

VENETIAN BAY OFFICE CONDO FOR SALE OR LEASE



PROPERTY DESCRIPTION

Office Condo For Sale or Lease with storefront on busy Luna Bella Lane.

Unit D (Suite 130) is 1,691 SF and features a versatile layout with three private offices, open workspace, and a restroom.

Venetian Bay boasts some of the best demographics in East Volusia County.

The Downtown Venetian Bay Town Center has approximately 2,000 homes within walking distance and over 2,900 homes currently, with plans to grow 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 available.

Estimated CAM, Real Estate Taxes, and Insurance \$8.88 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

SALE PRICE: \$499,500

LEASE RATE: \$22.00 NNN

AVAILABLE SF: Unit D (130): 1,691 SF

YEAR BUILT: 2007

PARCEL NO: 7307-04-00-0040

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 D, New Smyrna Beach, FL 32168

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ADDITIONAL PHOTOS



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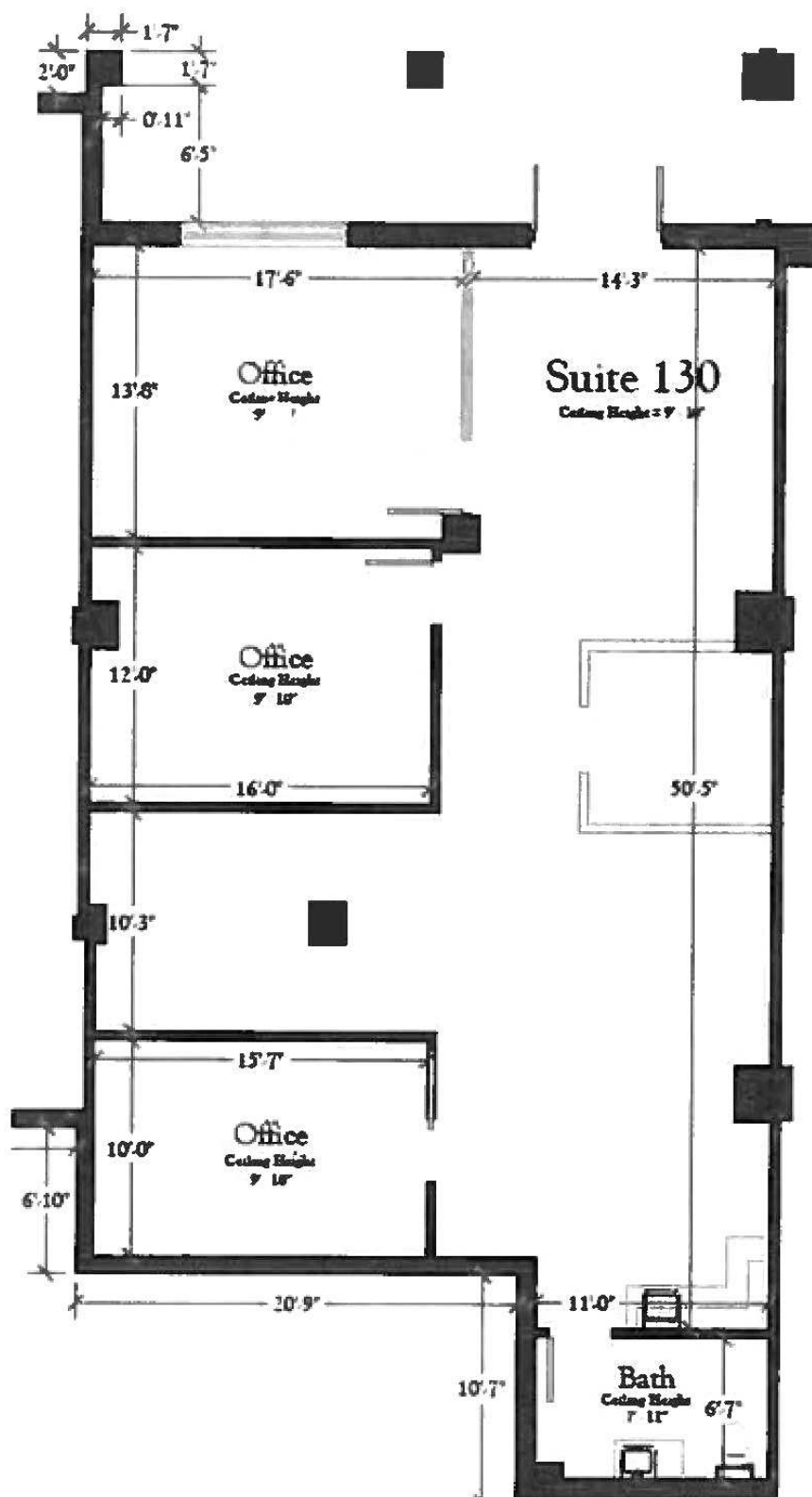
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FLOOR PLAN



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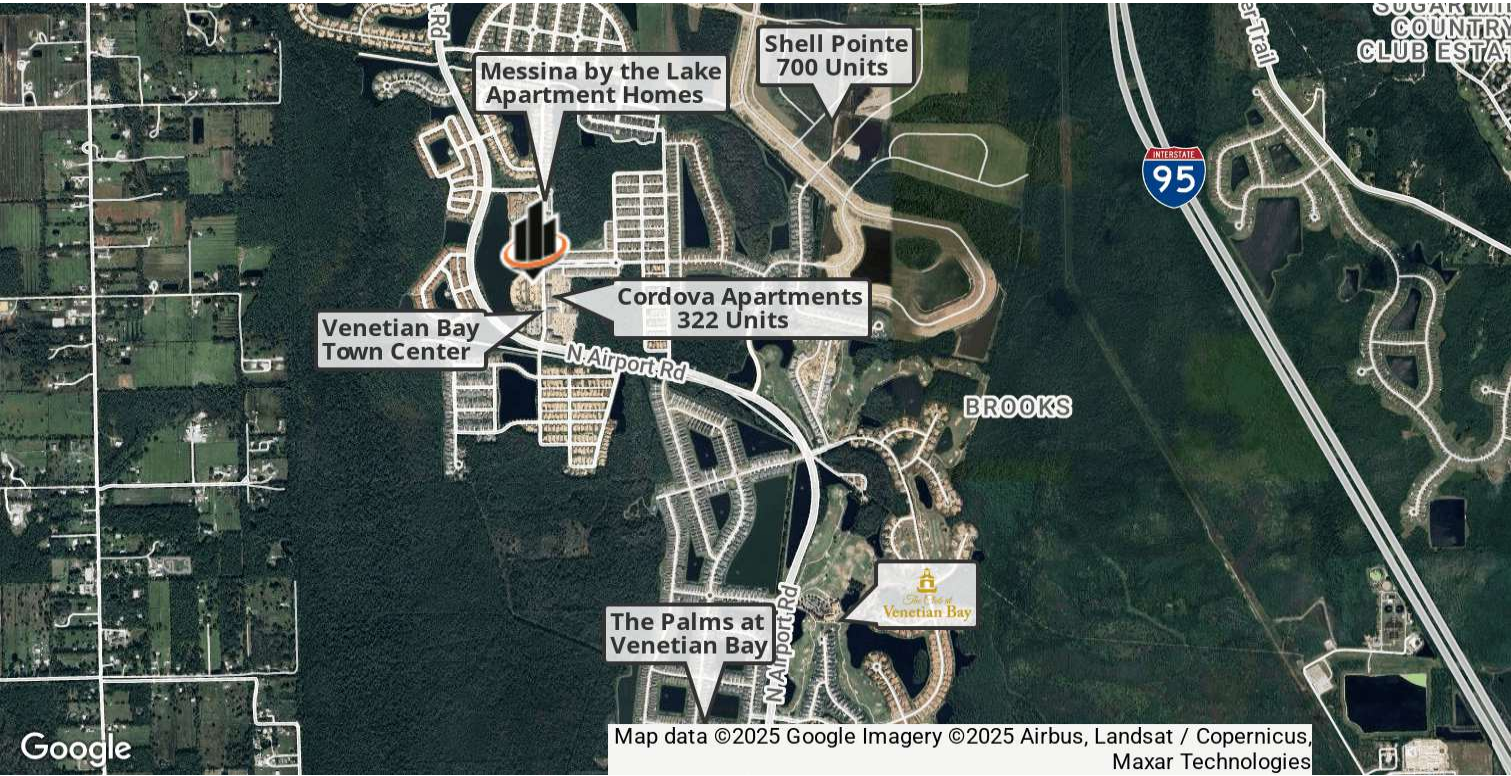
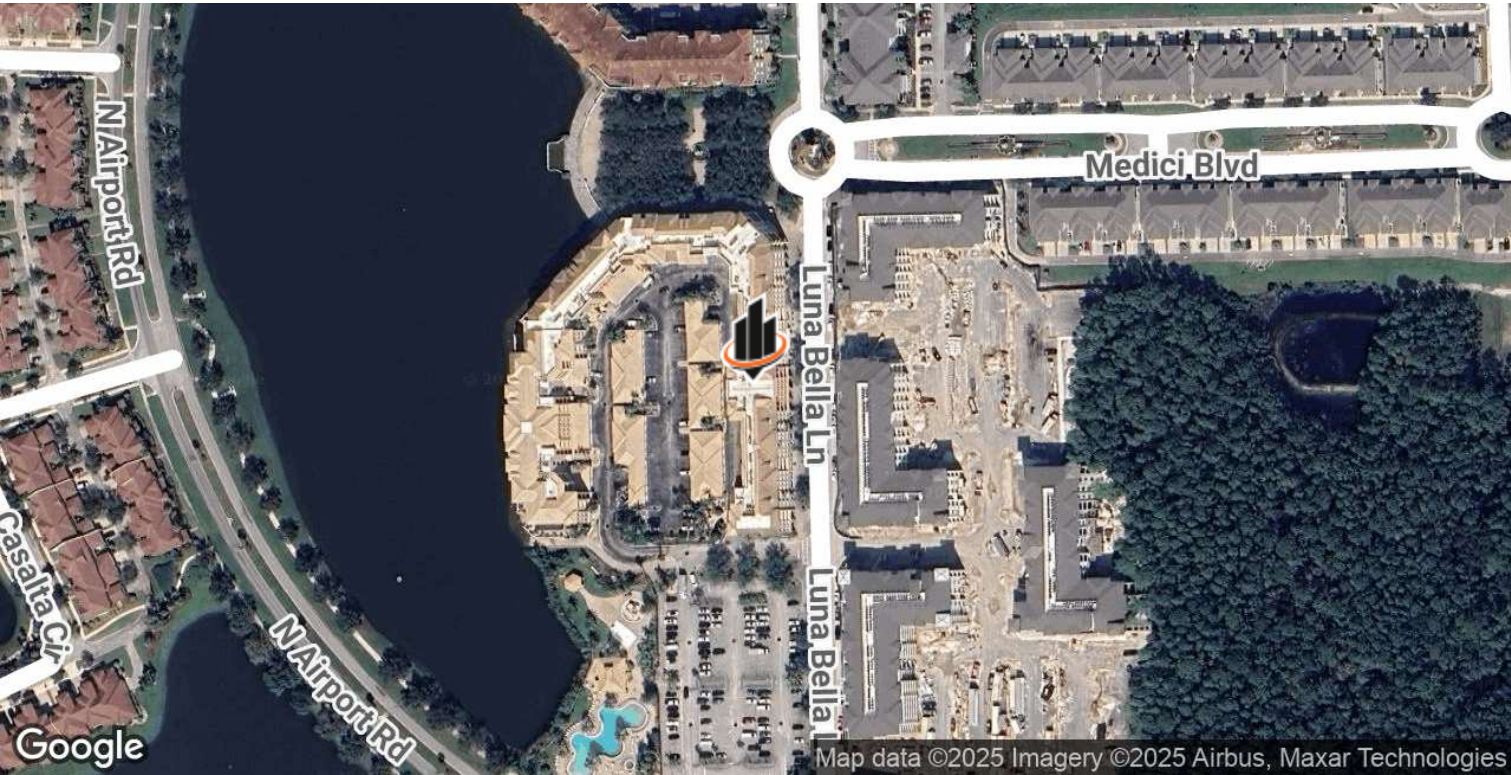
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LOCATION MAPS



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