

Venetian Plaza

304 W. Venice Ave., Venice, FL 34285

Office
Building
For Lease



Property Description

360 SQ FT - 8,461 SQ FT of Net Leasable space on the Island of Venice. Former Bank Location.

Potential Uses Include Restaurant, Retail, or General Office.

High Vehicle Traffic Area with high Walkability Score!

OFFERING SUMMARY

Lease Rate:	\$800/Month or \$32.00/SF/Annual NNN
Available SF:	360 - 8,461 (All or Part)
Building Size:	42,657 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,116	24,954	44,778
Total Population	6,164	34,474	69,362
Average HH Income	\$57,148	\$72,767	\$75,908



Loyd Robbins

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3580 S. Tuttle Ave
Sarasota FL 34239

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Lease Information

Lease Type:	MG or NNN	Lease Term:	Negotiable
Total Space:	360 - 8,461 SF	Lease Rate:	\$800.00 per month MG - \$32.00 SF/Yr NNN

Available Spaces

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 207	Available	360 SF	Modified Gross	\$800 per month	Office space available in the renovated Bank of America building on Venice Ave. in Downtown Venice. Large open room with sink and cabinets.
1st Floor	Available	2,000 - 8,461 SF	NNN	\$32.00 SF/yr	Ground floor Unit on Venice Ave. Total available space of 8,461 sf. Landlord will sub-divide. Street entry onto Venice Ave that offers lots of foot traffic. Former Bank of America. Great Office, Retail or Restaurant space. Venice Ave is a very popular destination for Locals and Tourist.



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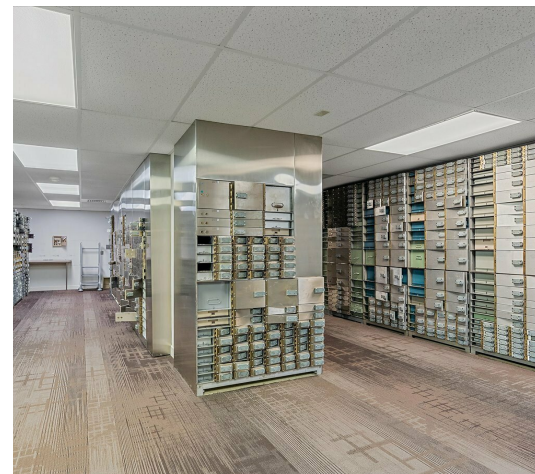
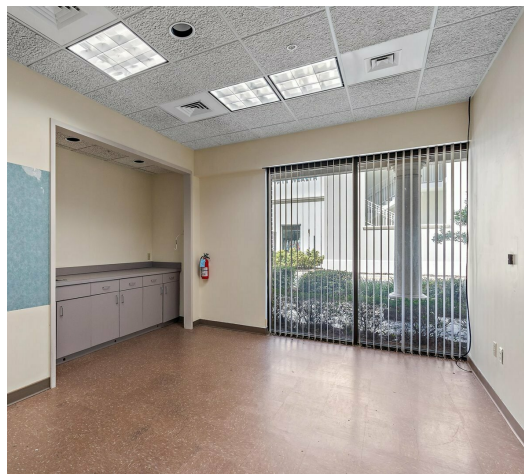
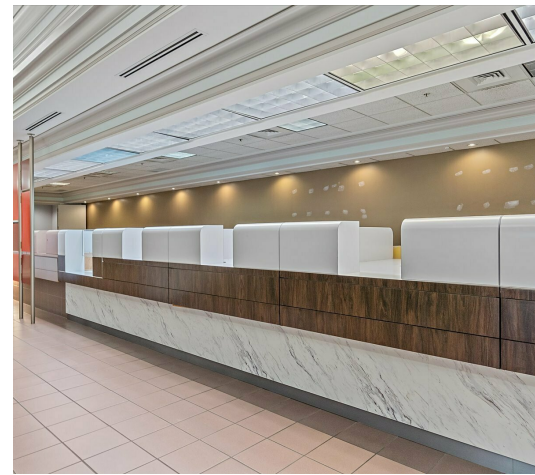
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Heavy Tourist Area

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Right in the Heart of Downtown Venice

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Google

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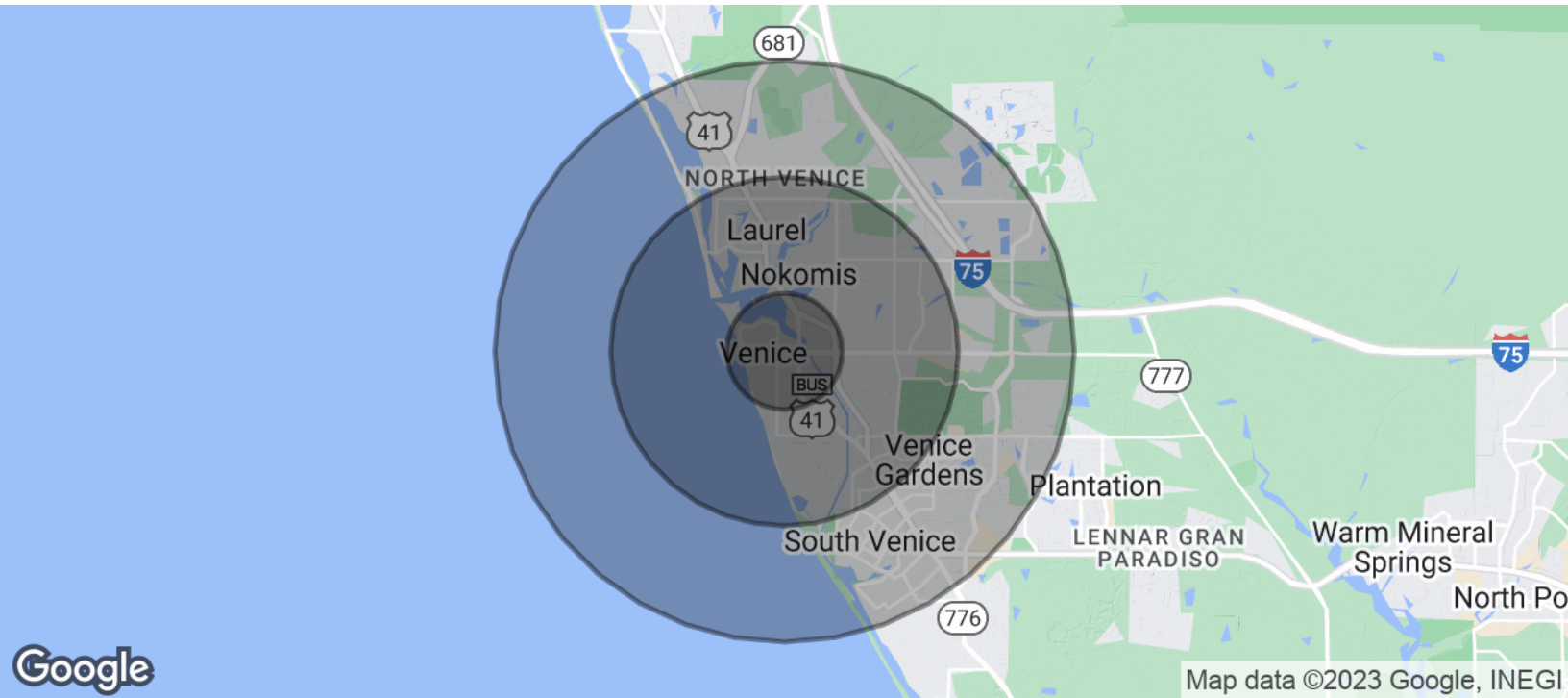


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,164	34,474	69,362
Average Age	66.8	63.0	61.9
Average Age (Male)	67.3	62.4	60.1
Average Age (Female)	67.0	63.7	63.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,116	24,954	44,778
# of Persons per HH	1.0	1.4	1.5
Average HH Income	\$57,148	\$72,767	\$75,908
Average House Value	\$370,231	\$347,036	\$327,536

* Demographic data derived from 2020 ACS - US Census



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