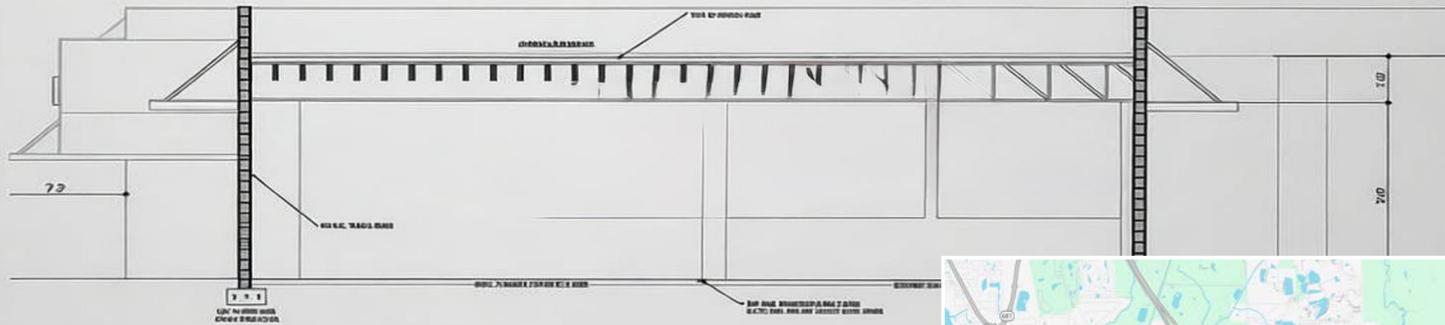


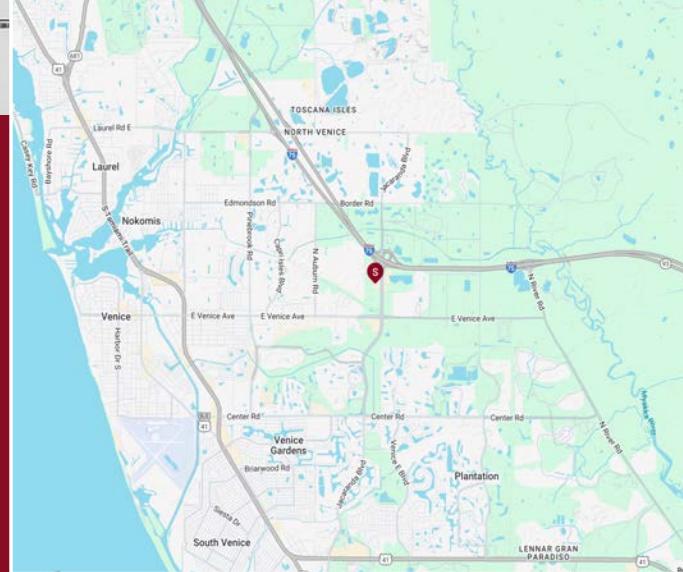
Automotive Shop Development Opportunity

335 Commercial Ct
Venice FL 34292



HIGHLIGHTS:

- » **Brand New Automotive Shop Development**
- » **Available For Sale \$3,000,000 or Lease - Feb 2026**
- » **Venice Growth Corridor - Just Off I-75**
- » **Plans 7 Bays and 2 Offices - Sits on 1.09 Acres**
- » **State of the Art 5,500 SF**
- » **Big Reception Area - 14 Sliding Doors**
- » **Renderings Available**



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2021 Population	2,787	39,480	89,755
2021 Average HH Income	\$106,967	\$89,999	\$91,290

Exclusively Marketed by:

Kevin T. Riordan P.A.
Merritt Realty Corporation
Senior Commercial Associate
(941) 525-2525
kriordan@gomerritt.com
SL33660231



gOmeritt.com



INVESTMENT HIGHLIGHTS

Business Name	Automotive Development Opportunity
Offering Price	\$3,000,000
Available	Feb 2026
Square Feet	5,500
Use	Automotive
New Bays	7
Offices	2
Other	Large Reception Area
Real Estate Included	Yes



Overview

- BRAND NEW BUILD! Sale \$3,000,000 OR LEASE - Feb 2026

Lot Size: 1.09 acres

Building Size: Approx. 5,5000 SF

Zoning: CHI — Commercial, suitable for auto-related use

Visibility: 135' frontage on Commercial Ct

Prominent signage, near Jacaranda Blvd & I-75

READY FEB 2026!!!

- LOCATION

Venice Growth Corridor: Located just off I-75 (Jacaranda exit), the area is experiencing significant residential and commercial growth.

Demographics: Rapid population growth projected in a 1–3 mile radius (16%+ next five years), with high median household income (\$73,948–\$106,967).

Strong Traffic Counts: High traffic at Jacaranda Blvd (32,500+ vehicles/day), close to major commercial arteries.

- MARKET ADVANTAGES

Nearby Competition: Limited competing auto service sites with bays for large vehicles in immediate area.

- IMPROVEMENTS & SUITABILITY FOR AUTOMOTIVE CENTER

Recent Use: Previously a self-serve car wash with 6 bays, including oversized bays—ideal for RVs, boats, and trucks.