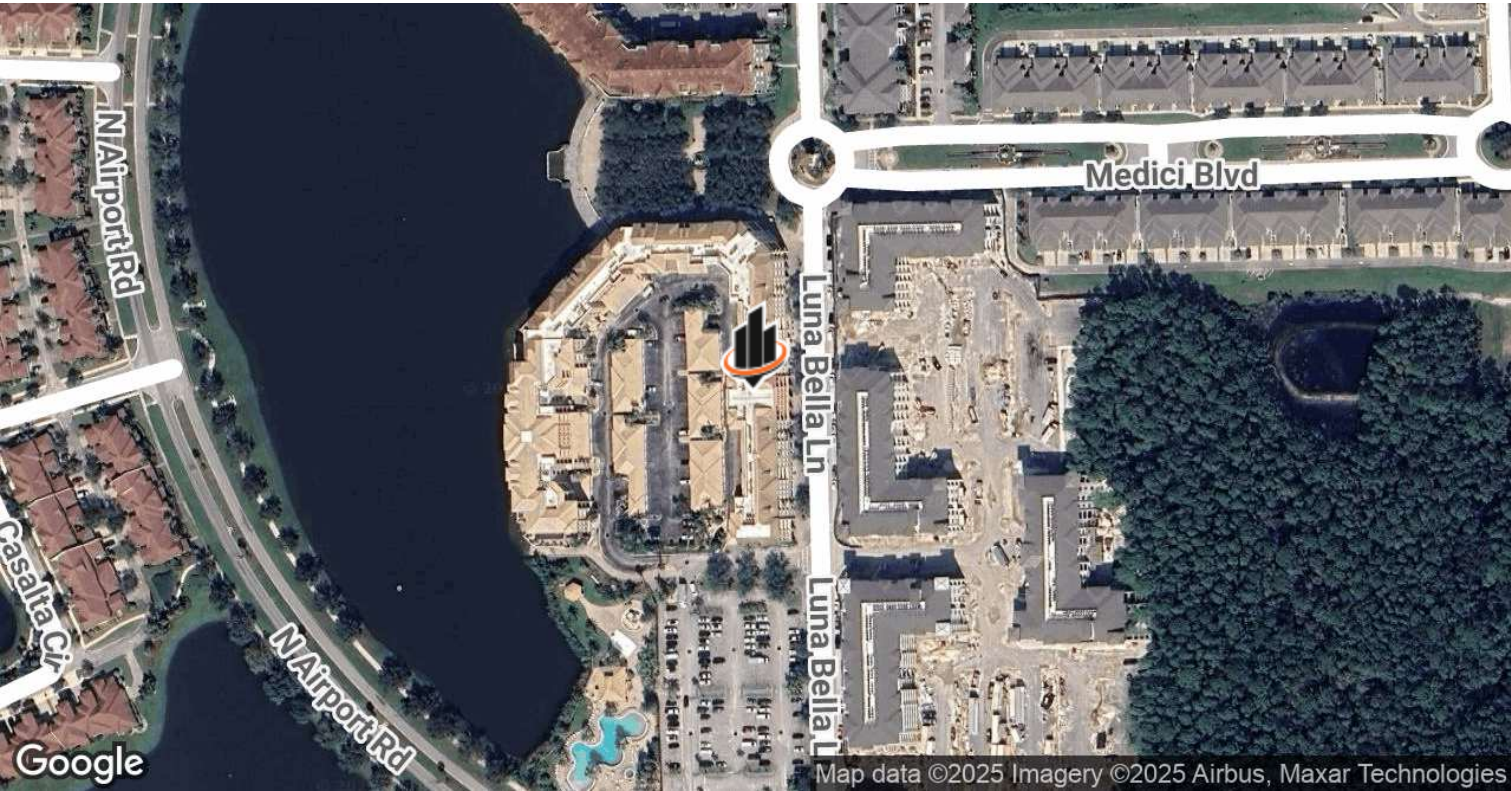


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LOCATION MAPS



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