

Venice Island Office

Office
Building For
Sale & Lease

1000 Tamiami Trl S, Venice, FL 34285



Property Description

7,165 SF Multi-Tenant Venice Island office building. There is one space currently available for lease which would make a good opportunity for an owner-occupant. Spacious office building with multiple private offices, conference room, restroom, and kitchenette.

Near Venice municipal airport and downtown Venice.

OFFERING SUMMARY

Sale Price:	\$1,695,000
Lease Rate:	\$5,250.00 per month (MG)
Number of Units:	4
Available SF:	3,000 SF
Lot Size:	26,136 SF
Building Size:	7,165 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,385	28,942	50,756
Total Population	4,322	41,479	78,326
Average HH Income	\$49,603	\$66,778	\$73,020



Dan McLeroy

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3580 S. Tuttle Ave
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www.rerobbins.com

Clean & Professional

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Close to Business Districts & Shopping

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Google



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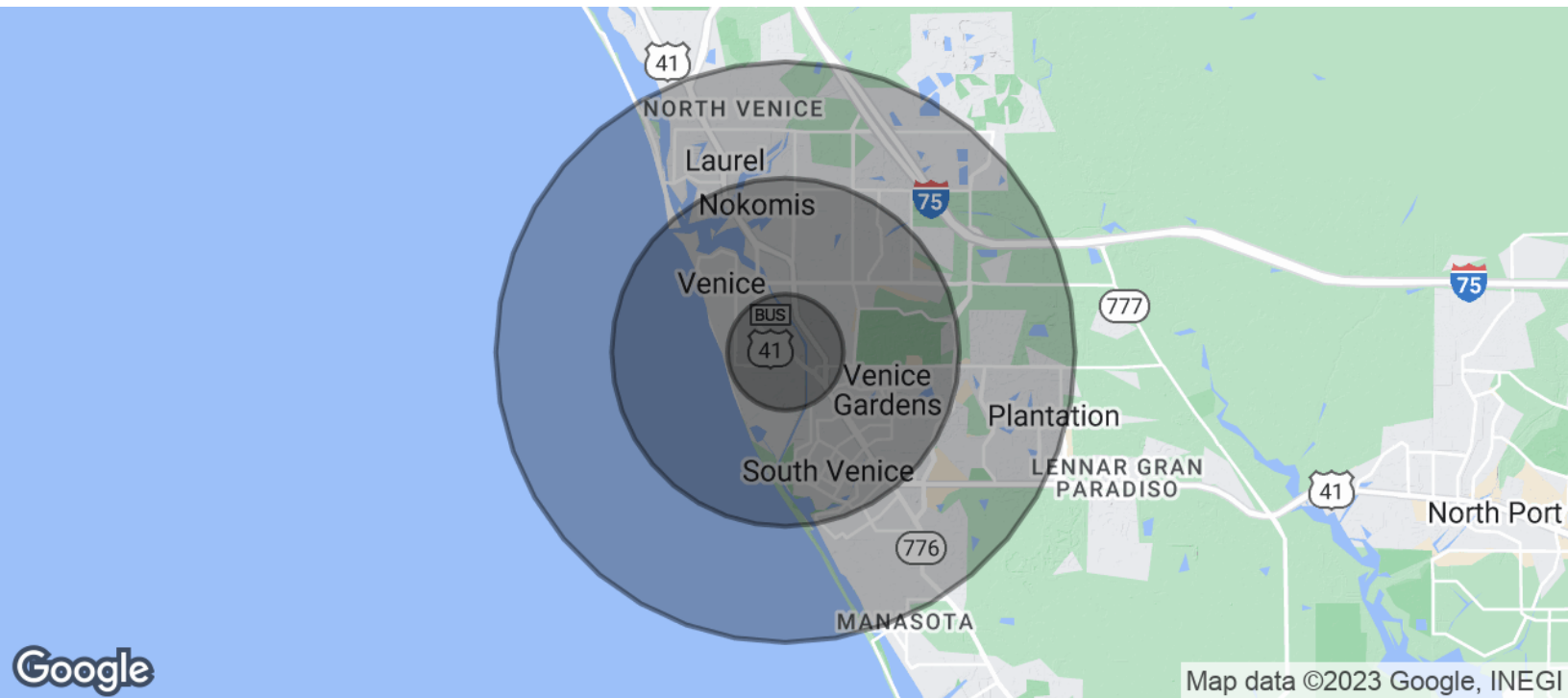


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Rapidly Growing Area

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Google

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,322	41,479	78,326
Average Age	65.0	62.6	61.5
Average Age (Male)	65.5	60.9	60.2
Average Age (Female)	65.9	63.6	62.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,385	28,942	50,756
# of Persons per HH	1.3	1.4	1.5
Average HH Income	\$49,603	\$66,778	\$73,020
Average House Value	\$226,287	\$290,536	\$311,525

* Demographic data derived from 2020 ACS - US Census



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