

Venice Island Commercial Site

705 S Tamiami Trl, Venice, FL 34285

Land
For Sale



Property Description

1.44 Acre site located on the Island of Venice, Florida. Parcel has over 220 feet of frontage on S. Tamiami Trail (Business US 41), 420 feet on Fairway Drive and 220 feet on Guild Drive. Currently zoned Residential Multi-family with the potential of being re-zoned for Commercial Use.

Great exposure to over 26,800 vehicles per day. Population within a 5 mile radius of 82,585 with an average household income of \$85,025. Daytime Employment of 10,700 in a 1 mile radius.

Adjoining 2.4 Acres of Commercial Property is also available. Contact lister for additional information.

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	1.44 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,258	27,458	48,916
Total Population	5,171	38,916	76,411
Average HH Income	\$55,258	\$68,453	\$74,315



Loyd Robbins

Principal Broker
(941)-356-9659
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3580 S. Tuttle Ave
Sarasota FL 34239

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Development Opportunity

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High Traffic Area

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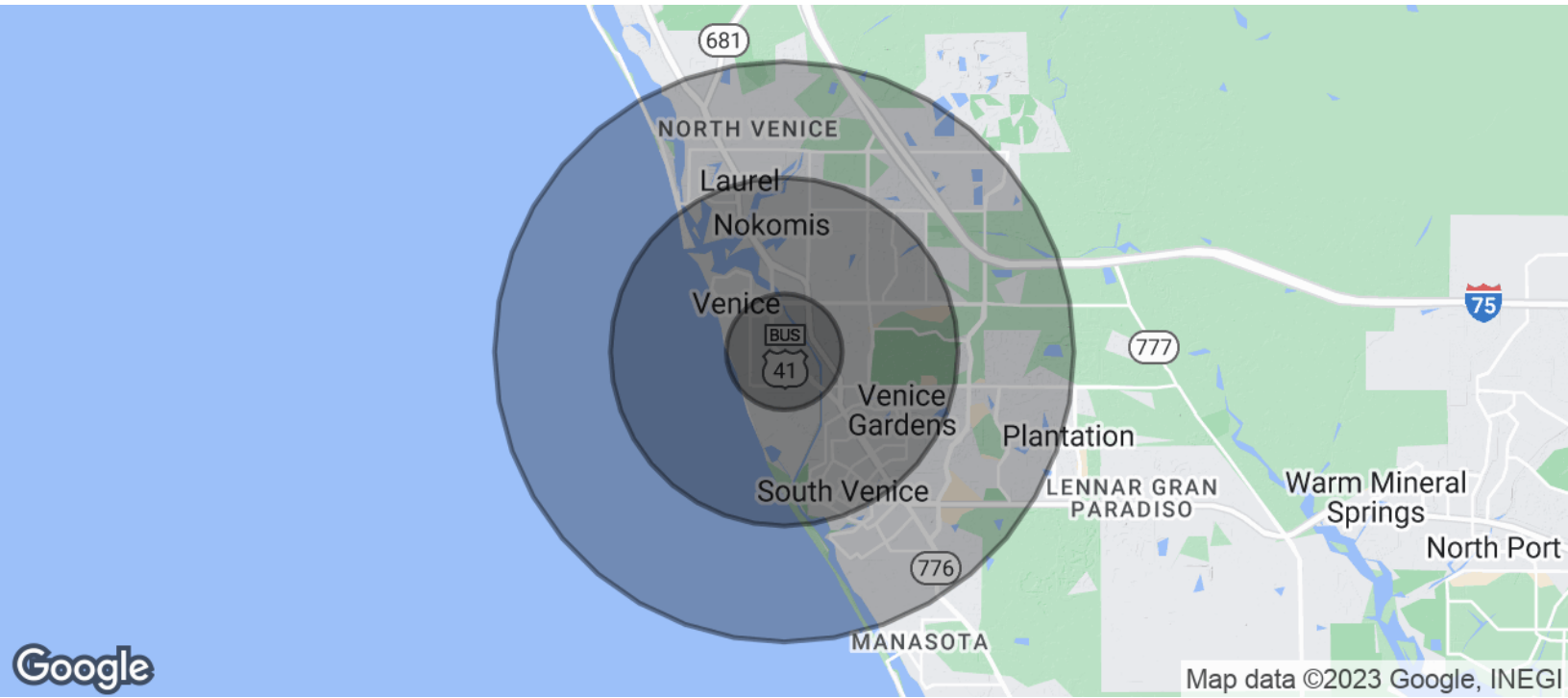


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Favorable Demographics for Commercial Development

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,171	38,916	76,411
Average Age	65.7	62.4	61.4
Average Age (Male)	66.0	61.4	59.9
Average Age (Female)	66.7	63.2	62.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,258	27,458	48,916
# of Persons per HH	1.2	1.4	1.6
Average HH Income	\$55,258	\$68,453	\$74,315
Average House Value	\$309,983	\$304,644	\$315,812

* Demographic data derived from 2020 ACS - US Census



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