

VIERA RESTAURANT OPPRTUNITY

Addison Square - New Retail Development • 7500 Lake Andrew Dr. Viera, FL 32940



OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Lot Size:

2.96 Acres

Building Size:

10,500 SF

Zoning:

PUD - Retail Use

PROPERTY OVERVIEW

A MASTER PLANNED COMMUNITY - Retail Plaza to be delivered 1st quarter 2023.

Rare West Viera Restaurant Space with outdoor seating! This 3,300 sf end-cap space is the last remaining space in the project.

Great opportunity for your business to be located in one of the top 20 master-planned communities in the nation with 3 million sq. ft. of occupied commercial space, 27,000+ residents with significant growth on the horizon

LOCATION OVERVIEW

SW Corner of Lake Andrew Dr. and Ivanhoe Dr.

South of the Health First Hospital and Pro Health Fitness Center

Lake Andrew Drive currently under construction to intersect with Interstate I95.

Project is currently under construction with completion slated for 1st quarter 2023.

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ADDITIONAL PHOTOS

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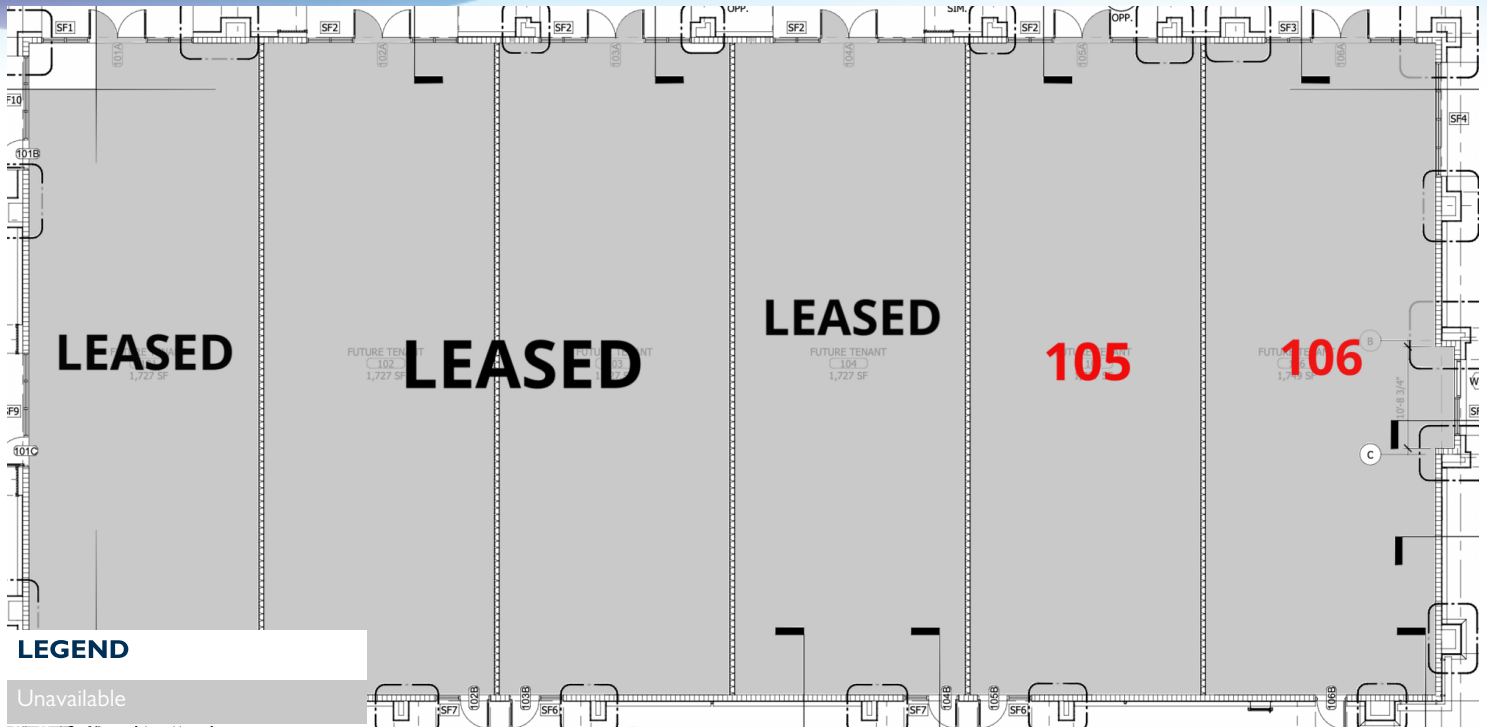
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PLANS

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LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
106	-	1,650 - 3,300 SF	\$9.00/sf NNN	-	Restaurant with outdoor patio seating
105	-	1,650 - 3,300 SF	\$9.00/sf NNN	-	Inline Retail
104	Soup Shop	1,723 SF	\$9.00/sf NNN	-	Inline Retail
102	Sage Dental	2,000 SF	\$9.00/sf NNN	-	-
102	Sage Dental	2,000 SF	\$9.00/sf NNN	-	-
101	Foxtail	1,723 SF	Restaurant	-	Restaurant with drive-through

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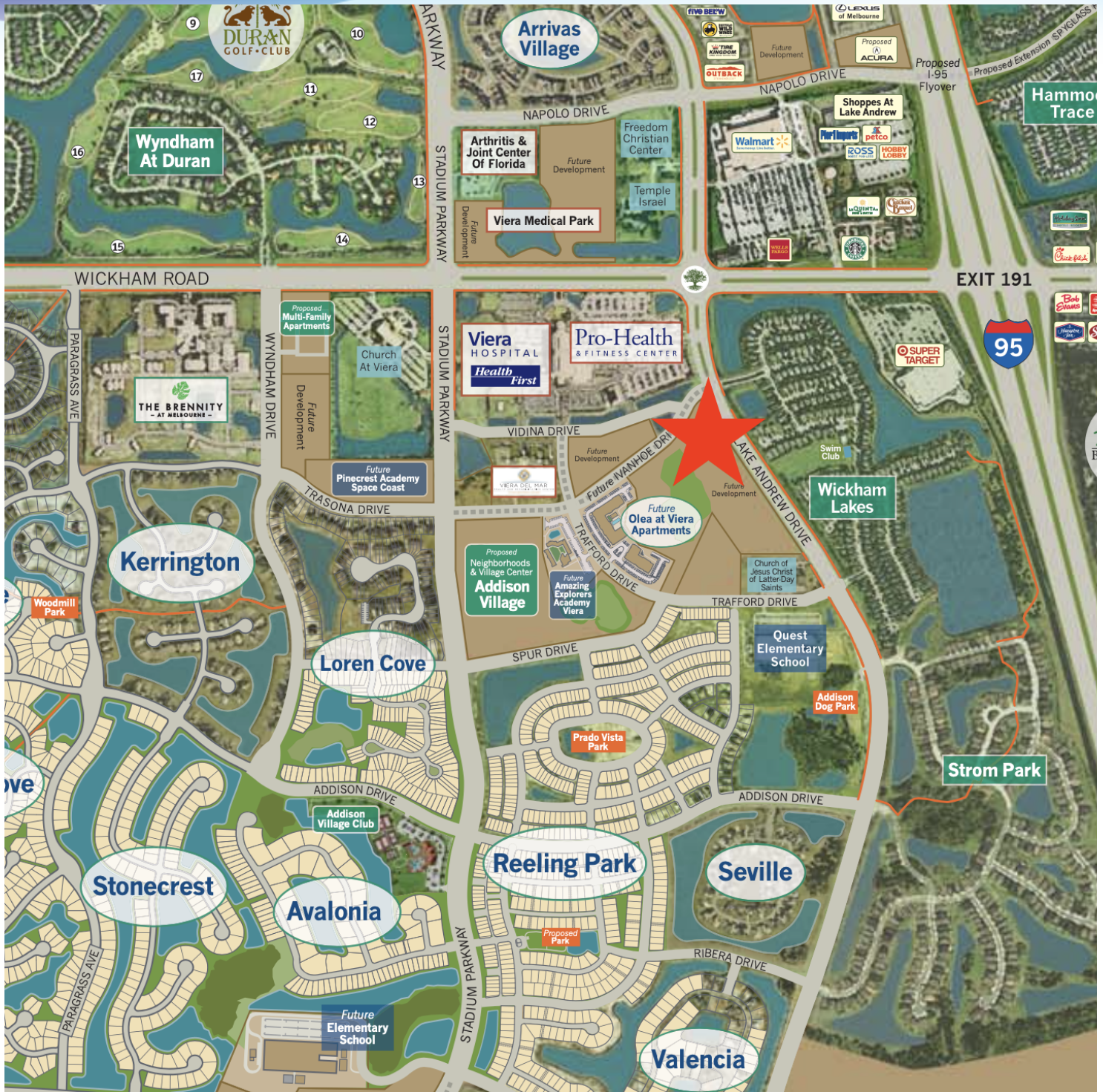
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SITE LOCATION

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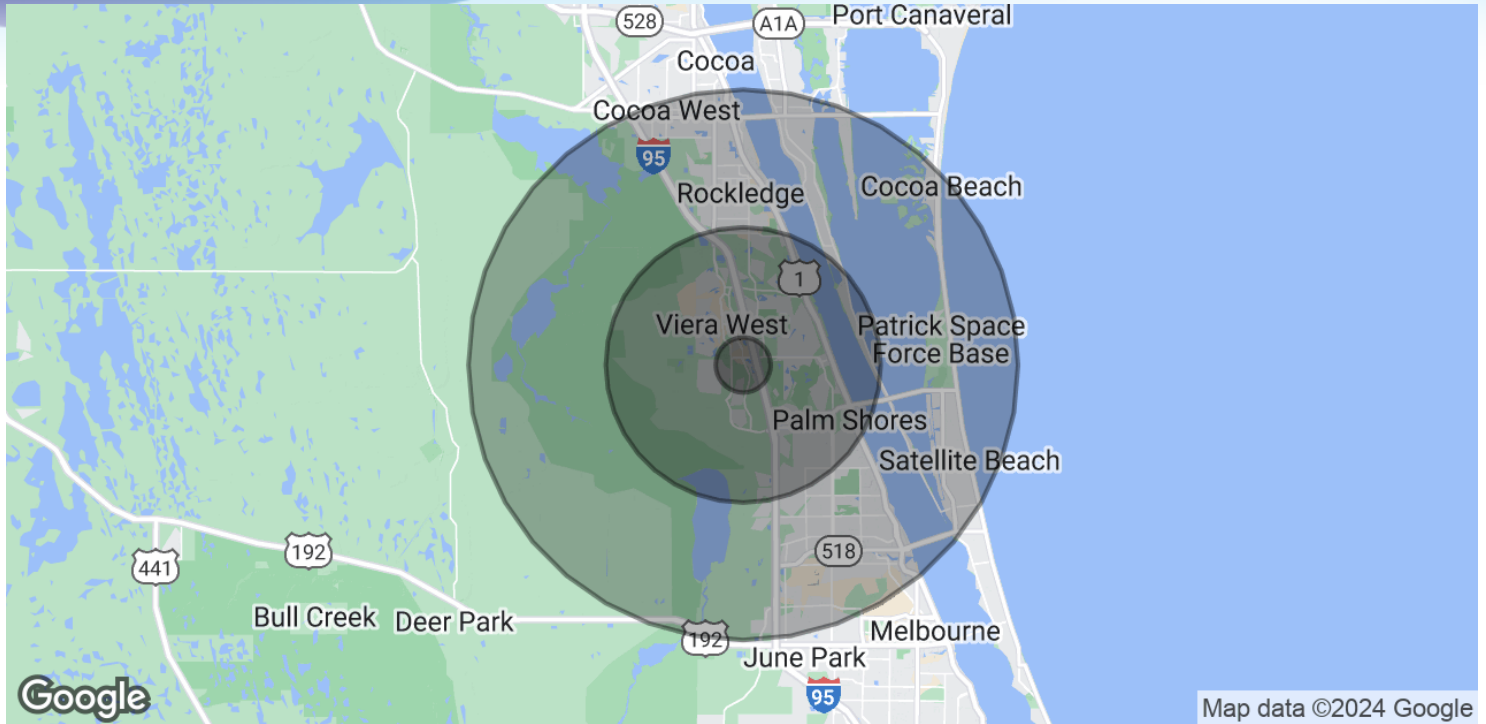
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,459	55,231	199,867
Average age	39.9	45.4	44.4
Average age (Male)	40.1	45.1	43.6
Average age (Female)	39.8	45.6	45.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	937	22,121	82,439
# of persons per HH	2.6	2.5	2.4
Average HH income	\$78,628	\$86,114	\$70,937
Average house value	\$239,706	\$273,598	\$259,058

* Demographic data derived from 2020 ACS - US Census

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