

VENETIAN PLAZA OFFICE BUILDING

36503 US HIGHWAY 19 N, PALM HARBOR, FL



OFFERING SUMMARY

Lease Rate:	\$16.00 - 20.00 SF/yr (NNN)
Building Size:	26,847 SF
NNN Expense	\$7.79 SF/ yr.
Suite #	36503
Available SF:	1,383 - 2,300 SF
Year Built:	1986
Zoning:	CP

PROPERTY OVERVIEW

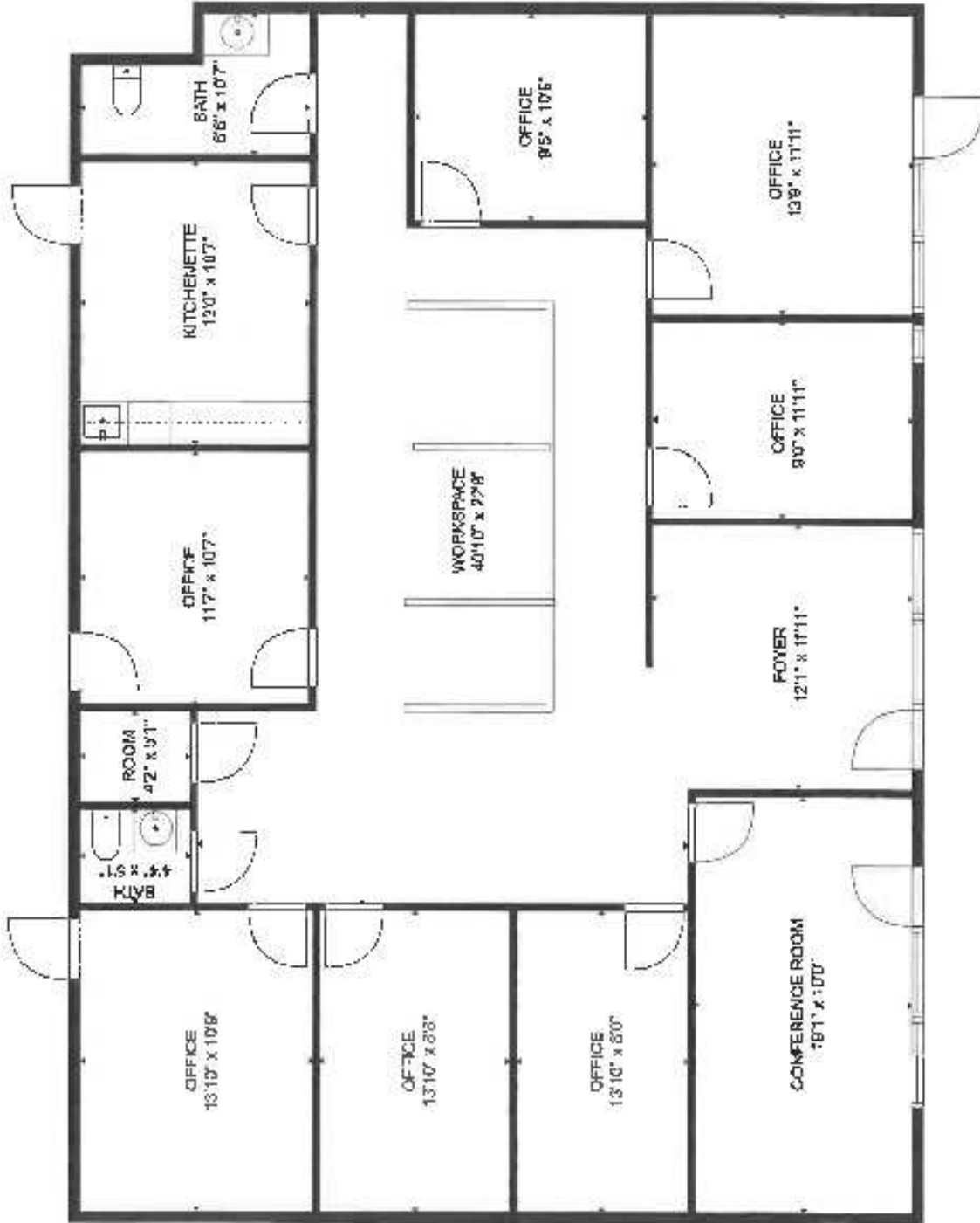
Venetian Plaza offers medical and retail services to the Palm Harbor community. The plaza is anchored by Florida Orthopedic Institute, Akumin, and AA Animal ER Center. Other co-tenants include a property management office, pharmacy, and nail/hair salon.

Suite 36503 is available 11/1/2023 which consists of 1,383 rentable square feet. Suite contains 3 private exam rooms with in-suite sinks, reception with waiting room, and a private doctors office. Prospective tenant will also have monument sign visibility.

PROPERTY HIGHLIGHTS

- 4 Exam Rooms
- Reception Area
- Dr's Private Office
- Ample Parking





FOR INFORMATION ONLY. DIMENSIONS AND MEASUREMENTS ARE APPROXIMATE. DIMENSIONS DO NOT INCLUDE WALLS OR PARTITIONS.



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LEASE RATE: - **TOTAL SPACE:** 1,383 - 2,300 SF
LEASE TYPE: NNN **LEASE TERM:** -

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
36503 US 19 N	Medical	\$20.00 SF/yr	NNN	1,383 SF	60 months	Medical Office with 3 exam rooms, two restrooms, reception, waiting area. Vacant.
36523 US HWY 19	Office Condo	\$16.00 SF/yr	NNN	2,300 SF	60 Months	This office space is built out and ready for occupancy features include, 2 storefront entrances, 1 conference room, 2 reception areas, open work area with cubicles, 6 private offices, spacious kitchen/breakroom, 2 restrooms and IT closet. Open area is carpeted.

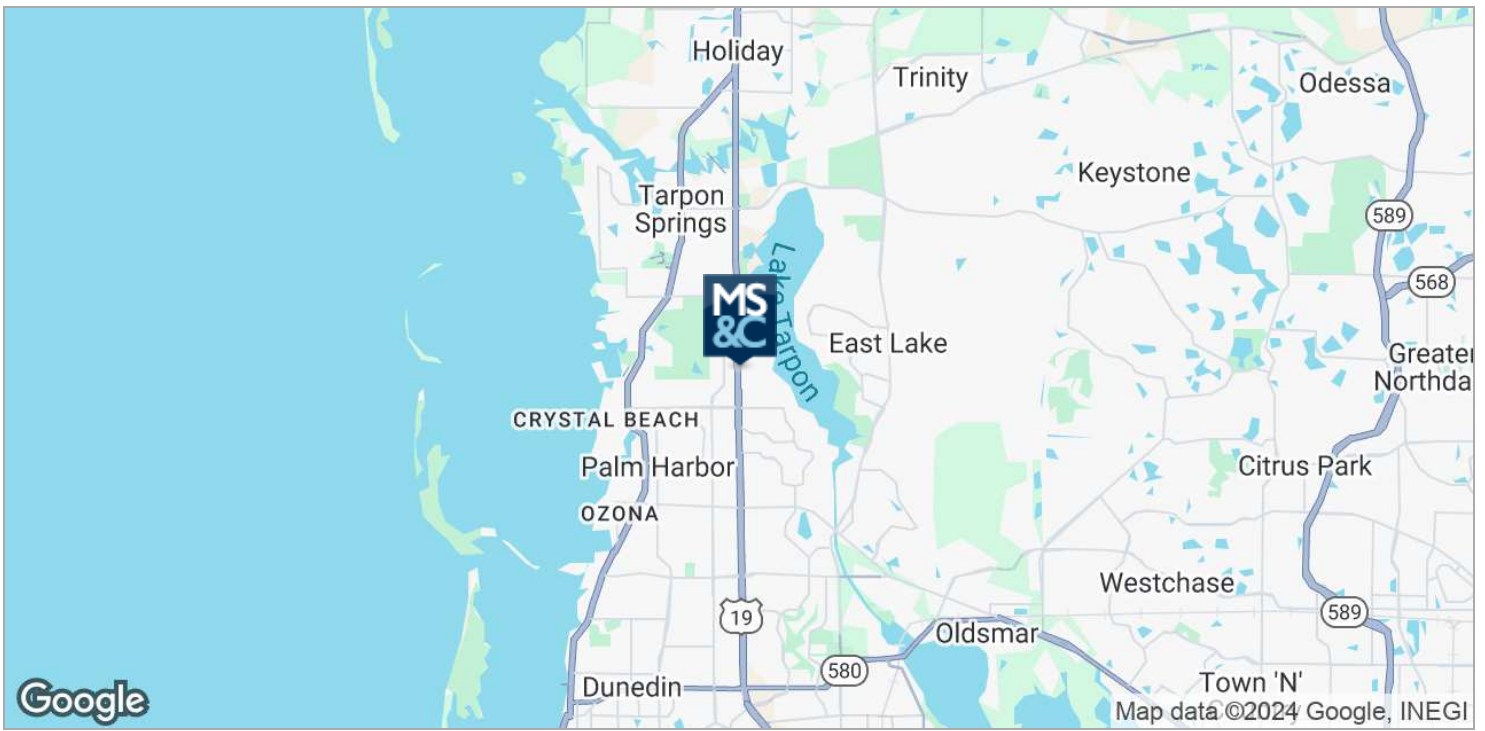
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Michael Saunders & Company



Licensed Real Estate Broker

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PRESENTED BY:

Terry Eastman, P.A.

Senior Commercial Advisor |

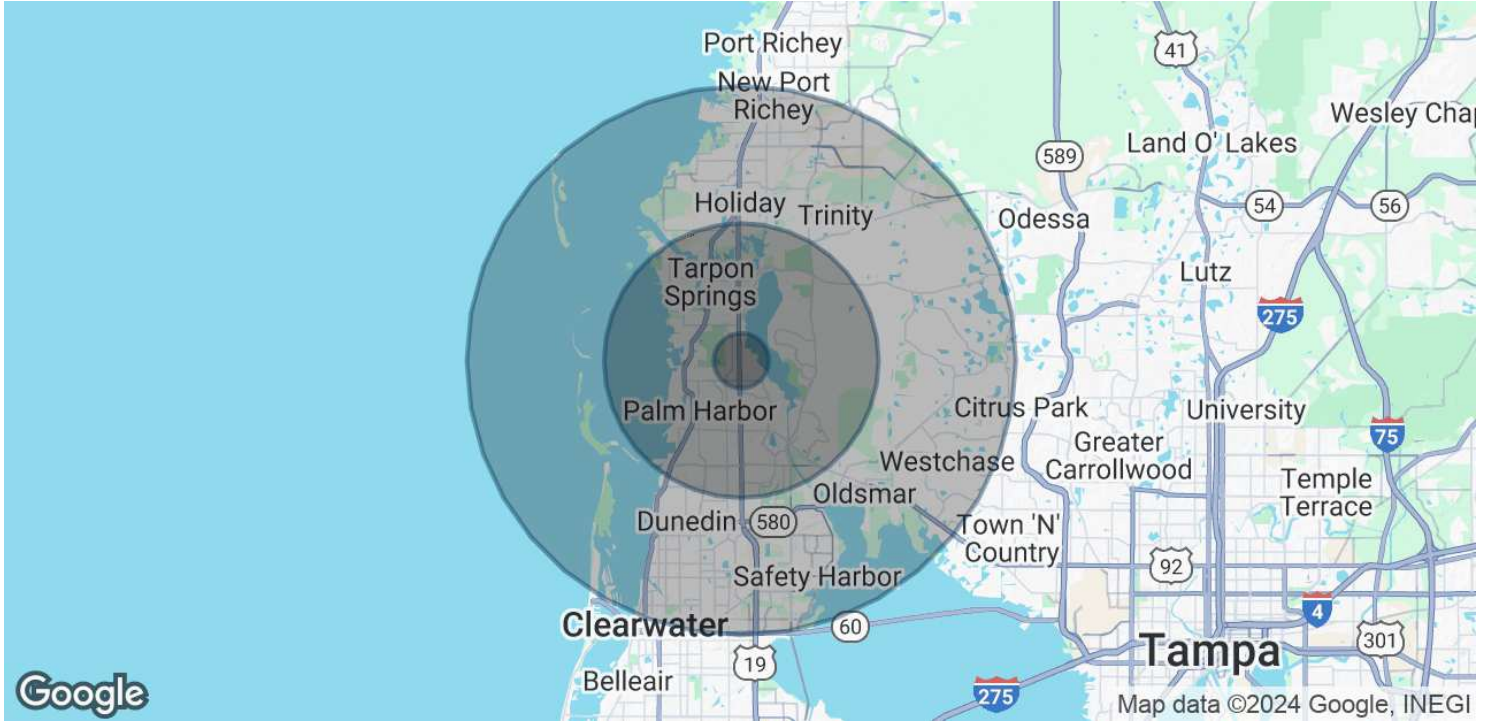
Broker Associate

941.914.2936

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	9,670	140,887	450,959
Average Age	45.9	50.7	47.5
Average Age (Male)	43.7	48.9	46.4
Average Age (Female)	48.8	52.4	48.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,934	69,137	219,736
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$58,608	\$80,300	\$73,504
Average House Value	\$217,986	\$273,186	\$244,294

2020 American Community Survey (ACS)

TERRY EASTMAN, P.A.

Senior Commercial Advisor | Broker Associate



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PROFESSIONAL BACKGROUND

My career in Real Estate began in 2000 when I was first licensed as a Residential Real Estate Agent. I obtained my Brokers license in 2003.

In 2008 I had the opportunity and good fortune to join a local commercial real estate firm and team with a well established commercial agent specializing in Industrial and Warehouse properties. I have continued along that path and primarily specialize in the sales and leasing of industrial and warehouse buildings and industrial land in Manatee and Sarasota Counties. My secondary specialty is office sales and leasing. I have been involved in many notable sales and leases of industrial and office properties in the past 15 years.

In January of 2022 I joined MSC Commercial. The change has been successful for me and I look forward to the future with a positive outlook for continued personal growth and business success.

I am 100% committed to Real Estate Services on behalf of my customers. I am dedicated to sharing my knowledge and experience to maximize my customer's return on their Real Estate Investments.