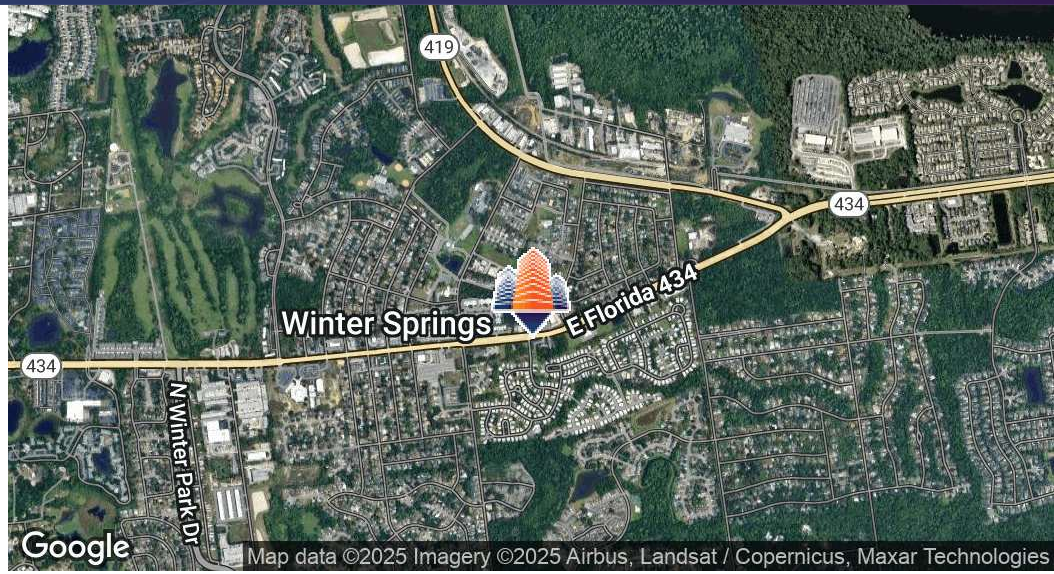
Venetian Square

260 E SR 434, Winter Springs, FL 32708

EQUITY INVESTMENT SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Renovations Complete!
- 1,050, 1,200, 1,500 & 2,100 SF Spaces Available
- Small Shop & Restaurant Space Available
- Second Generation Restaurant With Hood
- 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

CLICK HERE TO VIEW ON GOOGLE MAPS

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,050 - 3,150 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

Nick Barbato
954.579.2672
NBarbato@eisre.com

Ryan D'Agostino
954.336.3615
RDAgostino@eisre.com

7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

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PROPERTY PHOTOS

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SITE PLAN

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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,050 - 3,150 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
276	Available	1,050 - 3,150 SF	NNN	Negotiable
280	Available	2,100 SF	NNN	Negotiable
320	Available	1,200 SF	NNN	Negotiable
330	Available	1,500 SF	NNN	Negotiable

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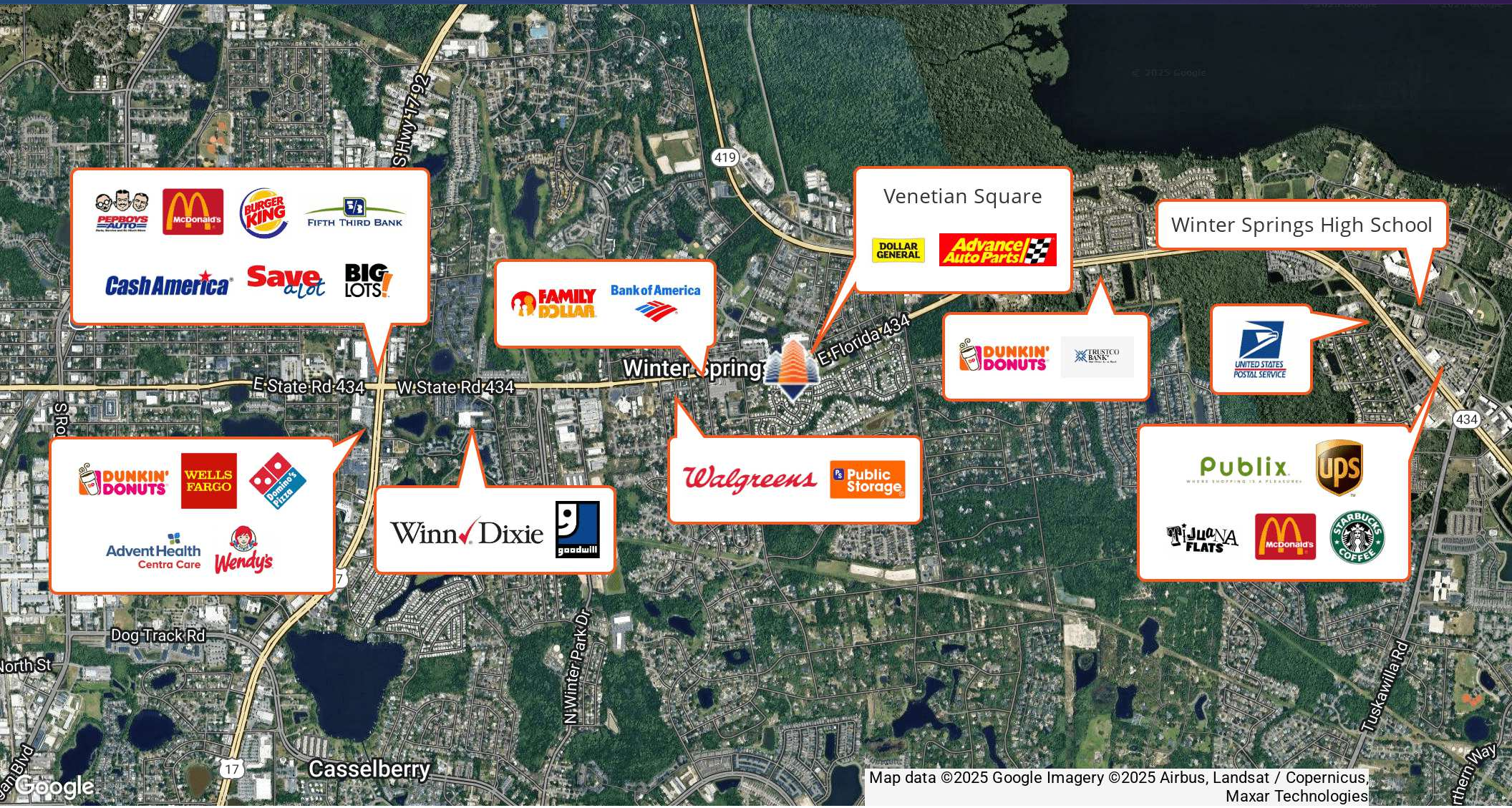
RETAILER MAP



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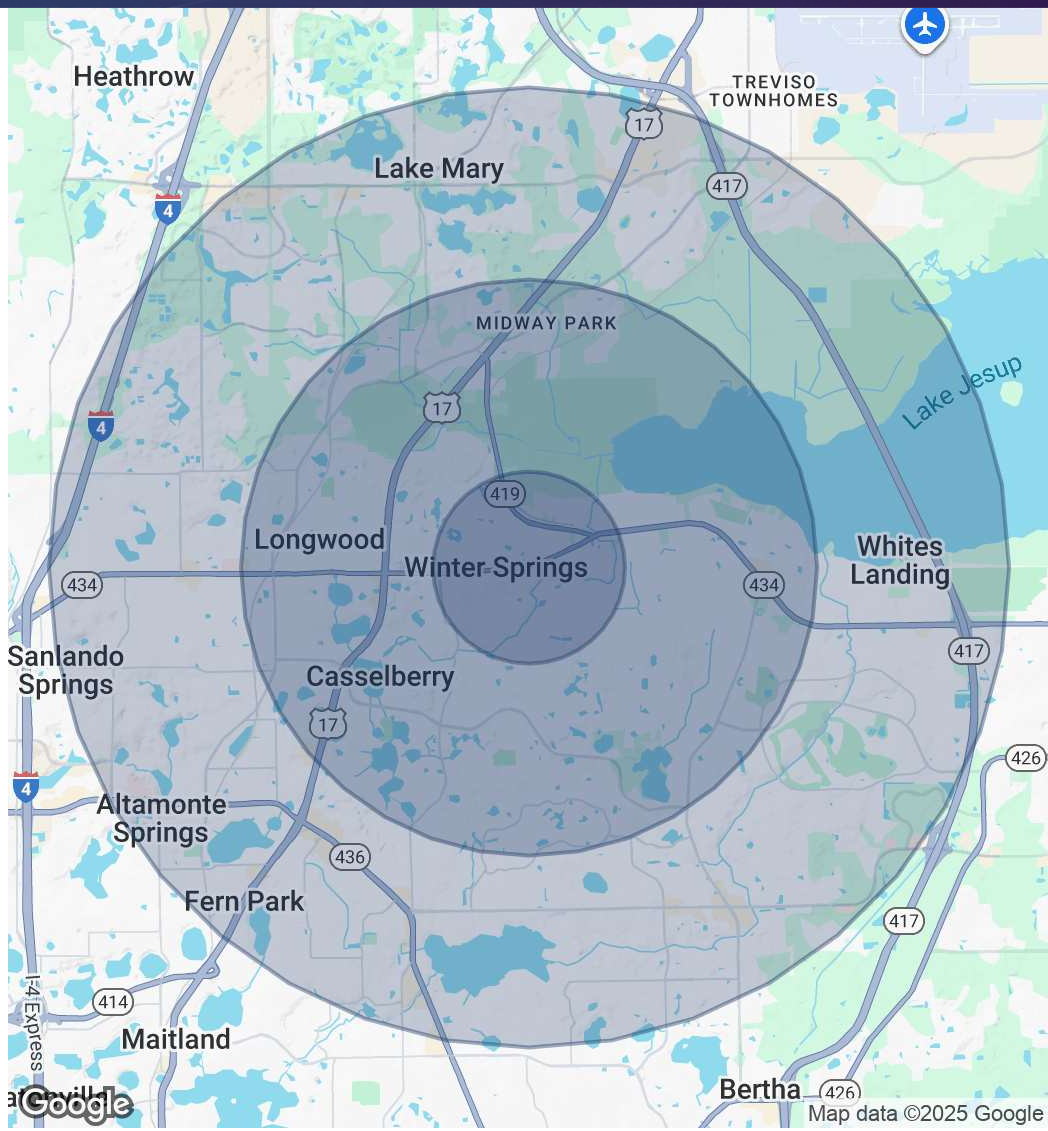
EQUITY INVESTMENT SERVICES

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,887	62,069	181,468
Average Age	35.1	36.5	38.3

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

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,508	49,759	136,276
Total Population - Black	688	4,258	13,176
Total Population - Asian	193	1,425	5,647
Total Population - Hawaiian	17	50	90
Total Population - American Indian	21	173	483
Total Population - Other	371	1,952	5,442



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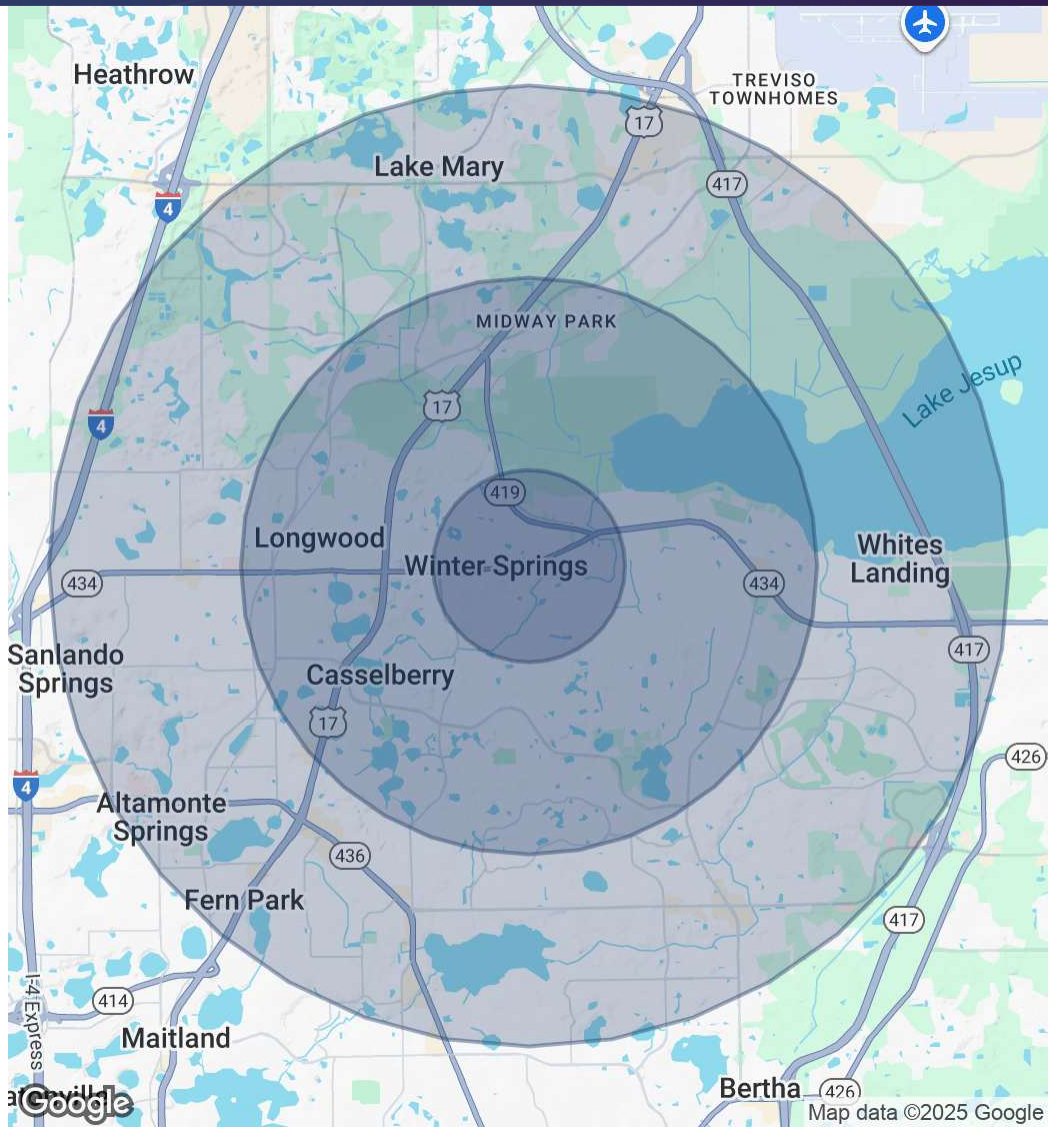
DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	537	3,035	8,810
5 - 9	565	3,247	9,267
10 - 14	662	3,750	10,383
15 - 17	405	2,229	6,470
18 - 20	397	2,222	6,458
21 - 24	496	2,864	8,388
25 - 34	1,393	8,031	23,414
35 - 44	1,527	8,809	25,016
45 - 54	1,340	7,852	23,054
55 - 64	1,430	8,733	24,469
65 - 74	1,311	7,284	20,852
75 - 84	669	3,753	10,990
85+	193	1,203	3,927



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