

**SHOPPES AT VENETIAN BAY, A PLANNED 12,940 SF
SHOPPING CENTER**



LEASE

Shoppes At Venetian Bay

569 N AIRPORT ROAD

New Smyrna Beach, FL 32168

PRESENTED BY:

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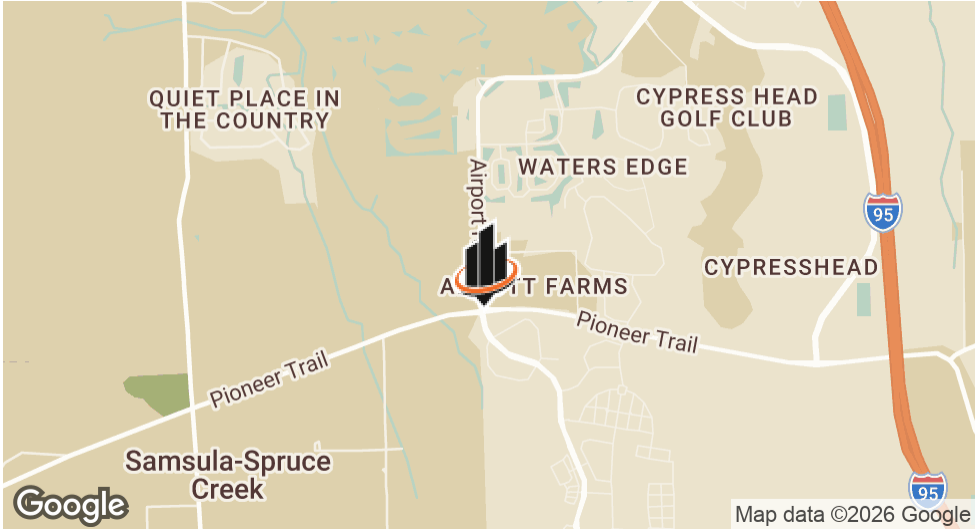
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact Broker
AVAILABLE SF:	1,330 - 12,940 SF
POTENTIAL USES:	Medical, Retail & Prof Office
LOT SIZE:	2 Acres
PARKING RATIO:	6.0/1,000 SF
DELIVERY:	2027
PARCEL ID:	7306-0600-000B

PROPERTY DESCRIPTION

Introducing the Shoppes At Venetian Bay, a new shopping center at the northern entrance to Venetian Bay in New Smyrna Beach, FL. This planned shopping center offers a variety of sizes and is designed for medical and retail users.

The site is located at the SEC of Pioneer Tr & Airport Rd, just two miles west of the new I-95 interchange at Pioneer Tr. With ample parking (6.0/1,000 SF) and excellent visibility, it's perfect for medical and retail tenants seeking exposure to the tremendous demographics in the area.

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NORTHERN ENTRANCE TO VENETIAN BAY, JUST TWO MILES FROM NEW PIONEER TR I-95 EXIT



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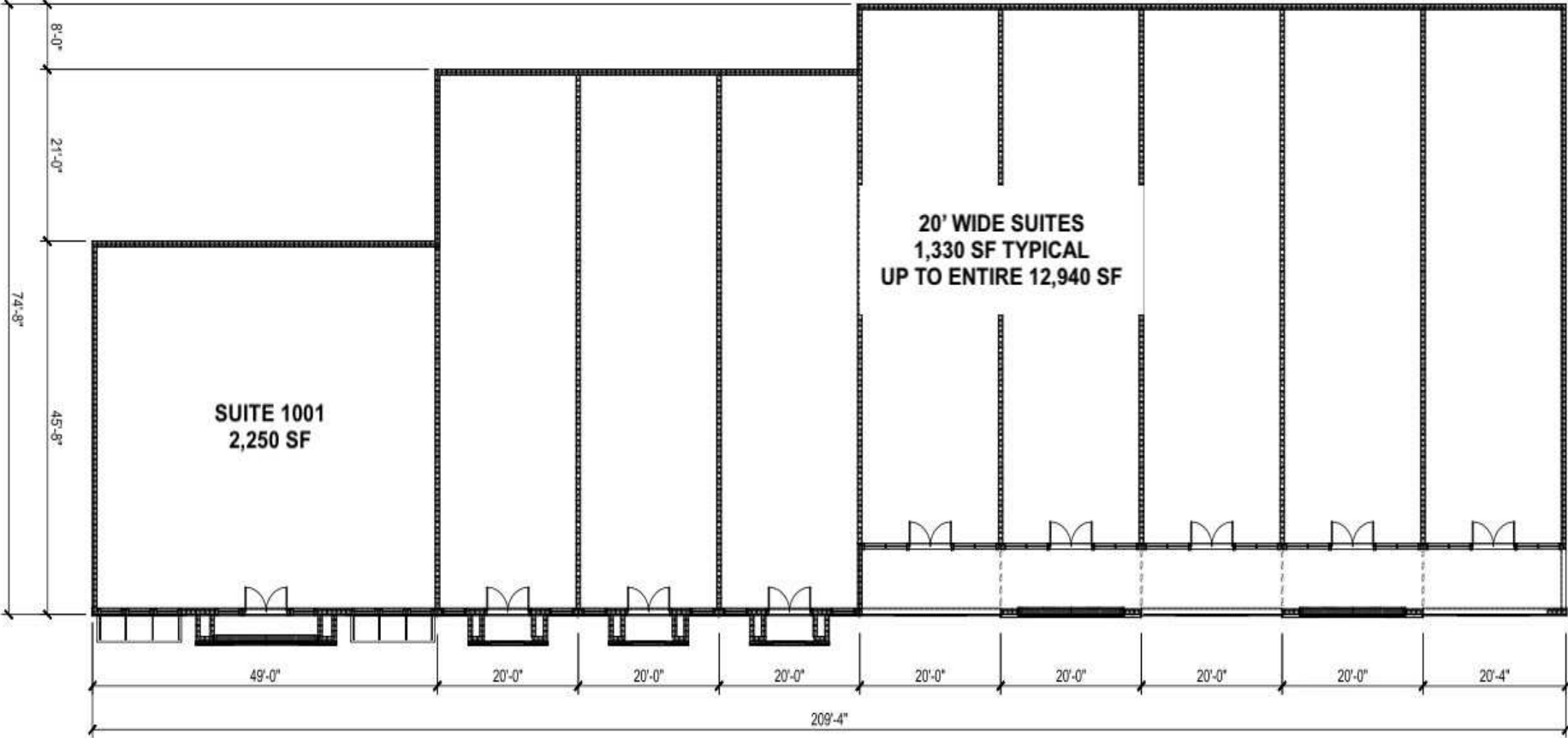
CONCEPTUAL SITE PLAN



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FLOOR PLAN, MULTIPLE SIZES POSSIBLE



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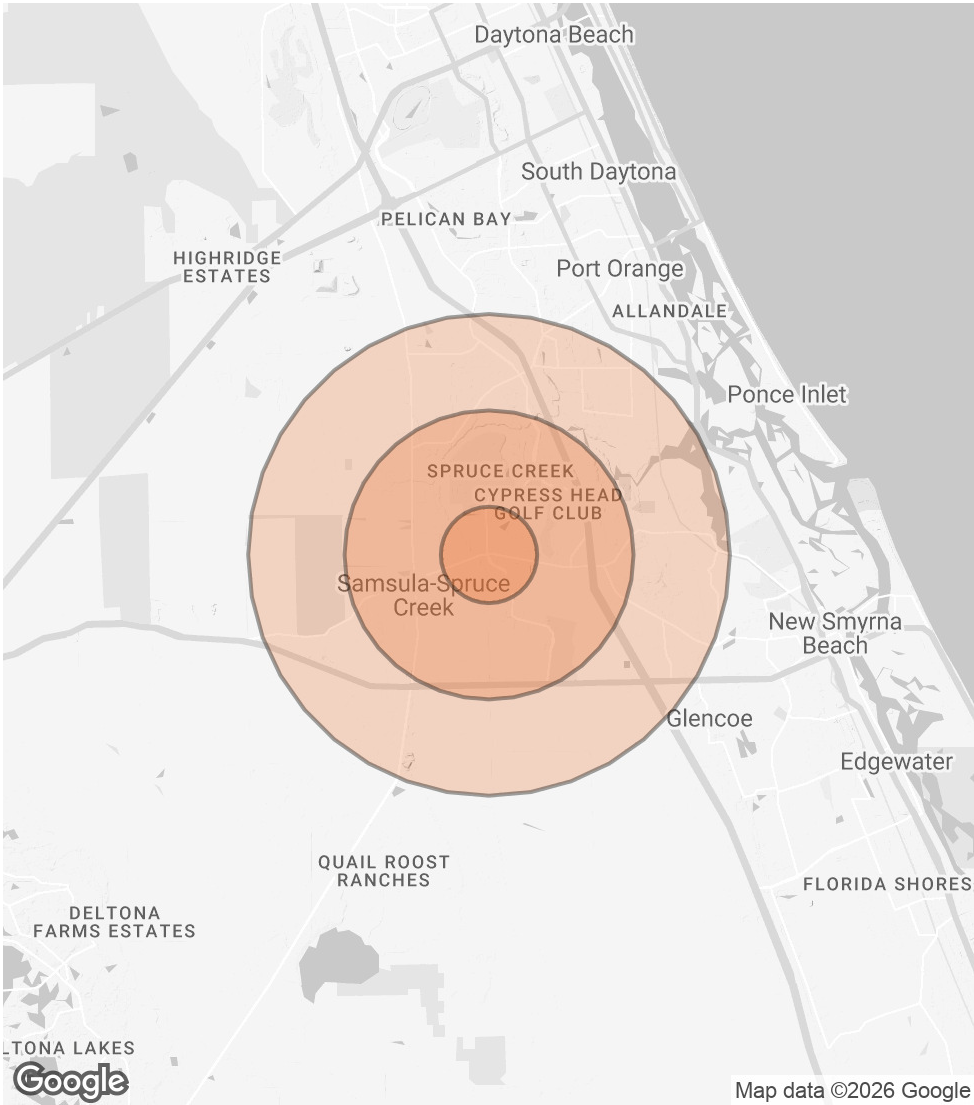
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DEMOGRAPHICS MAP & REPORT (HIGHEST INCOME DEMOS IN VOLUSIA)

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,184	18,856	46,303
AVERAGE AGE	50.1	51.5	49.1
AVERAGE AGE (MALE)	51.4	53.0	48.6
AVERAGE AGE (FEMALE)	49.7	50.8	49.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,309	7,973	19,844
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$124,100	\$110,994	\$98,511
AVERAGE HOUSE VALUE	\$415,277	\$440,024	\$388,052

2023 American Community Survey (ACS)



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