

# Venice Island Fully Leased Office Building

1100 South Tamiami Trail, Venice, FL 34285

Office  
Building  
For Sale



## Property Description

Step into an exceptional investment opportunity with this stunning red-brick office building accented by elegant white columns. This fully leased property offers a timeless aesthetic and financial stability, supported by five long-term tenants.

Located on the Island of Venice, approximately 2 miles to the bustling Venice Avenue activity center. Less than a mile from the Venice Municipal Airport.

## Property Highlights

- Fully Leased: Reliable income stream with established tenants.
- Investment Potential: Opportunity for rental rate escalations, ensuring increasing returns over time.
- Architectural Charm: Classic red-brick exterior with stately white columns, presenting a professional and inviting image.

## OFFERING SUMMARY

Sale Price:	\$1,575,000
Number of Units:	5
Building Size:	7,423 SF
NOI:	\$109,295.00
Cap Rate:	6.94%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,713	23,409	44,723
Total Population	4,960	45,296	88,148
Average HH Income	\$82,901	\$95,698	\$101,008



**Dan McLeroy**

Realtor  
(941)-321-7573  
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3580 S. Tuttle Ave  
Sarasota FL 34239  
[www.rerobbins.com](http://www.rerobbins.com)



# Clean & Professional

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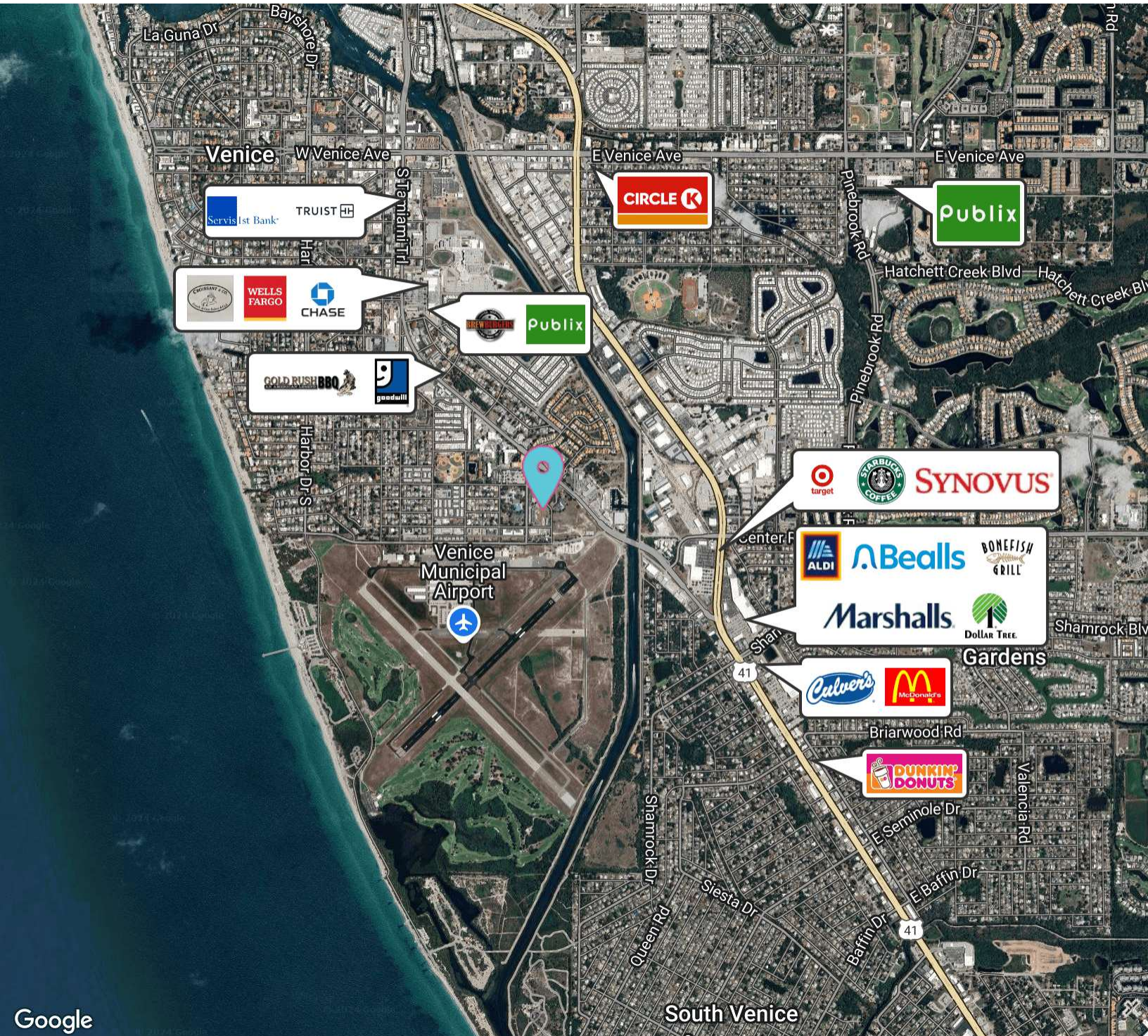
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# Centrally Located

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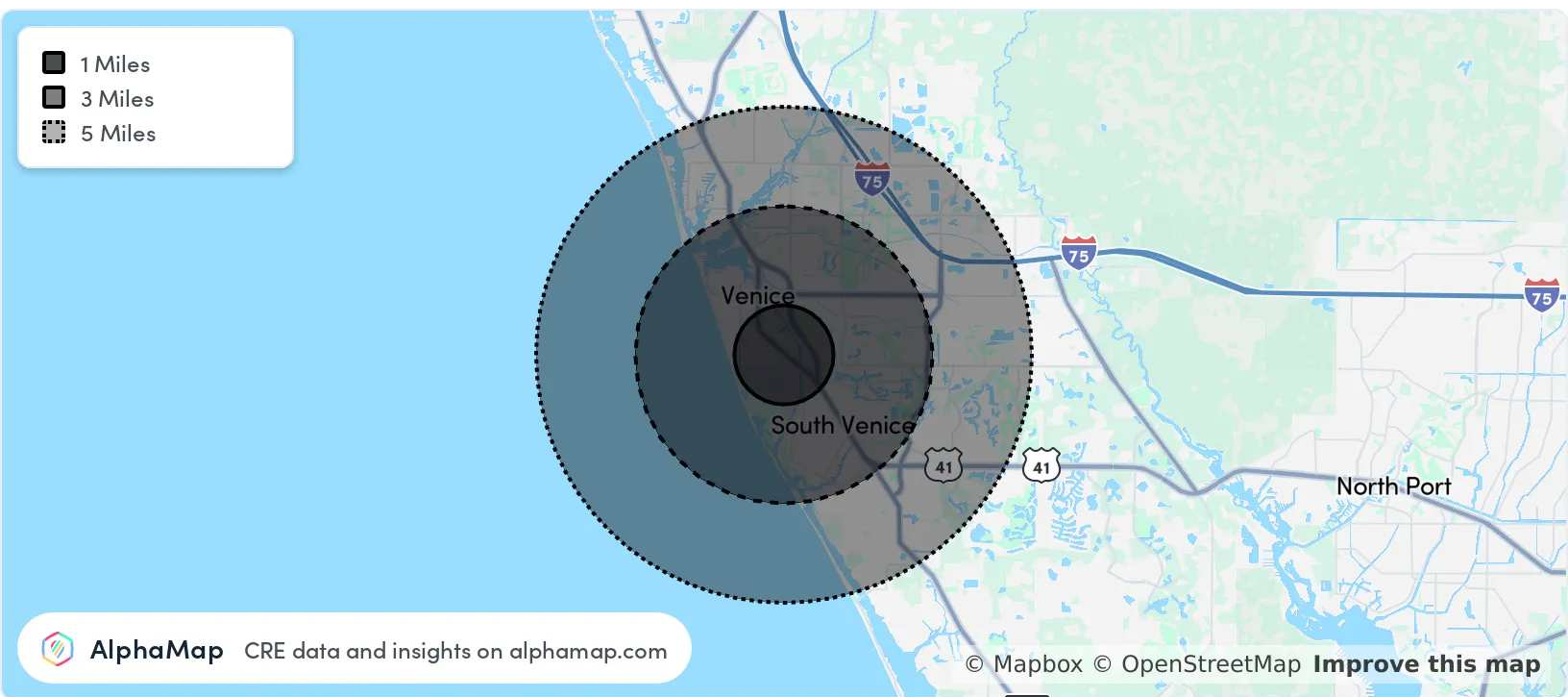
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# Rapidly Growing Area

Office  
Building  
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,960	45,296	88,148
Average Age	66	62	61
Average Age (Male)	66	61	61
Average Age (Female)	66	63	62

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,713	23,409	44,723
Persons per HH	1.8	1.9	2
Average HH Income	\$82,901	\$95,698	\$101,008
Average House Value	\$433,010	\$434,269	\$443,012
Per Capita Income	\$46,056	\$50,367	\$50,504



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