

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.

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 \$8.75 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: \$24.00 NNN

AVAILABLE SF: Unit B (133): 2,250 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, Unit B (133)

New Smyrna Beach, FL 32168

VENETIAN BAY COMMERCIAL CONDO FOR LEASE | 424 Luna Bella Lane, New Smyrna Beach, FL 32168

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ADDITIONAL PHOTOS



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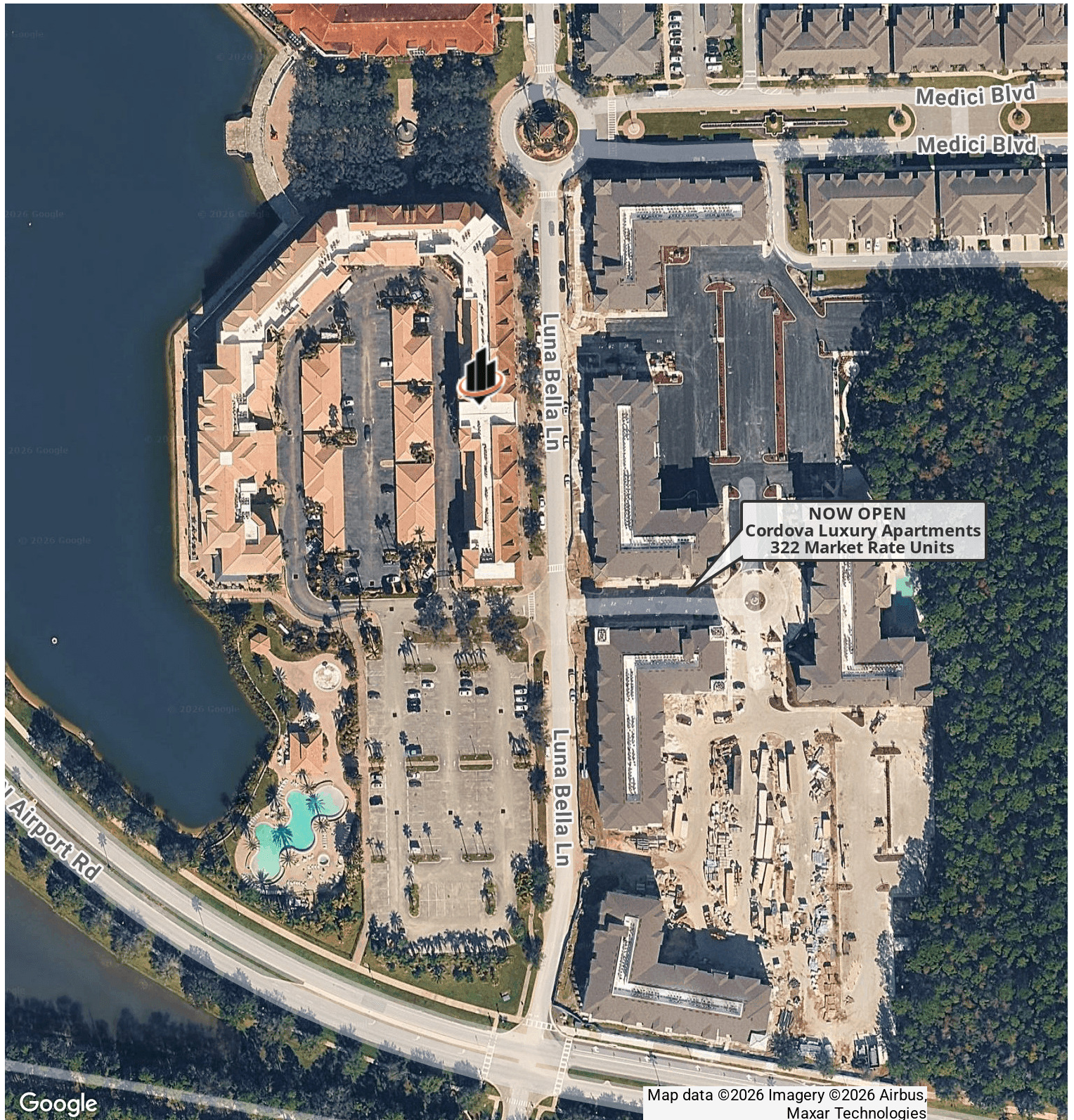
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AERIAL



NOW OPEN
Cordova Luxury Apartments
322 Market Rate Units

Google

Map data ©2026 Imagery ©2026 Airbus,
Maxar Technologies

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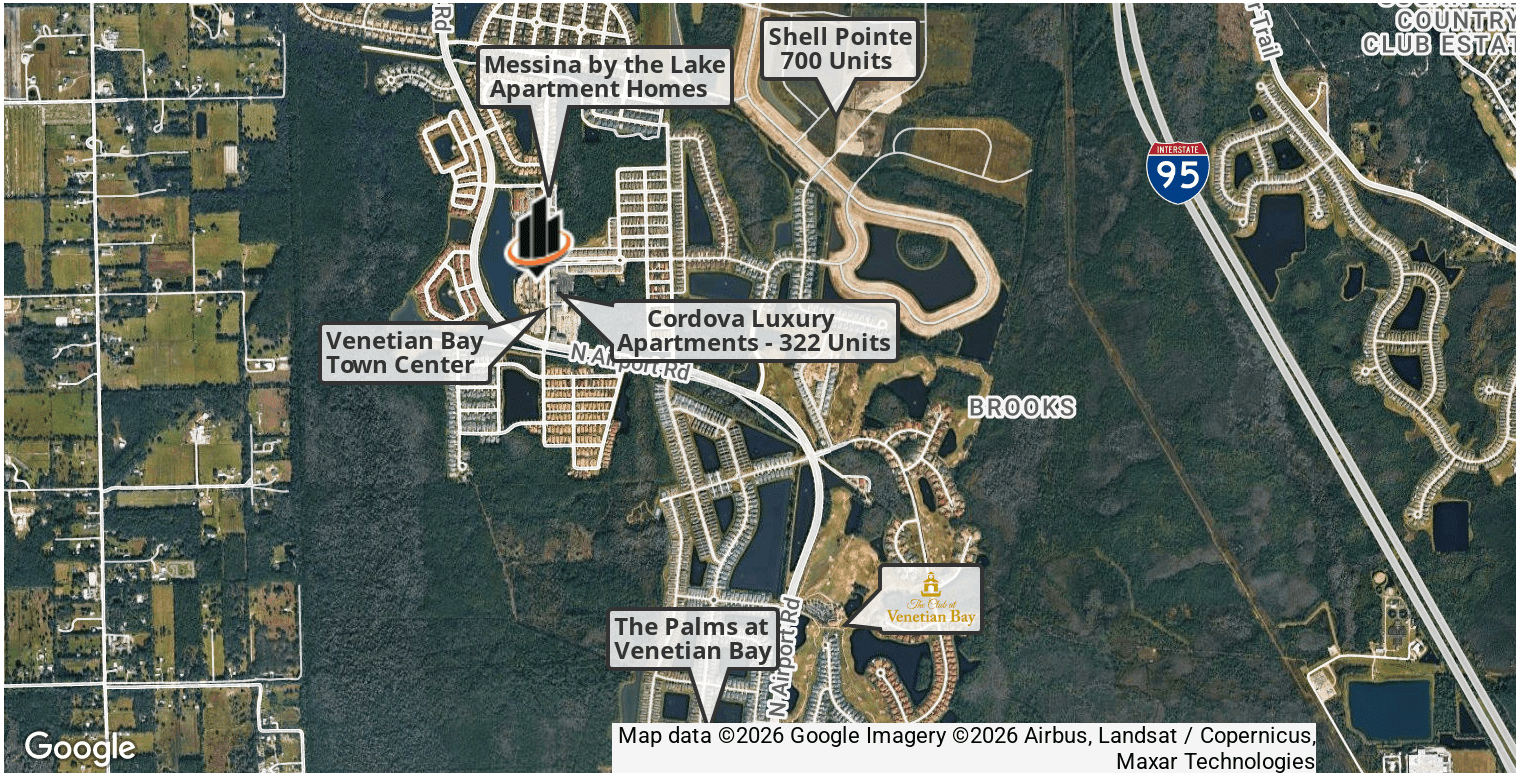
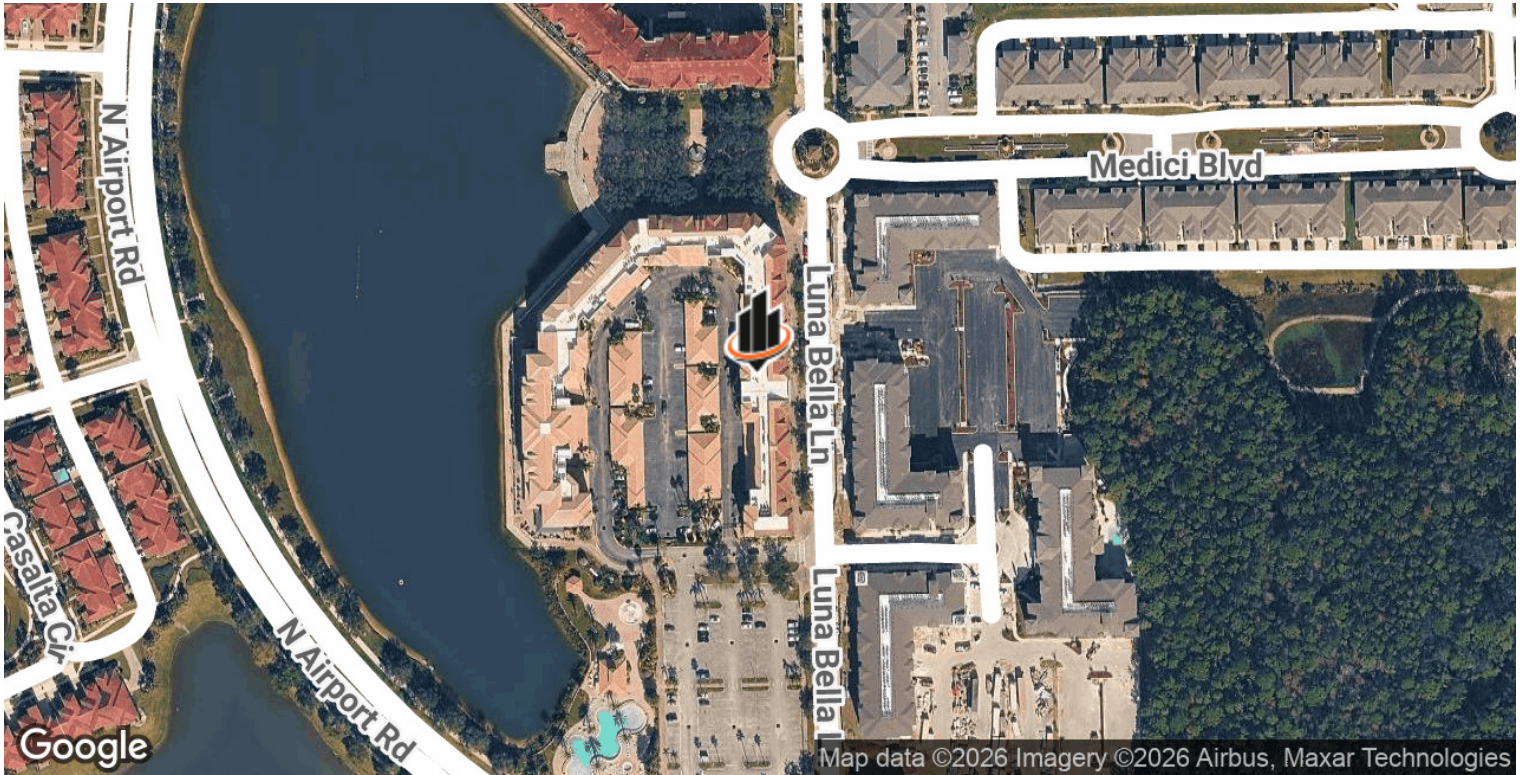
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LOCATION MAPS



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