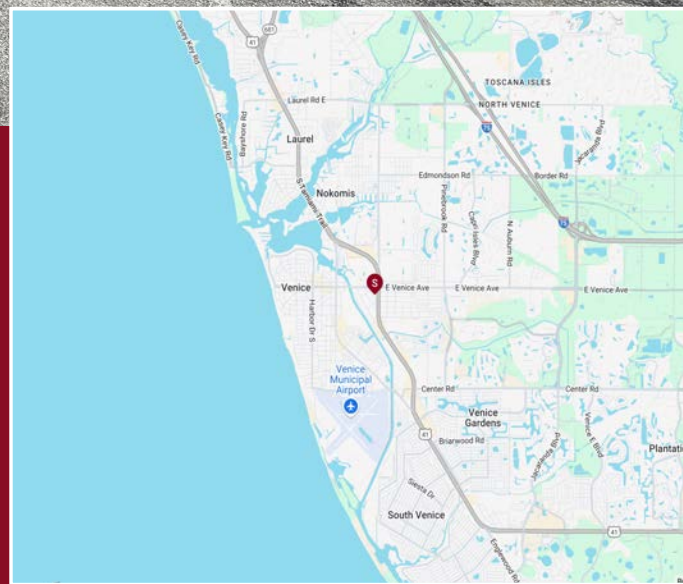


INDUSTRIAL SPACE - 3750 SF FOR LEASE

241 A Grove St
Venice FL 34285



Building to Be Painted



HIGHLIGHTS:

- » High Demand Commercial/Industrial Area
- » New Roof - 2 New Roll Up Doors - New Bathrooms
- » Great for Industrial - Storage - Manufacturing use and More!
- » 3750 SF - Rent \$13 - \$15 per SF
- » Conveniently located just off US-41 Bypass, minutes from downtown Venice
- » Parking in Front and Rear
- » All Showings through Broker

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	7,525	44,567	83,642
2024 Average HH Income	\$86,957	\$107,369	\$114,244

Exclusively Marketed by:

Kevin T. Riordan P.A.

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PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	3,750
RENT	10
LAND ACRES	.34
YEAR RENOVATED	2024
ZONING TYPE	ILW
NUMBER OF PARKING SPACES	4-8
CEILING HEIGHT	14'
GRADE LEVEL DOORS	2 - 10' - New
BUILDING	To Be Painted
RENT	\$13 - \$15 per SF
TERM	Negotiable

