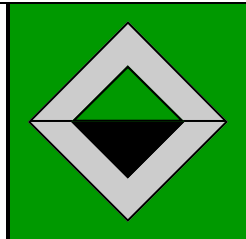


RETAIL FOR LEASE

VIERA COLONNADE SHOPS - PHASE II

2328-2348 Citadel Way, Viera, FL 32940



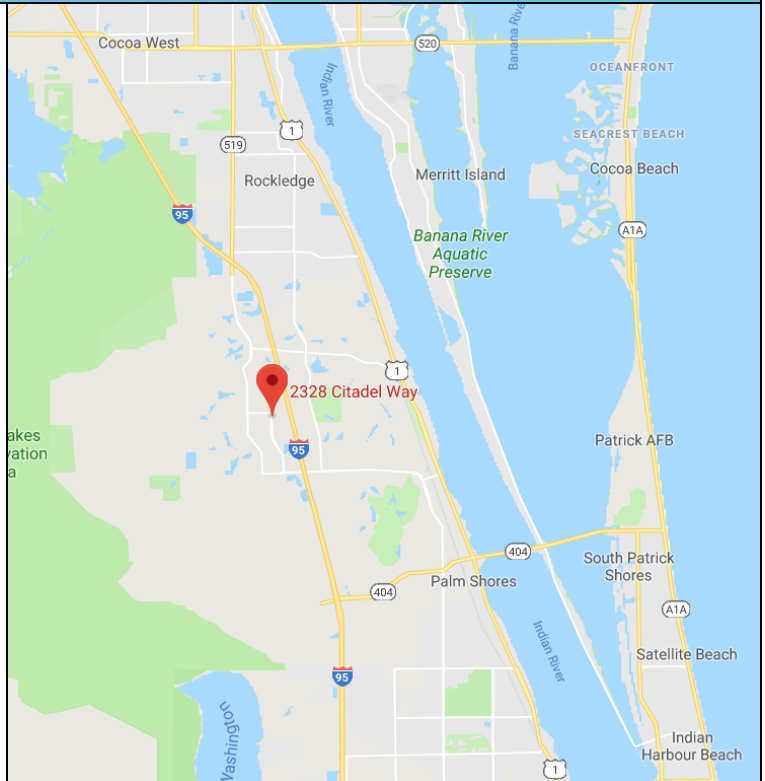
Viera Colonnade Shops

2328-2348 CITADEL WAY, VIERA, FLORIDA 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.




**CORPORATE
PROPERTY
GROUP, INC.**

Leasing Contact:

Myles H. Wilkinson
Corporate Property Group, Inc.
Office: 321.951-1500
mhw@corporatepropertygroup.com



Commercial
▲ Management
▲ Leasing
▲ Sales

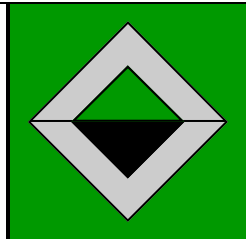
Leasing Contact:

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Cell: 321.537.7996
Joe@JMRealEstate.com

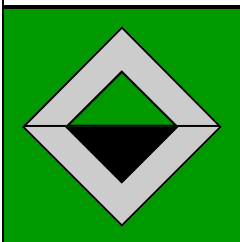
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10,585 SF BUILDING WITH
SUITES FROM 1,460 TO 6,838 SF
END CAP UNIT W/OUTDOOR PATIO POSSIBLE
\$34.00/SF/YR plus \$5.75/SF/YR CAM



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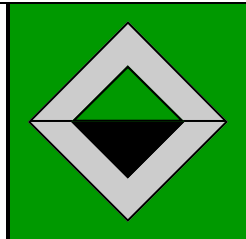
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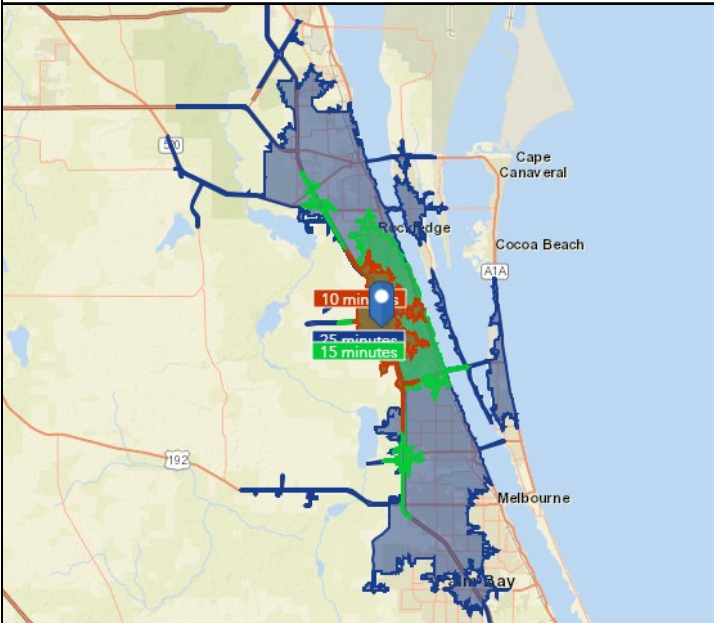
EAST ELEVATION - PARKING LOT SIDE



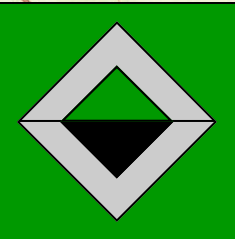
SOUTH ELEVATION



NORTH ELEVATION



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



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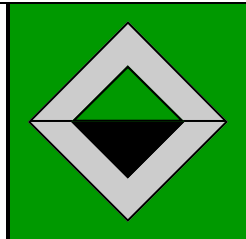
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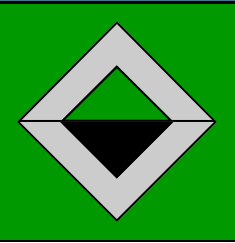
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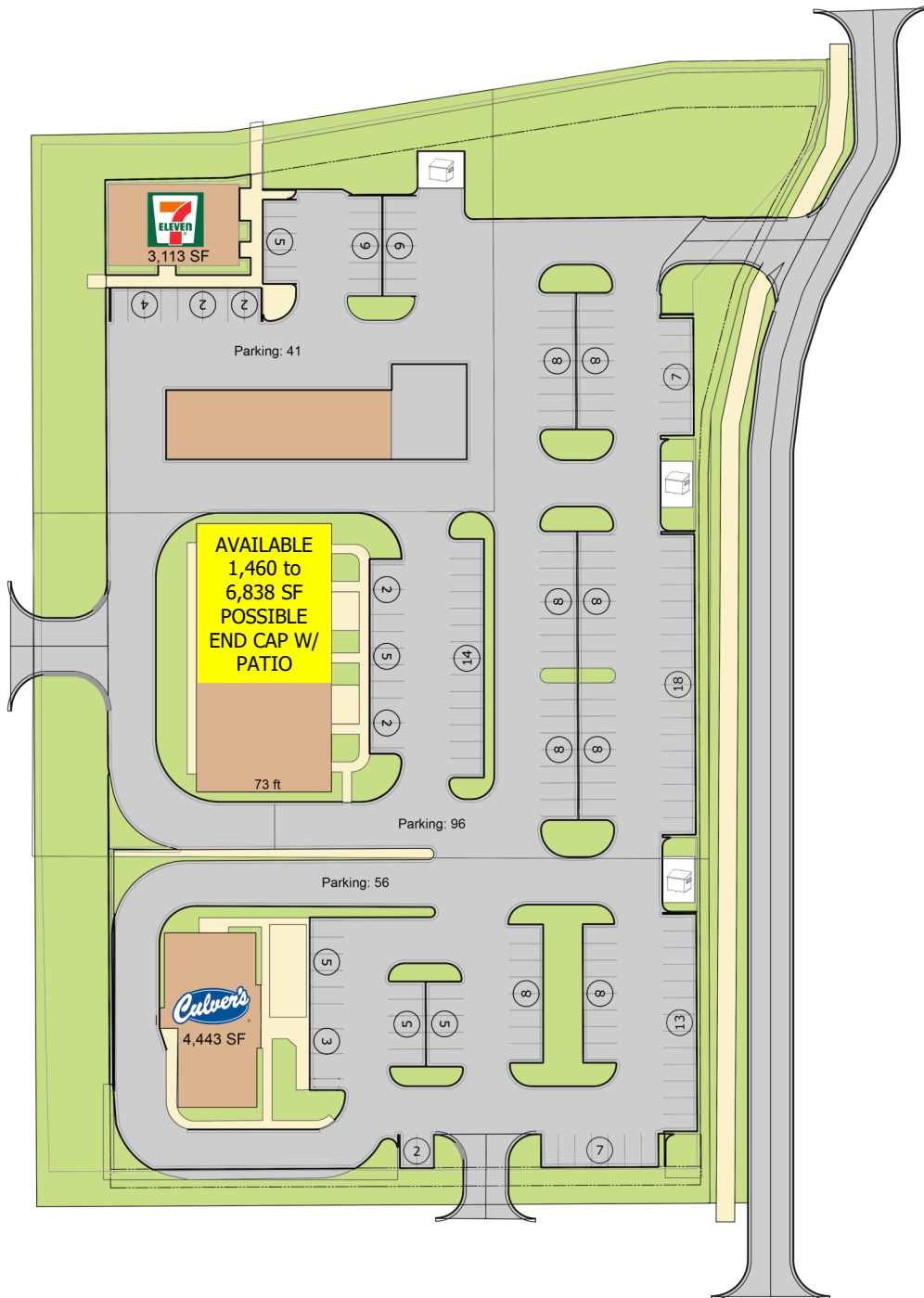
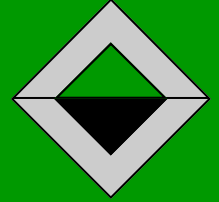
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