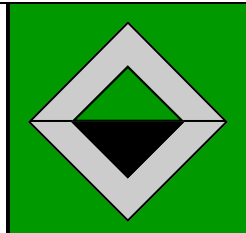


RETAIL FOR LEASE

VIERA COLONNADE SHOPS

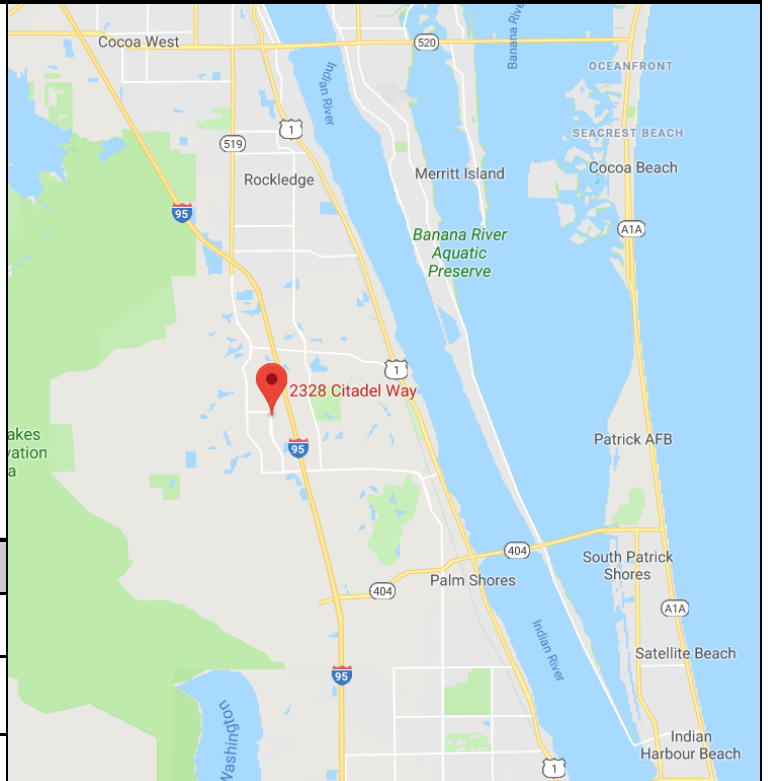
2328-2348 Citadel Way, Viera, FL 32940



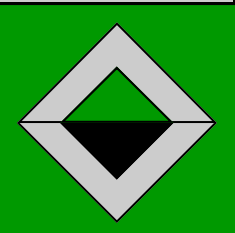
Viera Colonnade Shops is located on Lake Andrew Drive in the Community of Viera.

Viera Colonnade Shops is contiguous to The Avenue Viera and Marketplace Viera, which are open air shopping centers totaling over 700,000 square feet and featuring such retailers as Kohl's, Belk, Old Navy, World Market, Bed Bath & Beyond, Sports Authority, Office Depot, Michaels and Rave Theater.

Just to the south is Viera Shops home to Total Wine, TJ Maxx, Home Goods, Ulta, PetSmart, Five Below, Mattress Firm, Hair Cutter, Genna Jewelers, Subway, Sherwin Williams, Chipotle, Burger 21, and Tijuana Flats.



Radius	1 Mile	3 Mile	5 Mile
2018 Population	4,972	37,063	67,025
2018 Average Household Income	\$87,826	\$94,746	\$99,255
Median Age	45	49.5	48.9



Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein.

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- ▲ Leasing
- ▲ Sales

Leasing Contact:

Joe Poirier

JM Real Estate, Inc.

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Cell: 321.537.7996

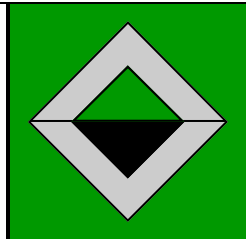
Email: Joe@JMRealEstate.com

WWW.JMREALESTATE.COM

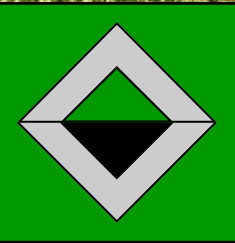
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1,820 SF \$32.00/SF/YR plus \$5.85/SF/YR CAM



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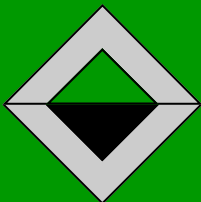
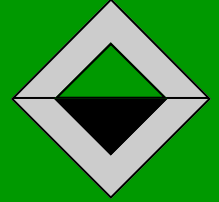
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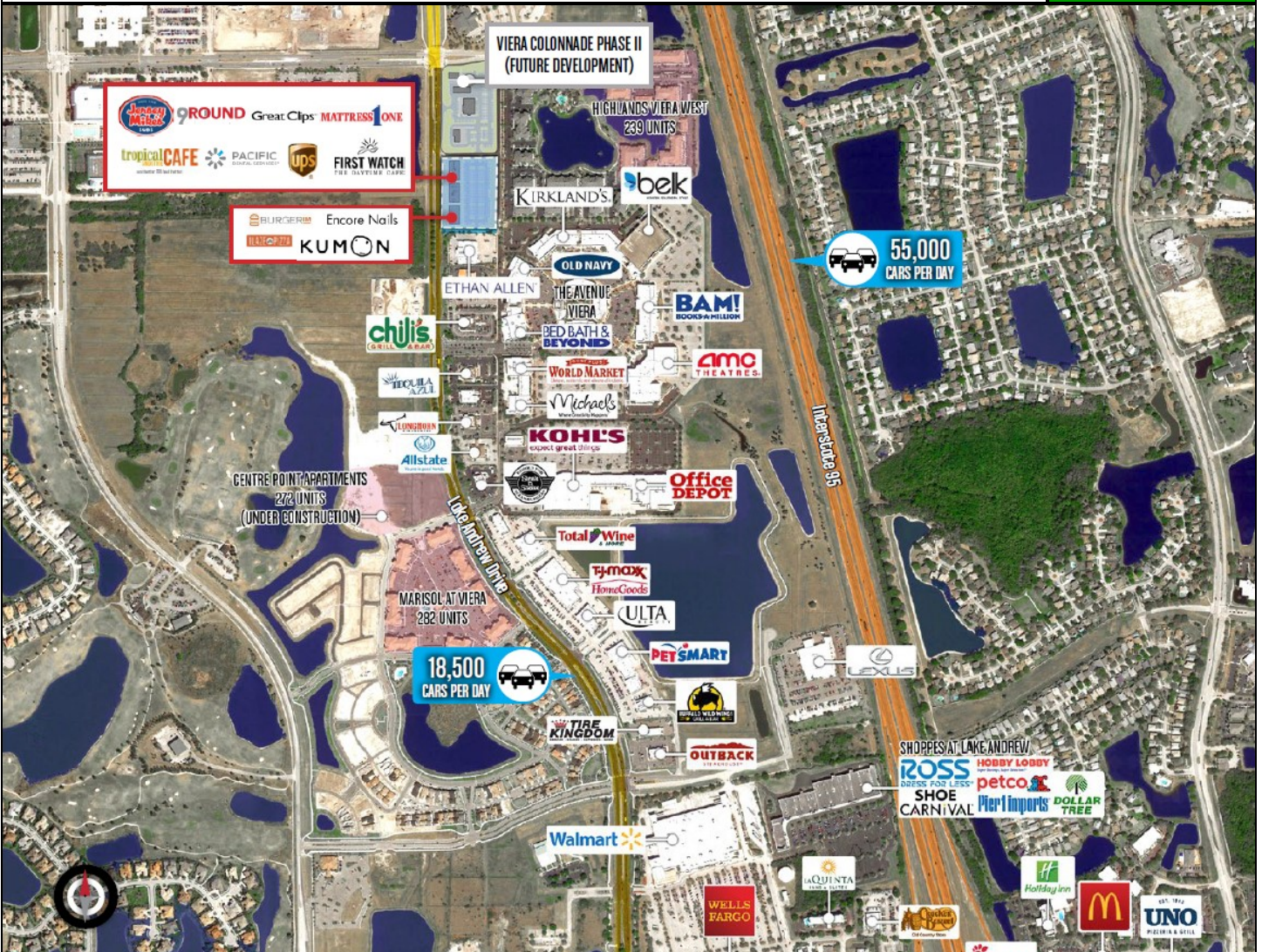
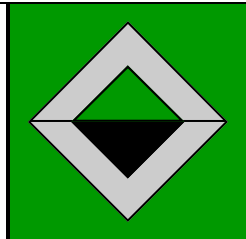
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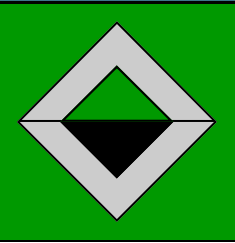
VIERA COLONNADE SHOPS

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Viera Colonnade Shops

2328-2348 CITADEL WAY, VIERA, FLORIDA 32940



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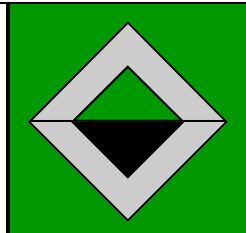
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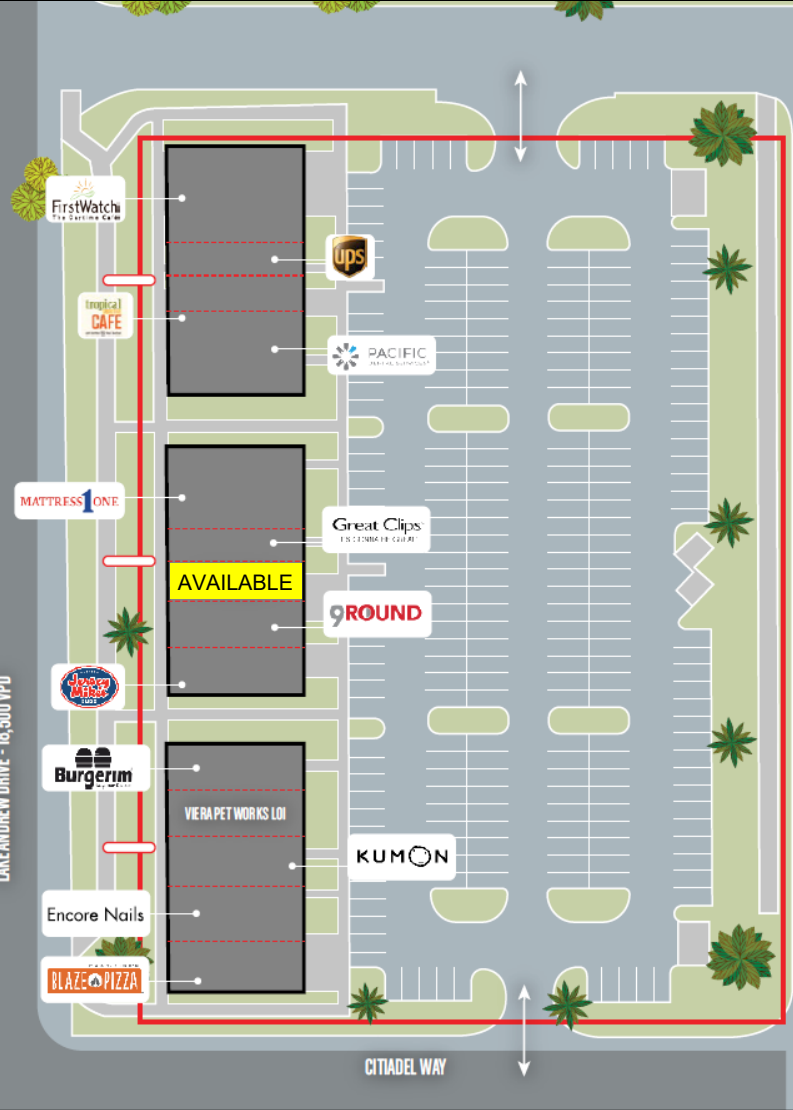
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VIERA COLONNADE SHOPS

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SUITE	NAME	SQ FT
2328 Citadel Way		
#101	Pacific Dental	3,010
#102	Tropical Smoothie Cafe	1,400
#103	UPS	1,120
#104	First Watch	3,500
2338 Citadel Way		
#101	Jersey Mike's	1,638
#102	9 Rounds	1,400
#103	Available	1,820
#104	Great Clips	1,120
#105	Mattress One	3,010
2348 Citadel Way		
#101	Blaze Pizza	2,800
#102	Encore Nails	2,030
#103	Kumon Learning	1,120
#104	Viera Pet Works (LOI)	1,295
#105	Burgerim	1,788



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