

# PRIME POOL COMPLEX IN VENETIAN BAY



## PROPERTY DESCRIPTION

Unlock the potential of this exceptional resort-style pool complex in Venetian Bay, now available for lease to a discerning operator.

This fully equipped facility features an oversized resort-style pool, kids' pool, hot tub, restrooms, gazebo, and pavilion with a bar, creating an ideal venue for a range of events.

Perfect for an operator looking to offer premium services for social clubs, beach clubs, weddings, and special events, this space is designed to attract a clientele seeking luxury and versatility.

Lease this unique property and establish a premier destination in the heart of Venetian Bay.

## LOCATION DESCRIPTION

Located west of Interstate 95 between Pioneer Trail and SR 44 just off Airport Road within the Venetian Bay Town Center.

### CHRIS BUTERA

Principal

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### JOHN W. TROST, CCIM

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## OFFERING SUMMARY

**LEASE RATE:** Negotiable

**LOT SIZE:** 1+/- Acres

**PAVILION SIZE:** 1,682 SF

**YEAR BUILT:** 2007

**ZONING:** PUD

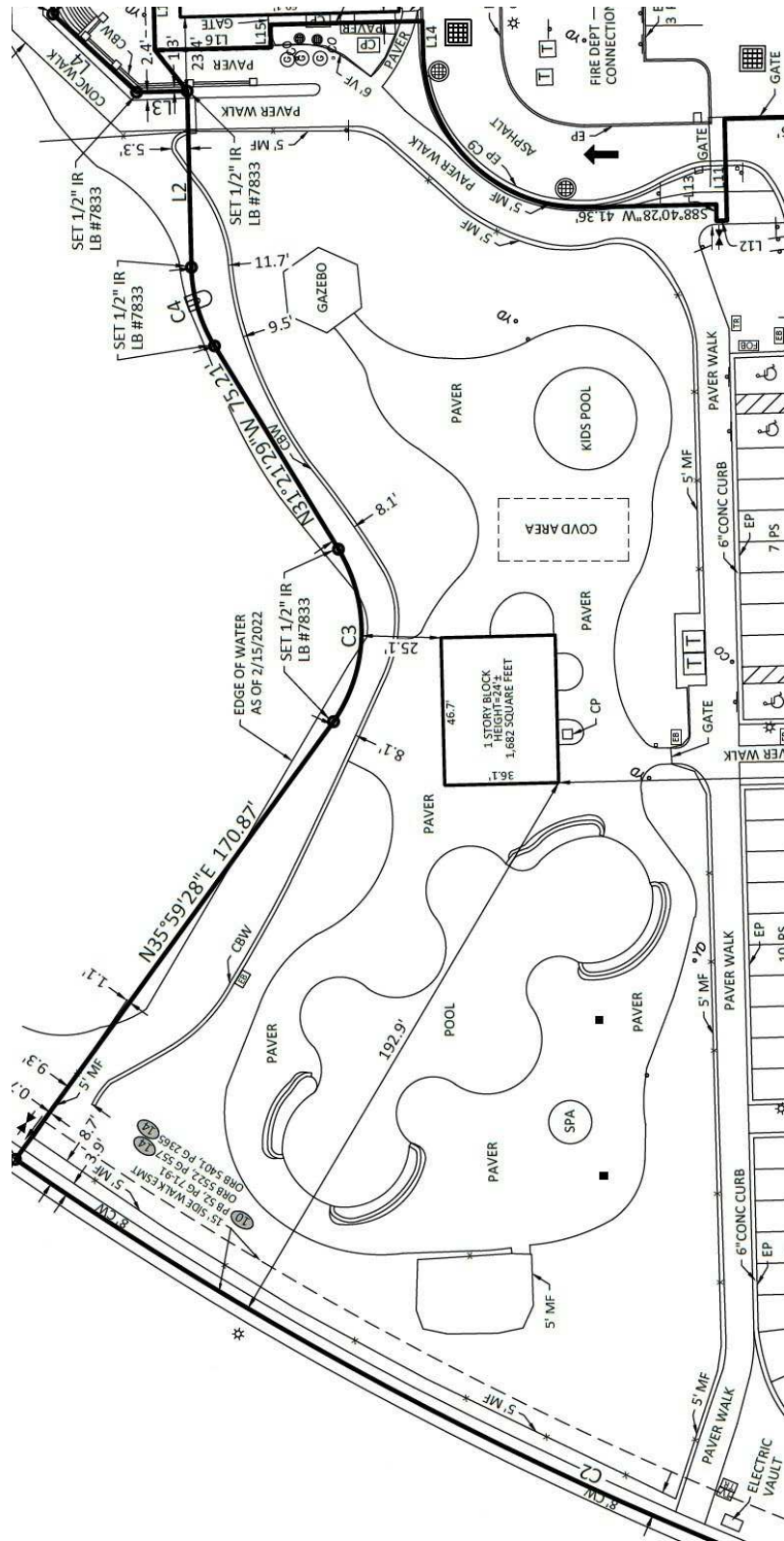
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,721	12,286	24,947
TOTAL POPULATION	5,844	26,130	53,539
AVERAGE HH INCOME	\$69,242	\$85,141	\$85,874

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# LEASED PREMISES



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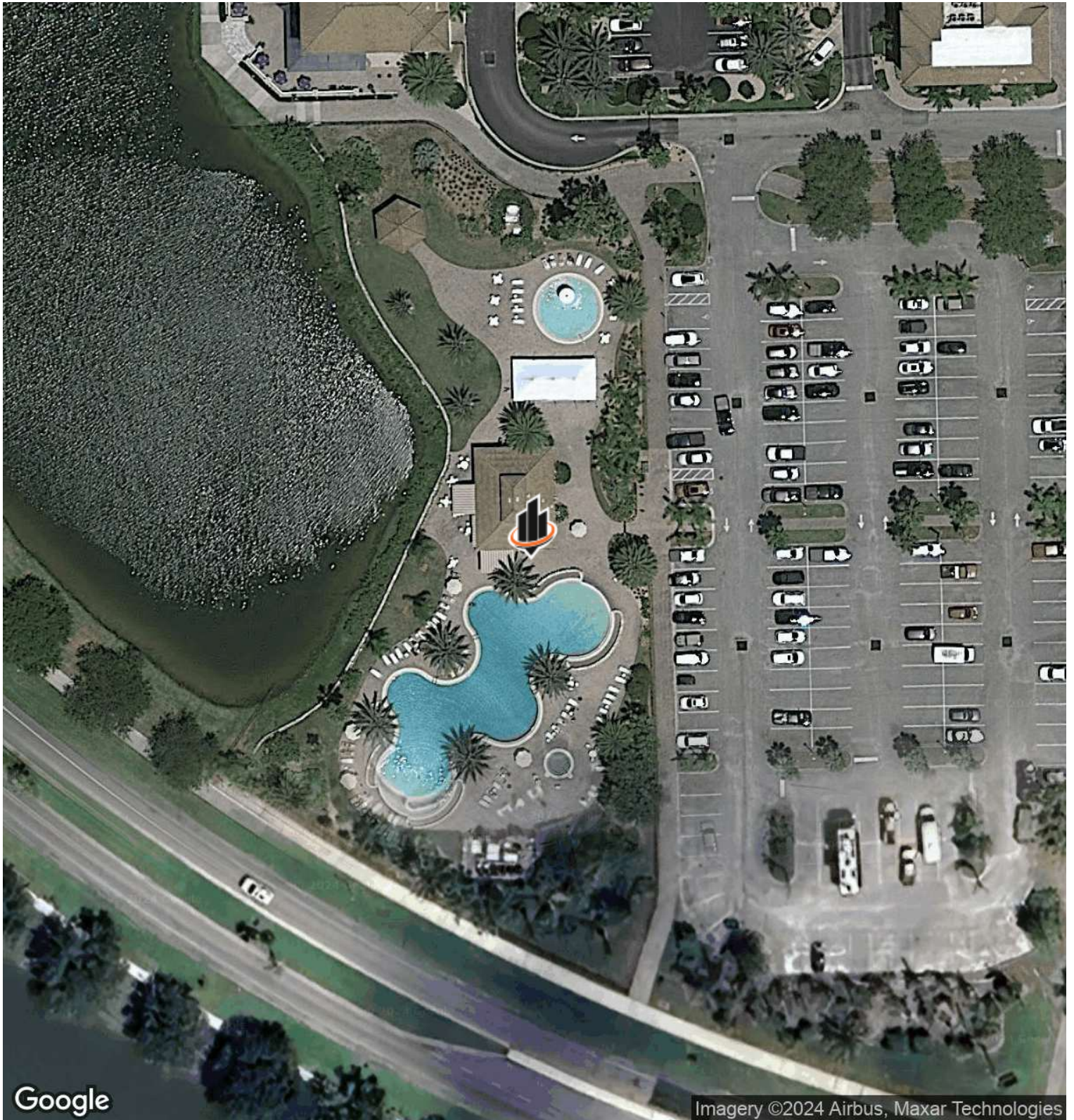
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# AERIAL



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# LOCATION MAP



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