

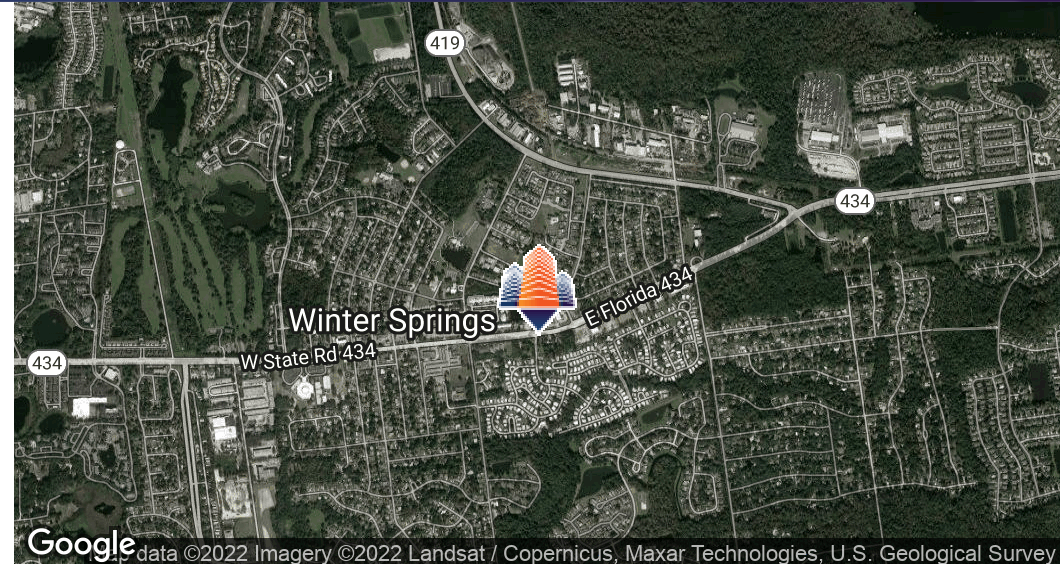
Venetian Square

260 E SR 434, Winter Springs, FL 32708



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Renovations Complete!
- 1,000 - 2,800 SF Available
- Small Shop & Restaurant Space Available
- Outparcel Available For Lease/Sale: 1/2 Acre to 2 Acres
- Anchored by Dollar General and Planet Fitness (opening soon)
- Excellent Access to Center
- Tenant Incentives Available
- Traffic Count on SR 434: 25,000+ Vehicles Per Day
- 5 Mile Population Over 141,000

OFFERING SUMMARY

| | |
|----------------|------------------|
| Lease Rate: | Negotiable |
| Available SF: | 1,000 - 2,800 SF |
| Building Size: | 44,728 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 4,401 | 23,925 | 71,068 |
| Total Population | 10,887 | 62,069 | 181,468 |
| Average HH Income | \$63,954 | \$68,380 | \$72,386 |

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PROPERTY PHOTOS



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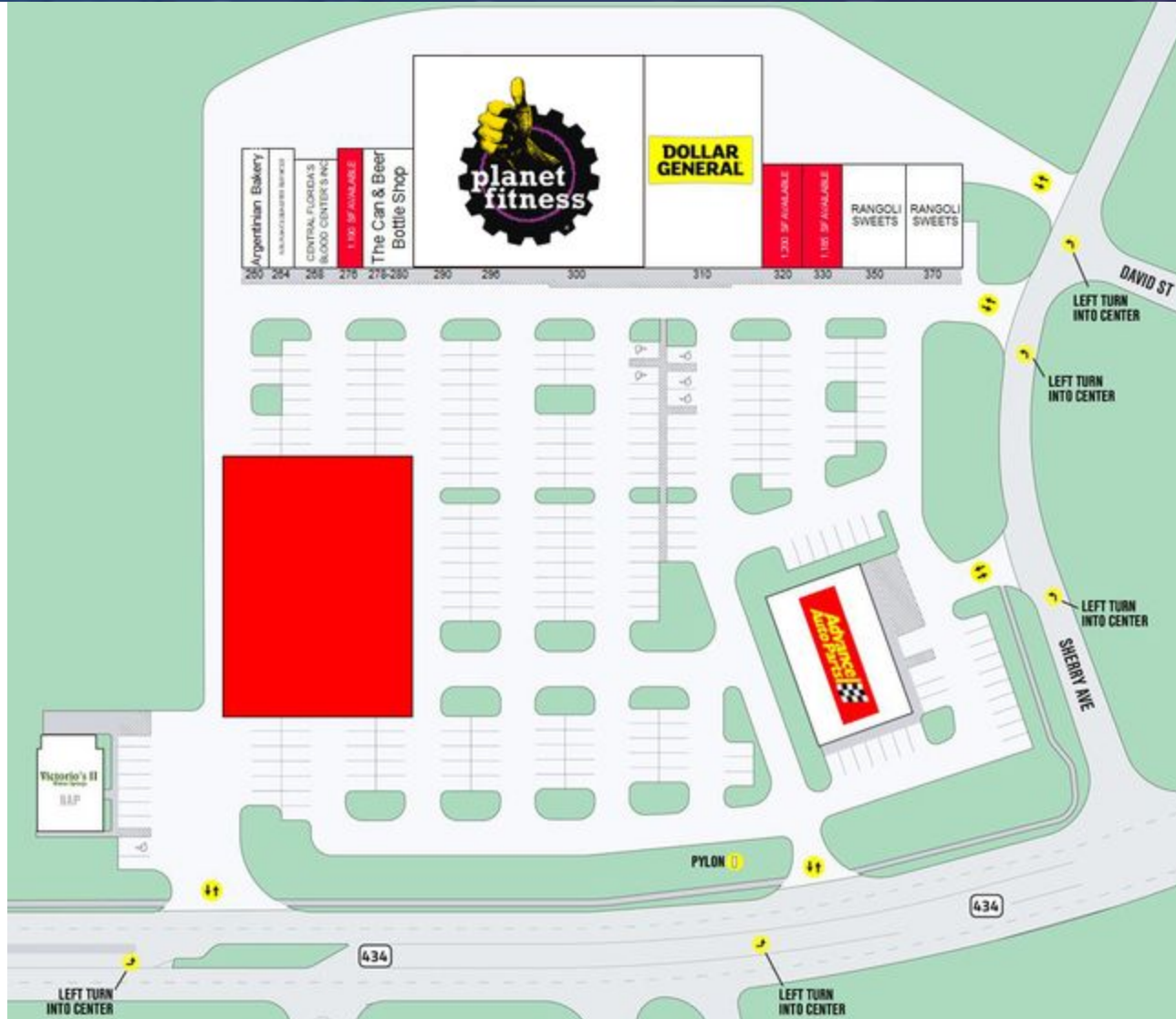
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SITE PLAN



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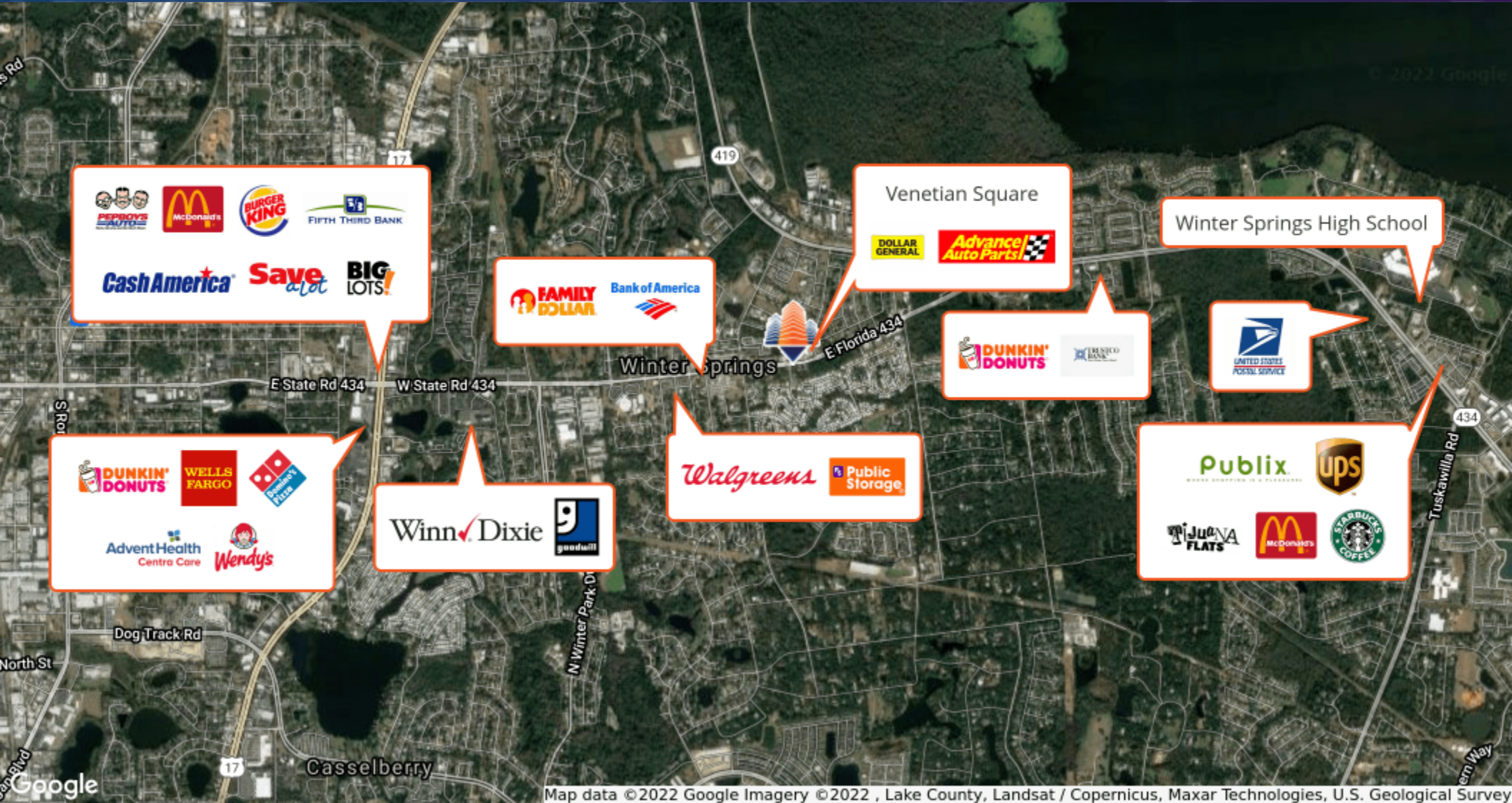
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RETAILER MAP



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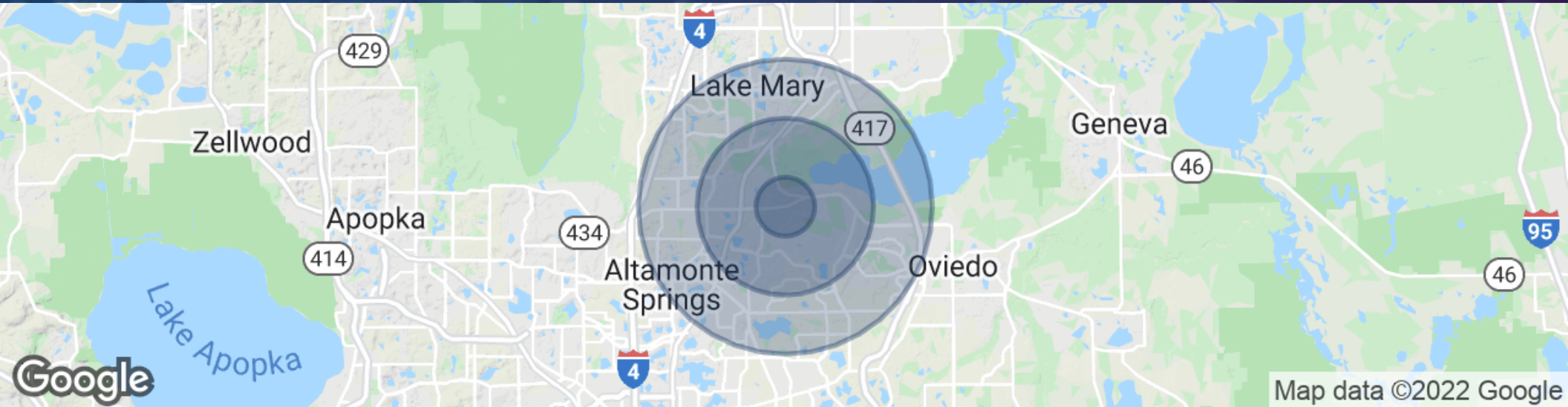
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SERVICES

DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 10,887 | 62,069 | 181,468 |
| Median age | 35.1 | 36.5 | 38.3 |
| Median age (Male) | 34.7 | 35.3 | 36.8 |
| Median age (Female) | 36.0 | 38.1 | 39.8 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 4,401 | 23,925 | 71,068 |
| # of persons per HH | 2.7 | 2.8 | 2.7 |
| Average HH income | \$63,954 | \$68,380 | \$72,386 |
| Average house value | \$320,000 | \$302,909 | \$276,510 |

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