

# 313-333 Seaboard Ave

Venice, FL 34285

Industrial  
Investment Opportunity  
- For Sale or Lease

Offering Memorandum



**MATTHEWS**™

## Exclusively Listed By



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# Property Overview

Industrial

313-333 Seaboard Ave, Venice, FL 34285



# Investment Highlights

## Property Highlights

- **Rare Zoning:** One of the only ILW-zoned properties in the park, providing unique flexibility for industrial operations.
- **Owner-User Opportunity:** Ideal for a business seeking to occupy and control its own facility while building long-term equity. Also with an option for occupants to lease to a broad range of industrial tenants creating additional income.
- **High-Barrier Submarket:** Limited availability of comparable ILW properties drives strong long-term demand.
- **Strategic Location:** Central access to major transportation corridors supporting distribution, service, and manufacturing users.



## Property Photos



Versatile warehouse layout suits multi-tenant use



Prime industrial frontage with easy access

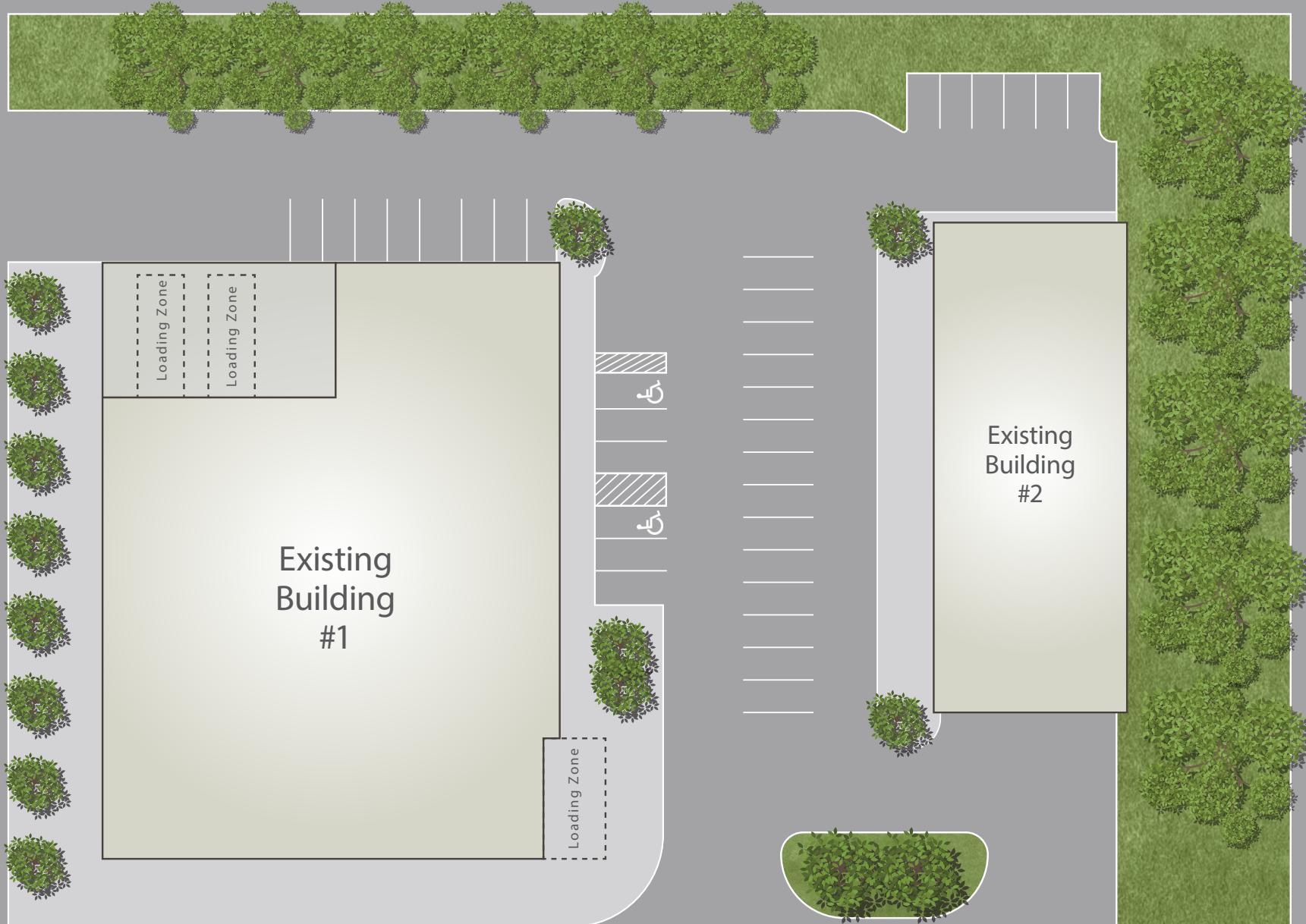


High-clearance metal roof structure for lasting durability



Drive-in doors designed for seamless access and efficiency in industrial operations

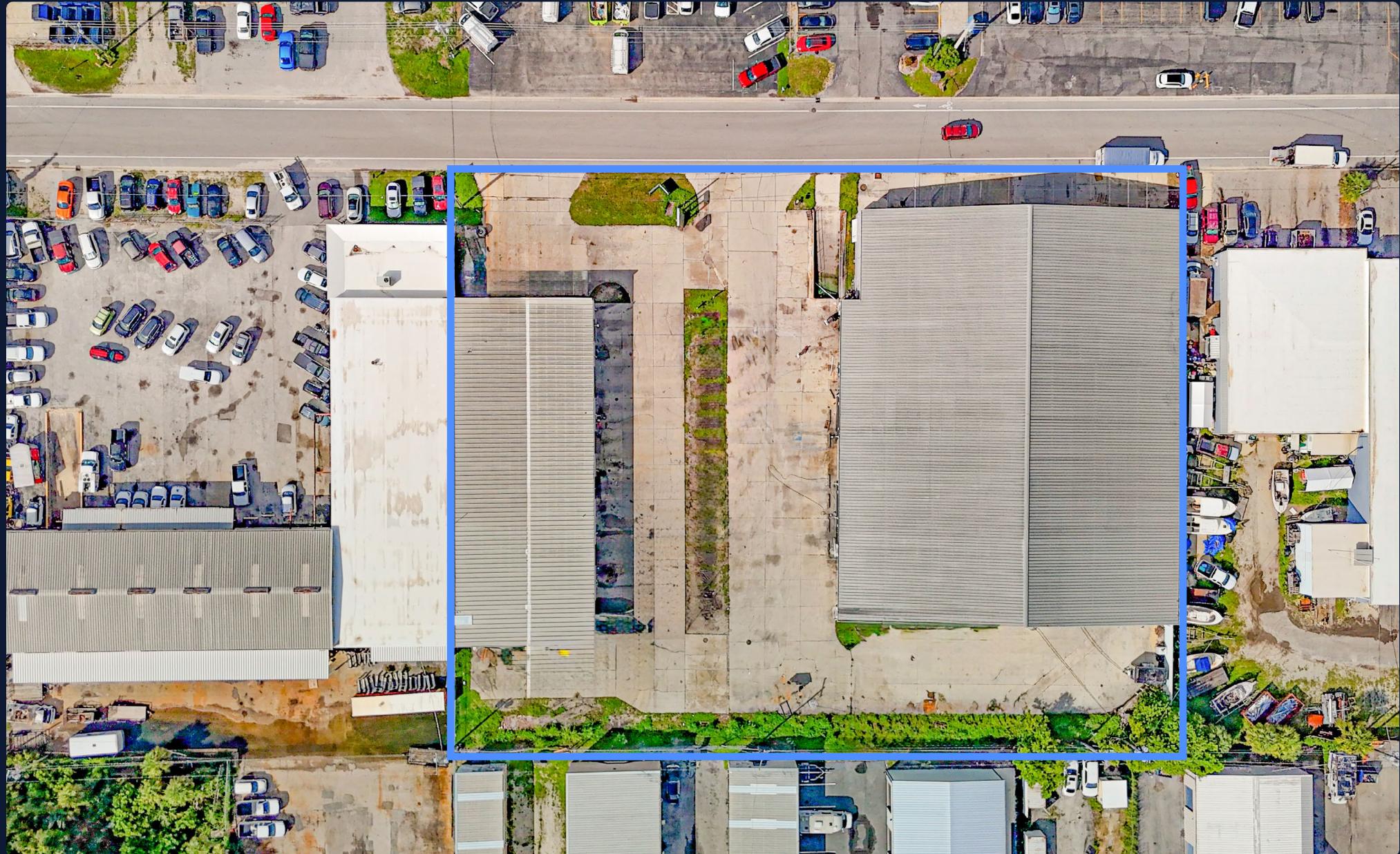




# Financial Overview

Industrial

313-333 Seaboard Ave, Venice, FL 34285



# Financial Overview

List Price	\$5,500,000
Lease Price	\$10.00/SF NNN
Address	313-333 Seaboard Ave, Venice, FL 34285
Rentable SF	±40,000 SF
Lot Size	±1.77 AC (±77,340 SF)
APN (Parcel #)	0408-16-0023
Dock Doors	1
Drive-Ins	11
Year Built	1965
Year Renovated	1975
Renovations	N/A
Coverage Ratio	51.72%
Construction	Concrete/Metal Roof



# Market Overview

Industrial

313-333 Seaboard Ave, Venice, FL 34285



# | Venice, FL

## Market Demographics



**26,467**

Total Population

**\$74,340**

Median HH Income

**12,521**

# of Households

**80%**

Homeownership Rate

**7,476**

Employed Population

**24%**

% Bachelor's Degree

**68.7**

Median Age

**\$381,400**

Median Property Value

## Local Market Overview

Venice, Florida has emerged as a stable yet under-the-radar location for light industrial and service-based operations along the Gulf Coast. The city has experienced consistent population growth with an 8% increase year-over-year. While Venice is best known for its retiree population, its strategic position just south of Sarasota enables local industrial users to benefit from proximity to larger metropolitan infrastructure without the congestion or cost premiums. The city's industrial base remains relatively modest, consisting primarily of small-bay warehouses, storage, and contractor yards that serve local service providers, construction trades, and last-mile distribution operators.

Industrial space in Venice remains limited, supporting strong occupancy and steady rental rates. Industrial corridors along Seaboard Avenue and within the Venice Island business district provide users with central access to the city's core as well as nearby arterial highways. Although the area lacks large-scale distribution facilities, the market appeals to regional tenants seeking flexibility and convenience in a supply-constrained environment. This niche positioning continues to support landlord pricing power and minimizes vacancy volatility in Venice's industrial sector.

## Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	7,893	44,215	80,117
2025 Population	9,321	51,435	91,799
2030 Population Projection	10,884	59,940	106,762
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	4,359	22,975	40,653
2025 Households	5,143	26,668	46,322
2030 Household Projections	6,013	31,113	53,911
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$70,827	\$85,954	\$91,205

# Economic Drivers

**Venice's economy leverages its strong retiree-driven housing market and robust healthcare and professional services sectors.**

Situated on Florida's Gulf Coast, Venice offers strategic access to regional road networks and proximity to the broader Sarasota metro area.

## Economic Drivers

Venice's economy is characterized by a mature demographic enabling solid demand for healthcare, personal services, and retail. Key institutional drivers include local healthcare organizations, service providers catering to the retiree population, and small manufacturing or logistics operations supporting the broader Sarasota metro.

## Primary Industries

- Healthcare & Social Assistance
- Real Estate, Rental & Leasing
- Retail Trade
- Professional, Scientific & Technical Services
- Accommodation & Food Services

## Top Employers

- Sarasota Memorial Health Care System
- Sarasota County Schools
- PGT Innovations
- Tervis Tumbler

## Recent Developments

- Visterra of Venice — Master-Planned Gated Community
- North River Marketplace — Mixed-Use Retail and Residential Center
- Village on the Isle — \$78M Senior Living Expansion
- Altera Jacaranda — "Attainable Housing" Multifamily Project

Venice, Florida does not have city-specific GDP data available, but it is a key contributor to the broader Sarasota County economy, which reported a real GDP of approximately \$26.2 billion in 2023. As part of the North Port—Bradenton—Sarasota MSA, which had a gross metropolitan product of \$45.41 billion, Venice benefits from a diversified regional economy anchored by healthcare, professional services, light manufacturing, and real estate development.

**\$26.2B+**

Regional Gross Domestic Product

**±59 Miles**

Distance to Downtown St. Petersburg (North) and Fort Myers (South)





**Venice Elementary School**  
±630 Students

**Venice High School**  
±2,562 Students



**DOLLAR GENERAL**

**Goodwill**

**Village on the Isle**  
Retirement Community

**GMC**  
 **BUICK**

**Venice Municipal Airport**  
±2.5 Miles Away



**ENUMERATE** **ENGAGE**

**Subject Property**



**41 ±33,300 VPD**

**ExtraSpace Storage**

**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES

**Venetian Dental**  
ESTABLISHED 2005

**RAZOR SHARP**  
WINDOW TINTING

**MSI**   
MARK SUPPLY, INC.

**V.O.E.**  
VENICE OUTDOOR EQUIPMENT

**Harrimans**  
INC Solar Energy Solutions

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **313-333 Seaboard Ave, Venice, FL 34285** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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