

# OFFICE CONDO

1531 SOUTH TAMiami TRAIL UNIT 702A, VENICE, FL 34285



## PROPERTY DESCRIPTION

Discover the potential of this prime owner user or investment opportunity in Venice, FL. Located at 1531 South Tamiami Trail unit 702A, this 778 SF office building, built in 1986 and zoned GC, offers a strategic position for office building investors or users. Boasting one unit, this property embodies exclusive focus and customization potential. With strong fundamentals and a sought-after location, this space presents an ideal canvas for creating a tailored business environment. Seize the moment to make your mark in the thriving Venice area and take advantage of the endless possibilities this property has to offer.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Sale Price:	\$149,500
Number of Units:	1
Building Size:	778 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	51	270	3,351
Total Population	110	551	6,293
Average HH Income	\$75,996	\$83,266	\$87,734

## PRESENTED BY:

### Kim Eger

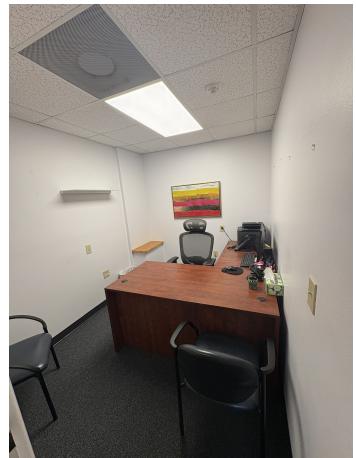
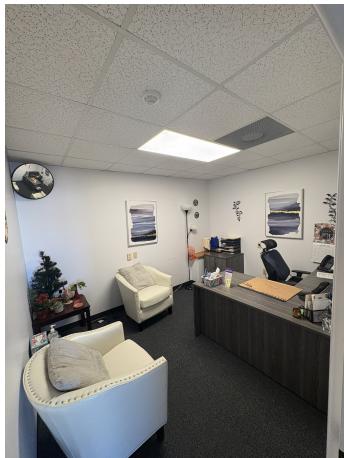
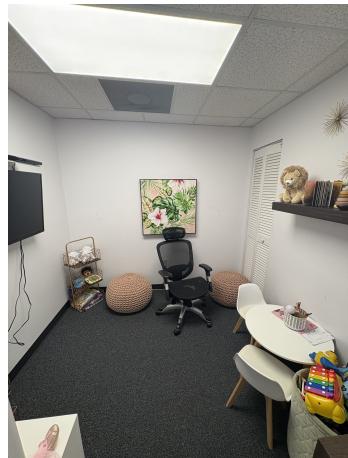
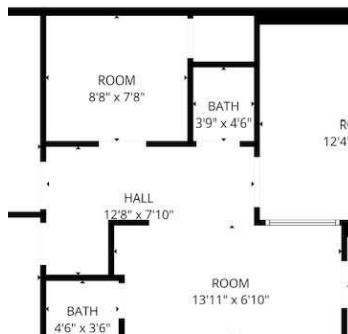
Senior Commercial Advisor

941.957.3730

[kimeger@msccommercial.com](mailto:kimeger@msccommercial.com)

# OFFICE CONDO

1531 SOUTH TAMiami TRAIL UNIT 702A, VENICE, FL 34285



PRESENTED BY:

**Kim Eger**

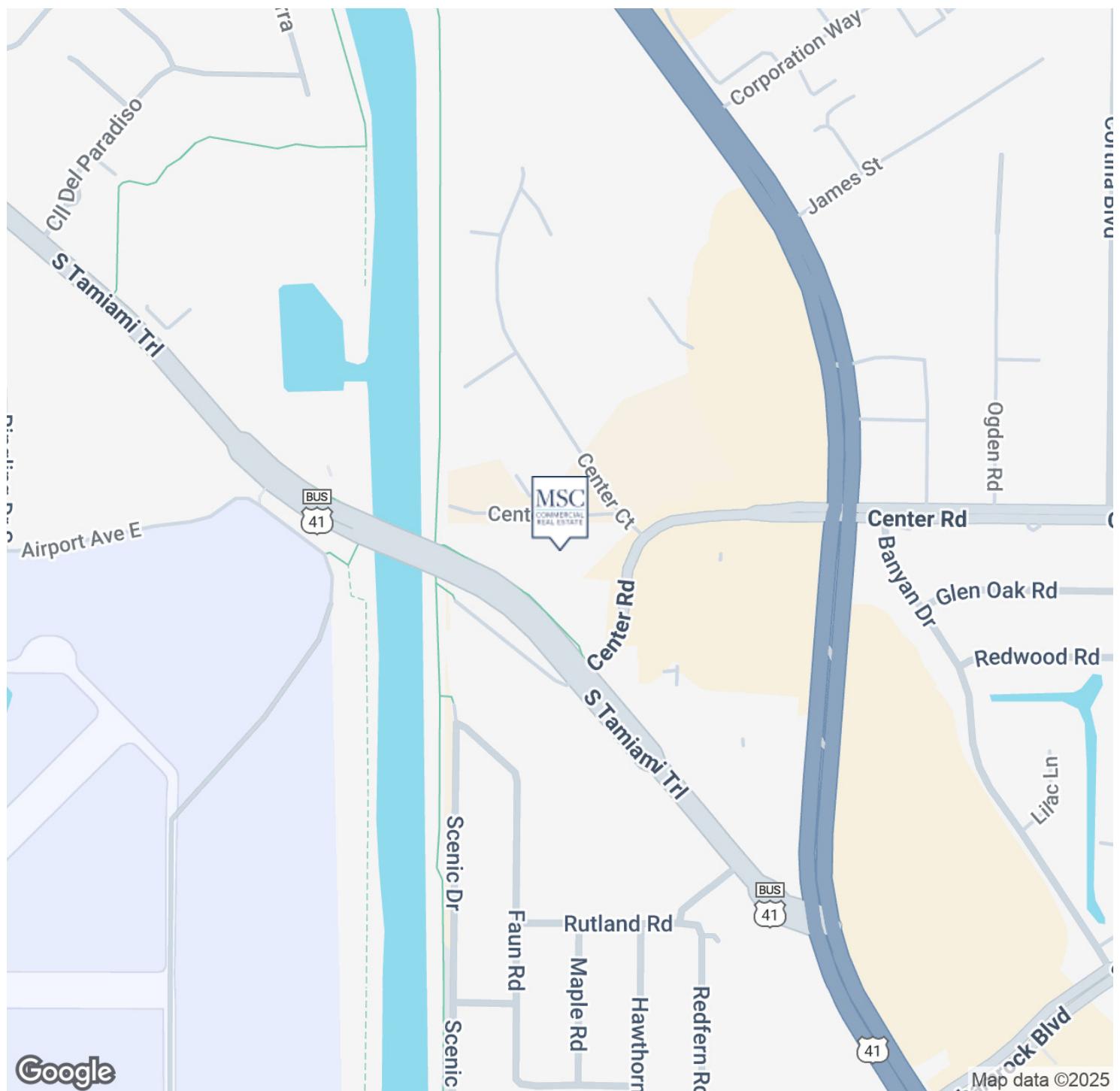
Senior Commercial Advisor

941.957.3730

[kimeger@msccommercial.com](mailto:kimeger@msccommercial.com)

# OFFICE CONDO

1531 SOUTH TAMiami TRAIL UNIT 702A, VENICE, FL 34285



PRESENTED BY:

**Kim Eger**

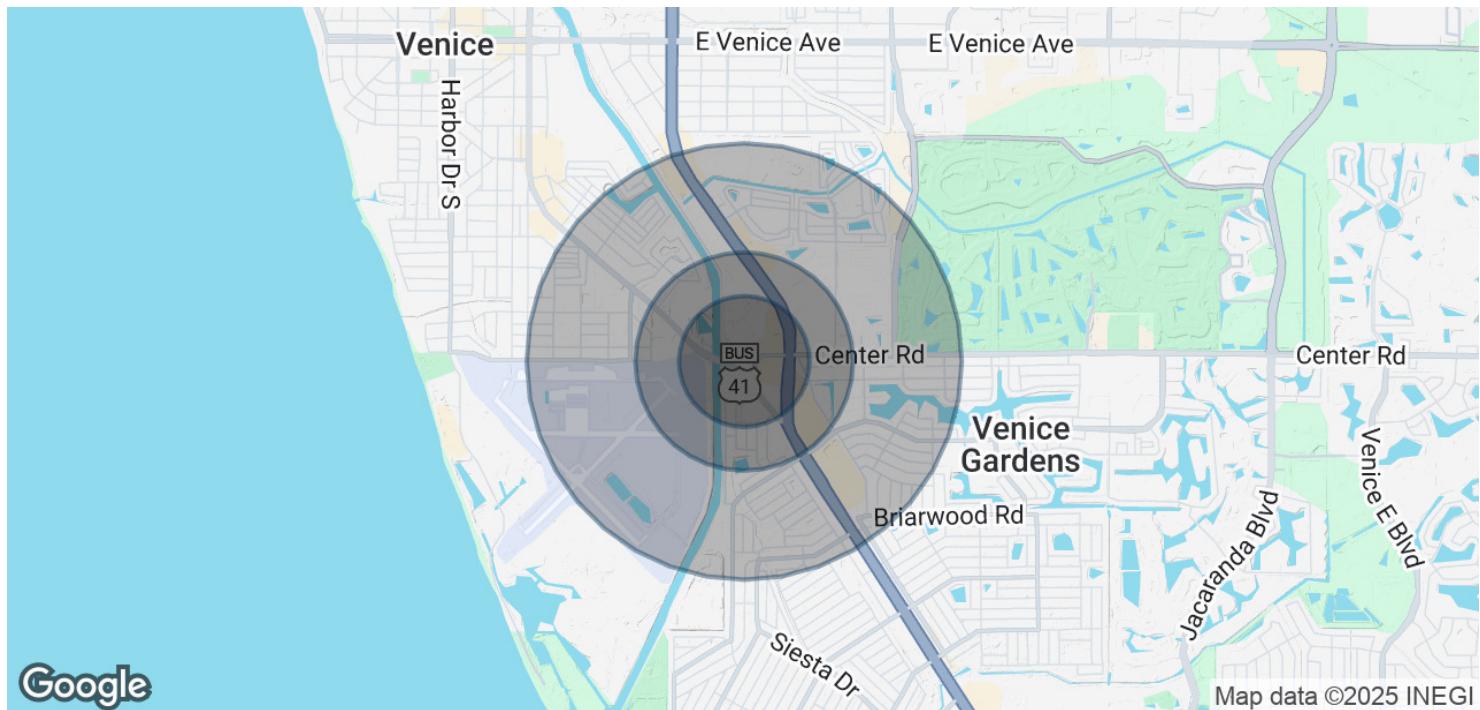
Senior Commercial Advisor

941.957.3730

[kimeger@msccommercial.com](mailto:kimeger@msccommercial.com)

# OFFICE CONDO

1531 SOUTH TAMiami TRAIL UNIT 702A, VENICE, FL 34285



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	110	551	6,293
Average Age	52	55	63
Average Age (Male)	51	55	62
Average Age (Female)	53	56	63

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	51	270	3,351
# of Persons per HH	2.2	2	1.9
Average HH Income	\$75,996	\$83,266	\$87,734
Average House Value	\$363,922	\$384,631	\$369,990

Demographics data derived from AlphaMap

PRESENTED BY:

**Kim Eger**

Senior Commercial Advisor

941.957.3730

[kimeger@msccommercial.com](mailto:kimeger@msccommercial.com)