



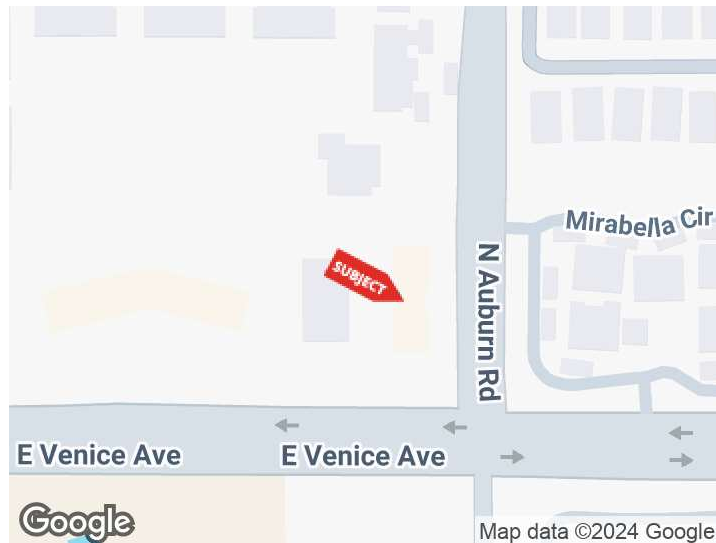
FIRST HORIZON BANK BUILDING

1790 E VENICE AVENUE, UNIT 202
VENICE, FLORIDA 34292

PROPERTY HIGHLIGHTS

- 2ND FLOOR CLASS A MEDICAL OFFICE
- DOCTOR/ADMIN OFFICES
- PATIENT/EXAM ROOMS
- RECEPTION/WAITING AREA

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,366	53,765	86,572
Total Population	4,636	84,192	137,334
Average HH Income	\$67,995	\$74,866	\$75,164



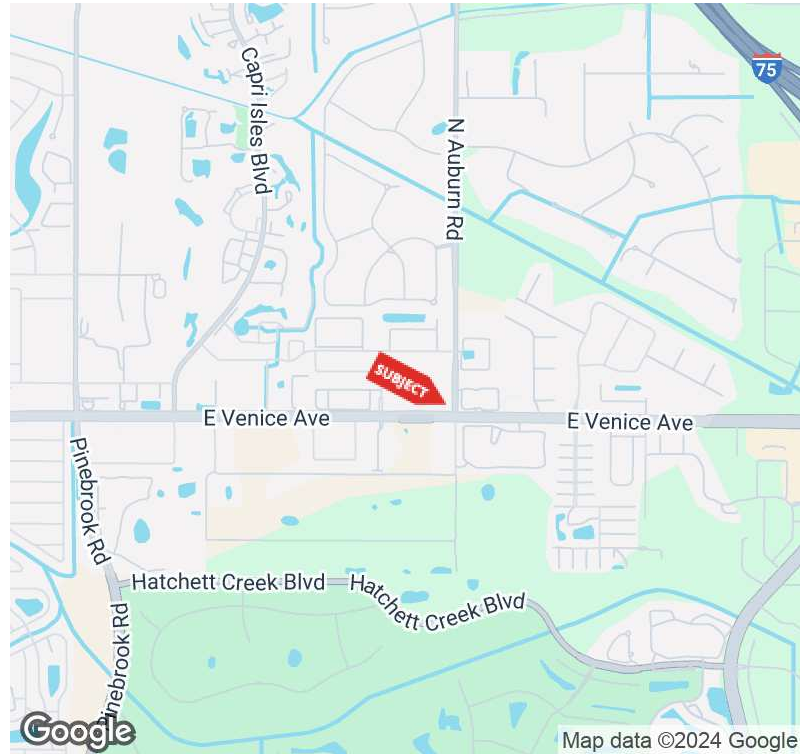
For More Information

ADAM SEIDEL

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OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	17,158 SF
Available SF:	1,500 SF
Lot Size:	46,442 SF
Number of Units:	7
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1790 E Venice Avenue, Venice, FL

Property Type: Medical Office Space

Available Size: 1,500 SF

Bustling multi-unit commercial building in Venice, FL. Situated in a prime location near I-75 and just minutes away from the picturesque Island of Venice and downtown area, this office offers convenient access to both residents and visitors alike.

Unit 202: Second floor Class A medical office space.

- Reception/Waiting Area
- Doctor's Offices
- Patient/Exam Rooms
- Restroom

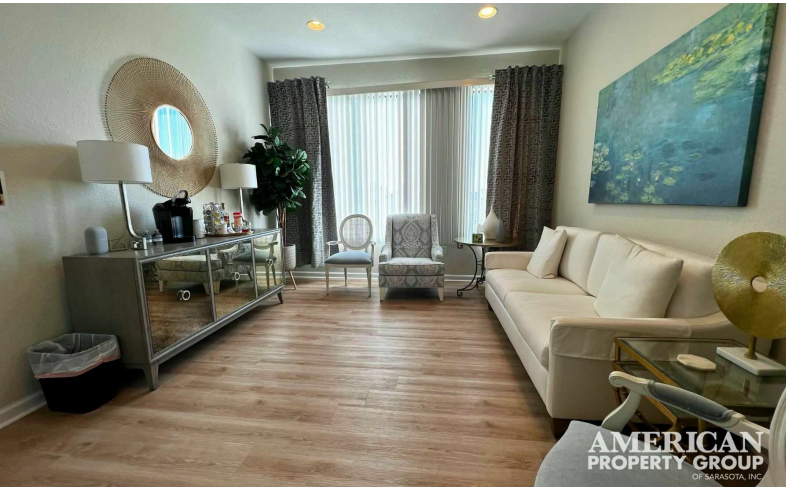
Visit us online at AmericanPropertyGroup.com to see all our listings or call (941) 923-0535 at your convenience.

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UNIT 202



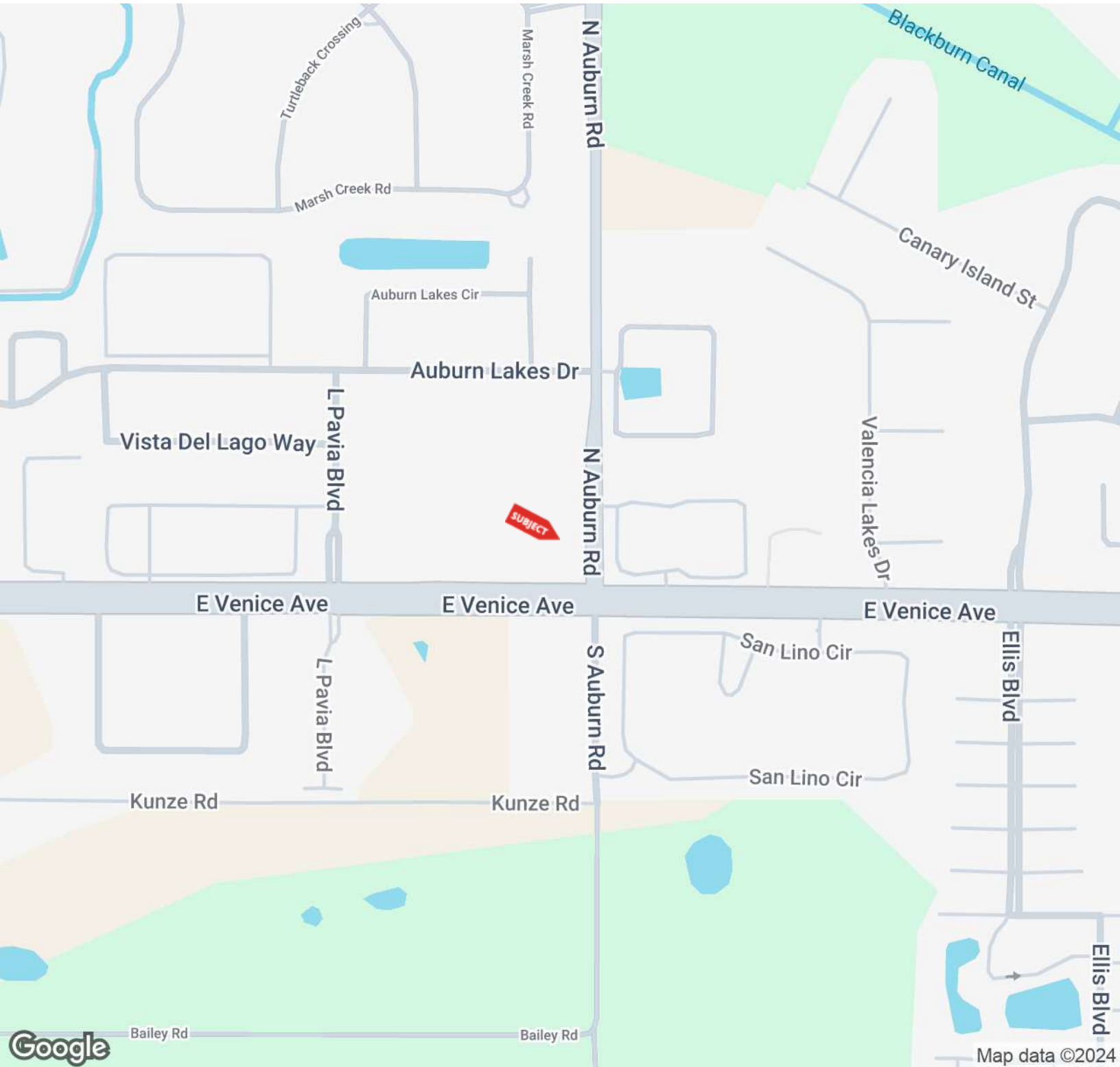
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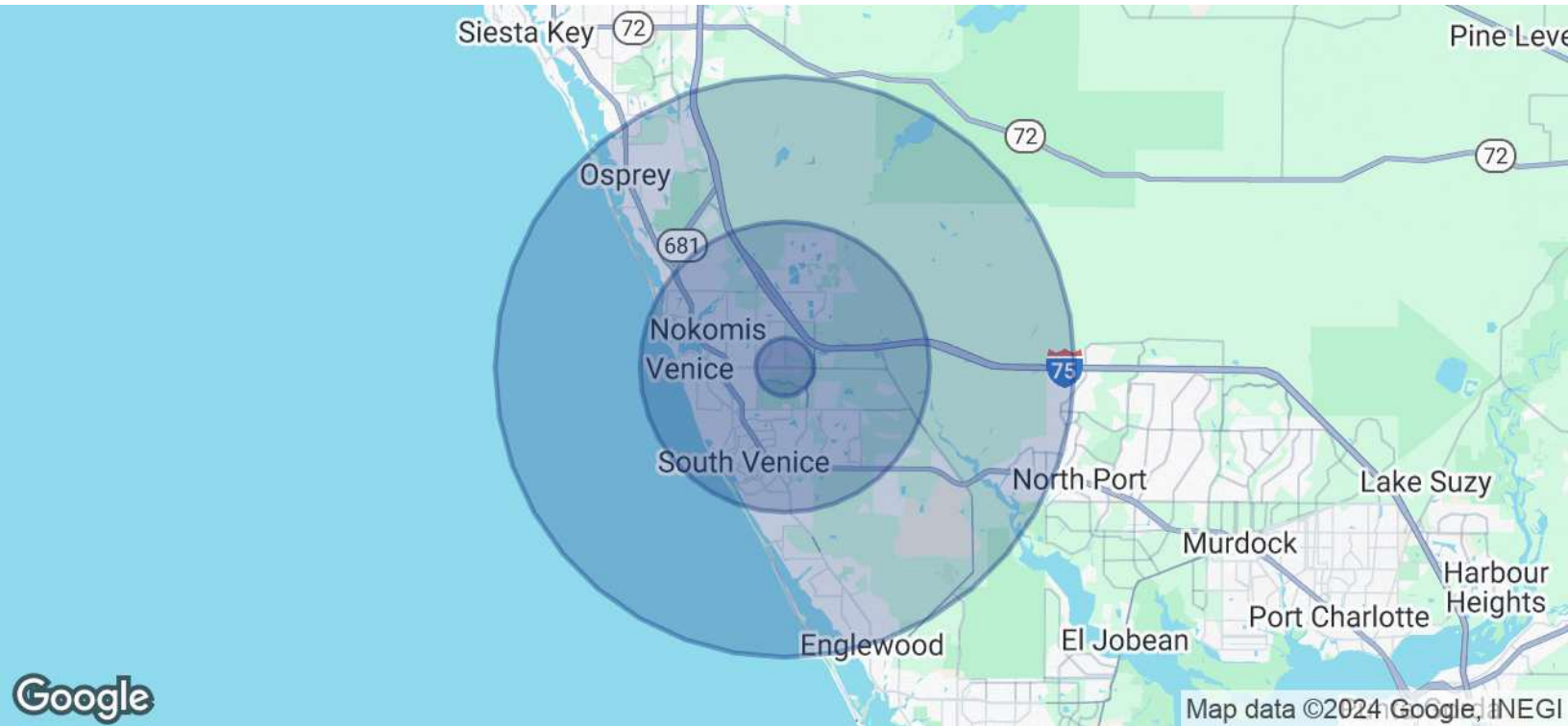
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,636	84,192	137,334
Average Age	71.7	61.8	61.0
Average Age (Male)	70.1	60.9	60.2
Average Age (Female)	71.7	62.3	61.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,366	53,765	86,572
# of Persons per HH	1.4	1.6	1.6
Average HH Income	\$67,995	\$74,866	\$75,164
Average House Value	\$304,318	\$317,141	\$333,805

2020 American Community Survey (ACS)

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