

For Sale

VACANT LAND LOCATED ON THE INTERCHANGE IN VENICE 2937 Executive Dr, Venice, FL 34292



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OFFERING SUMMARY

Sale Price:	\$277,832.00 - \$2,195,000
Lot Size:	0.28 acres, 1 acre, 1.5 acres, 2 acres and 2.29 Acres
Zoning:	CHI

PROPERTY OVERVIEW

Join RaceTrac, WAWA, Dunkin Donut, Culver's, Marriott Fairfield Inn, McDonalds, Cracker Barrel, Holiday Inn and other retail on this 2.29 acre south Sarasota County parcel right off I-75. Land is divisible from 0.28 acres to 2.29 acres. Subdivision of land below 2.29 acres is subject to seller approval. Commercial Highway Interchange zoning. Contact us today to discuss the endless possibilities this property has to offer for your concept.

PROPERTY HIGHLIGHTS

- Vacant land off I-75 (Exit 193)
- Price: \$277,832.00-\$2,195,000
- Size: 0.28 acres- 2.29 acres
- Interchange zoning
- 5 parcel ID's

JOE C. HEMBREE, CCIM

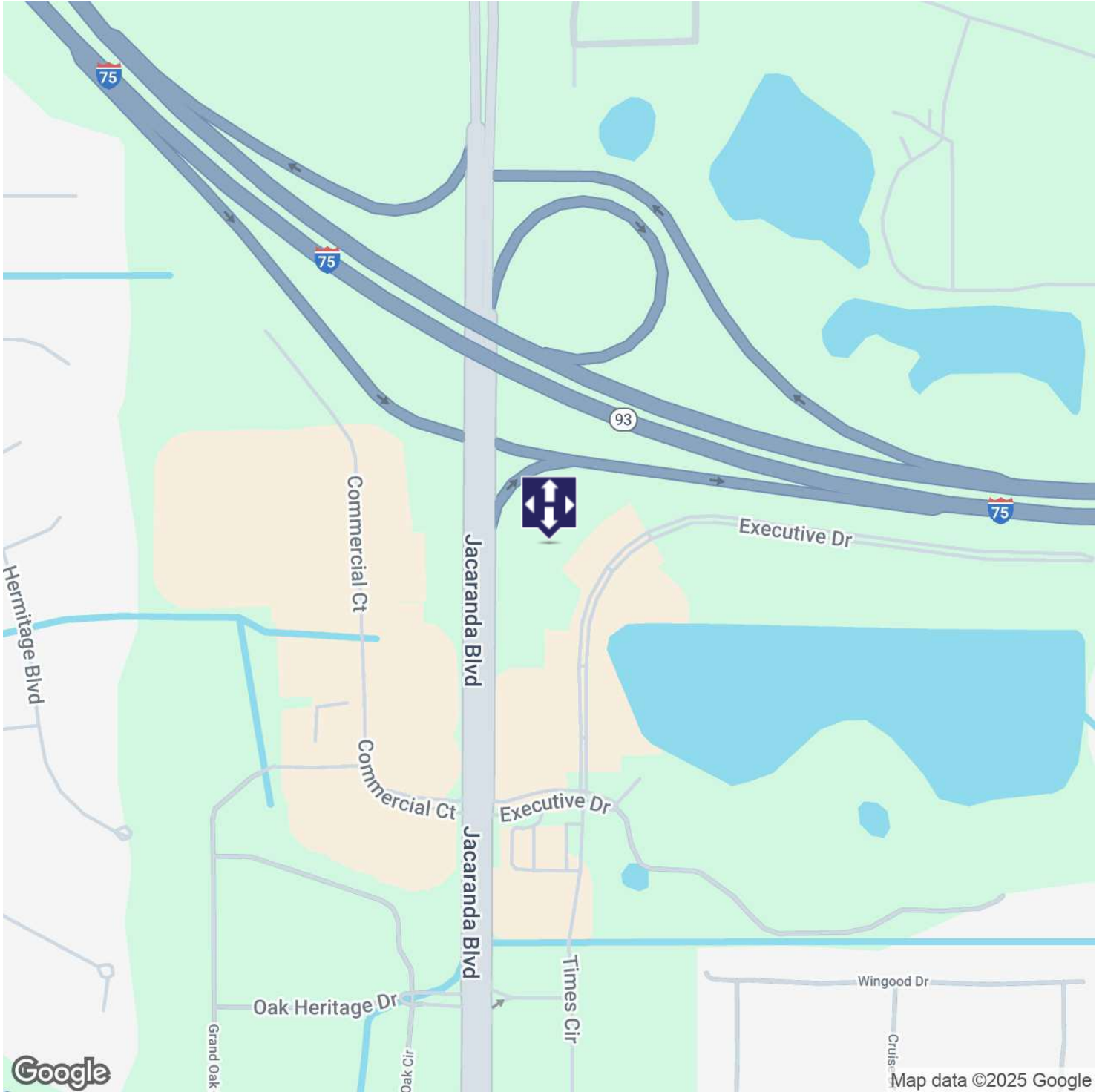
941.951.1776

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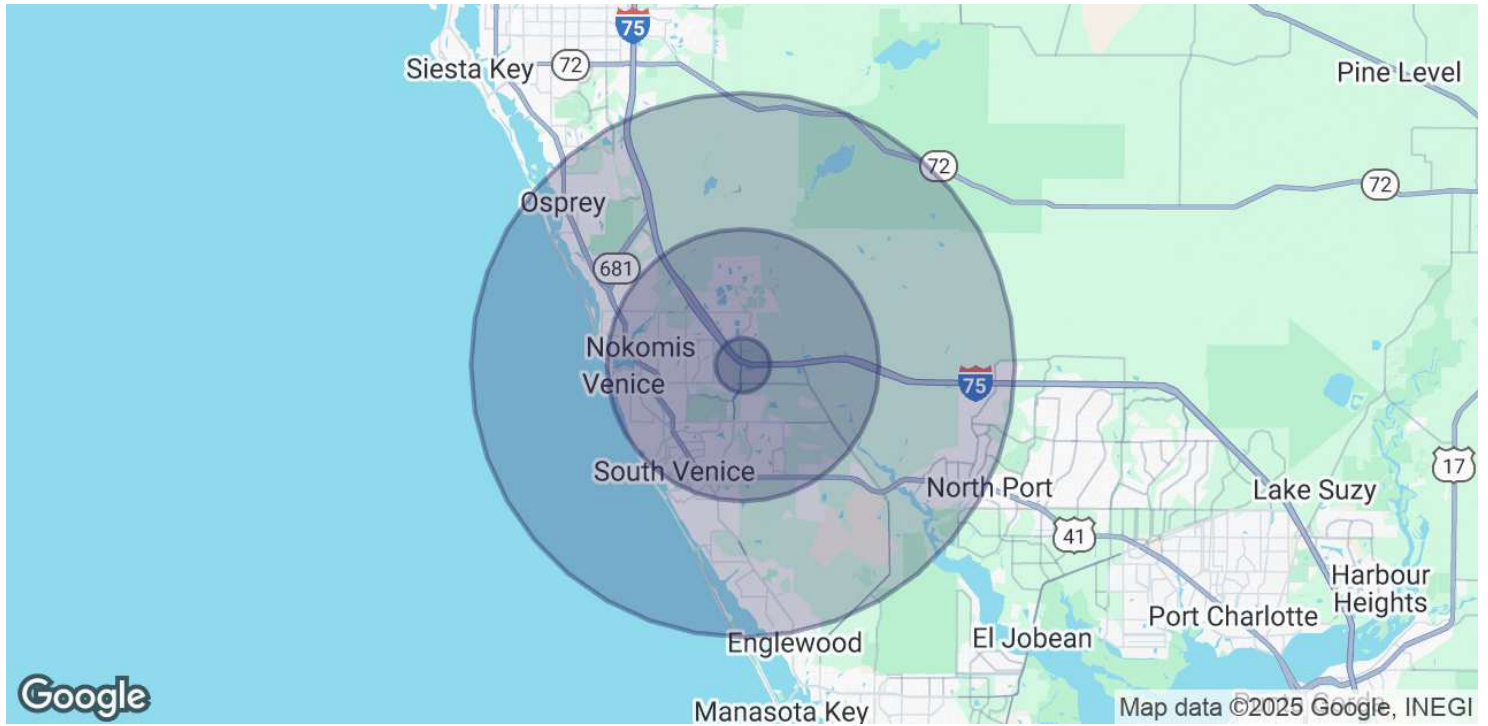
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,857	76,756	143,522
Average Age	66.5	62.5	60.4
Average Age (Male)	67.6	61.7	59.1
Average Age (Female)	65.7	63.0	60.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,097	49,610	88,884
# of Persons per HH	1.7	1.5	1.6
Average HH Income	\$84,532	\$74,466	\$74,910
Average House Value	\$369,926	\$318,252	\$328,190

2020 American Community Survey (ACS)

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