

Venetian Square

260 E SR 434, Winter Springs, FL 32708



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Renovations Coming Soon!
- Up to 13,965 SF Available
- Junior Anchor & Restaurant Endcap Space Available
- Outparcel Available For Lease/Sale: 1/2 Acre to 2 Acres
- Neighborhood Shopping Center Jr. Anchored by Dollar General
- Excellent Access to Center
- Aggressive Lease Rates & Other Tenant Incentives
- Traffic Count on SR 434: 25,000+ Vehicles Per Day
- 5 Mile Population Over 141,000

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,185 - 13,965 SF
Building Size:	44,728 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,071	21,167	60,856
Total Population	8,139	59,582	165,976
Average HH Income	\$63,954	\$68,380	\$72,386

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RENOVATIONS COMING SOON!



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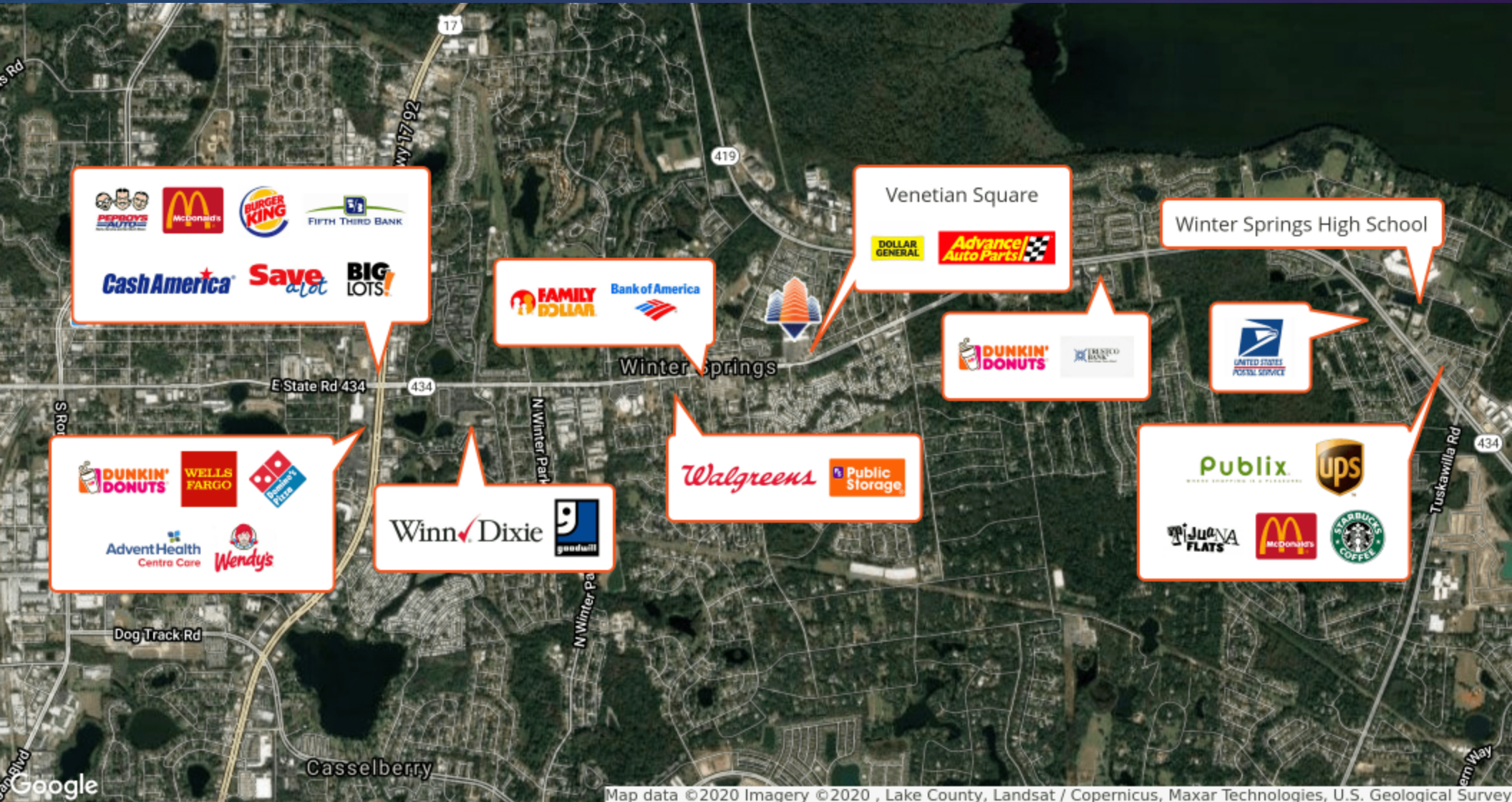
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RETAILER MAP



Map data ©2020 Imagery ©2020, Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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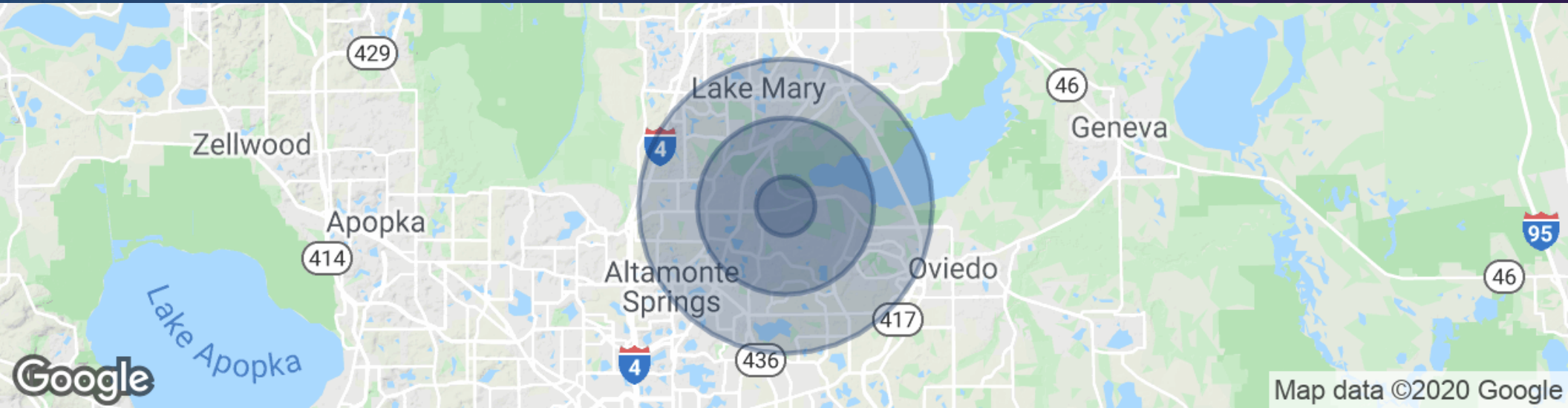
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,139	59,582	165,976
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	3,071	21,167	60,856
# 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

* Demographic data derived from 2010 US Census

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