

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
- 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:	1,050 - 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

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7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

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PROPERTY PHOTOS



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SITE PLAN



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LEASE SPACES



LEASE INFORMATION

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

Lease Term:	Negotiable
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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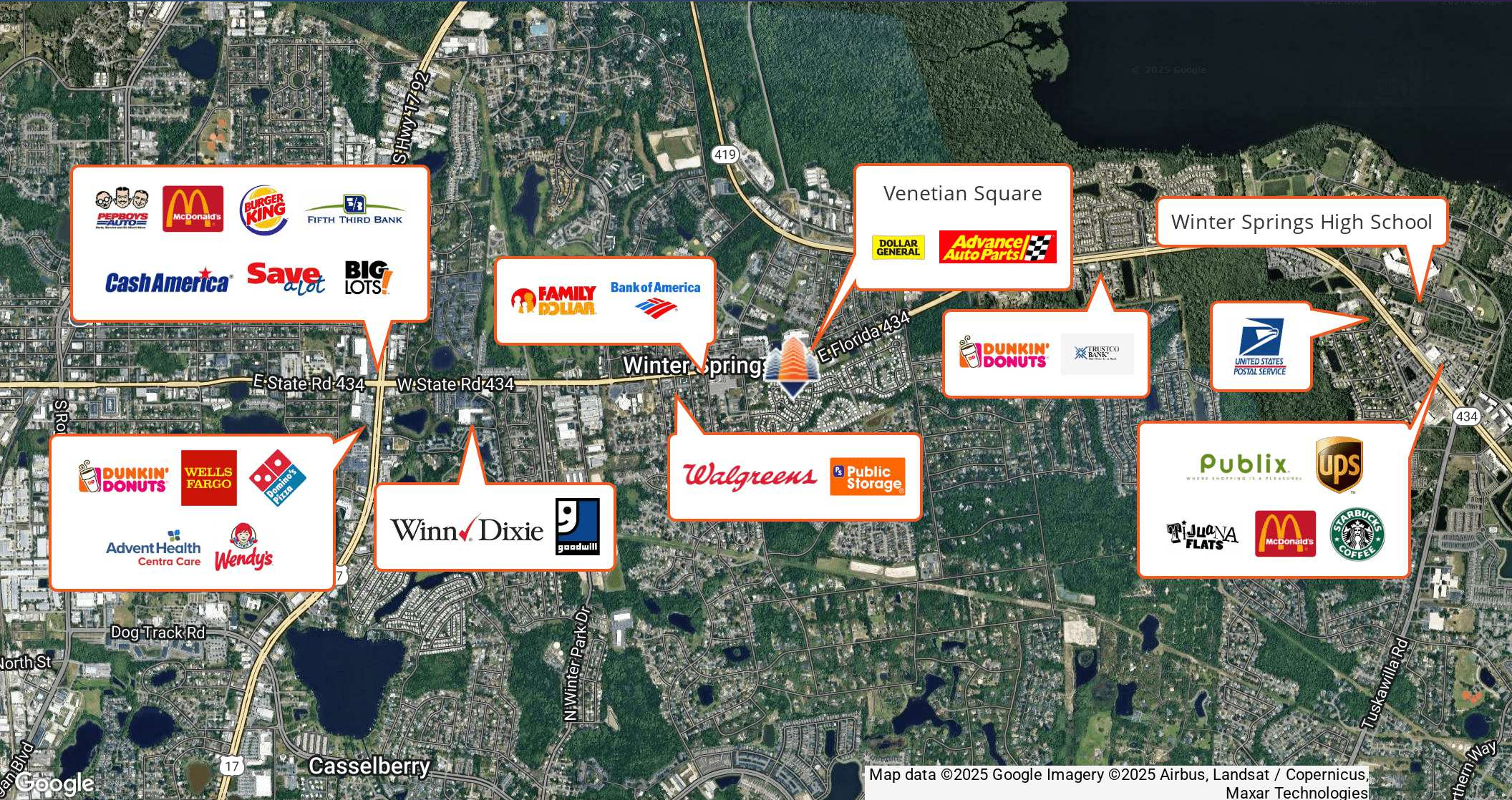
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RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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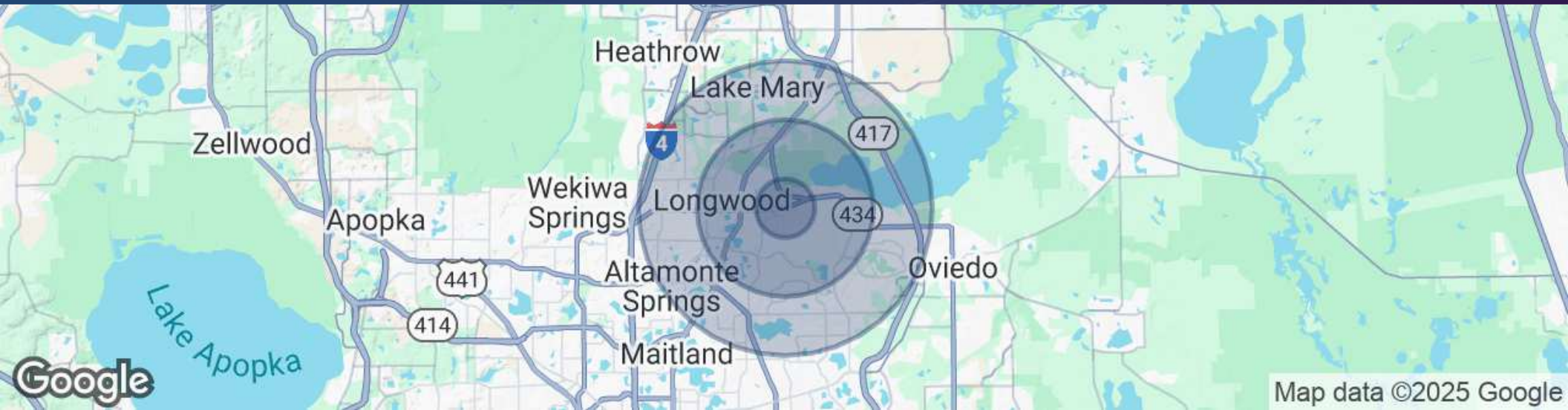
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DEMOGRAPHICS MAP & REPORT



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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