



**PROMINENTLY  
LOCATED ASSET  
OFFERING  
FLEXIBLE USES**

2100 SOUTH TAMIAMI TRAIL  
VENICE, FLORIDA 34293



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	148	940	4,639
Total Population	310	2,021	9,944
Average HH Income	\$90,895	\$89,297	\$94,637

For More Information

**ADAM SEIDEL**

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# VENICE, FL 34293



## OFFERING SUMMARY

Sale Price:	\$3,600,000
Building Size:	17,880 SF
Lot Size:	60,160 SF
Price / SF:	\$201.34
Year Built:	1982
Renovated:	1995
Zoning:	CG

## PROPERTY OVERVIEW

2 Story Freestanding Office/Medical/Professional Building on Signalized Corner in Venice, FL.

Presenting a rare opportunity to acquire a professional office building located at 2100 S Tamiami Trail in Venice, Florida. This 17,880 square foot, two-story commercial asset sits prominently at a signalized intersection along the heavily traveled U.S. 41 corridor, offering exceptional visibility, ample parking for employees and customers, signage opportunities, flexible zoning and accessibility.

Originally constructed in 1982 and thoughtfully renovated in 1995, the building has been well maintained and is built to accommodate a variety of professional or medical office uses and the CG zoning allows for retail uses as well. The first floor features an open floor plan with private offices & receiving and storage area, ideal for showroom/retail uses, collaborative workspaces or customer-facing businesses. The second floor is accessible via elevator and is equally flexible suitable for a single user or easily divisible for multi-tenant occupancy, offering potential for income generation.

High-traffic location near national retailers, medical providers, and residential communities in an area ripe with growth.

Strong curb appeal with professional exterior aesthetics and mature landscaping.

Zoned for retail and office use, making it suitable for a multitude of storefront, legal, medical, financial, or an administrative headquarters possibilities.

With its prime location, versatile layout, and solid construction, this building presents a compelling opportunity for investors, owner-users, or organizations seeking a flagship office presence in the heart of Venice's commercial corridor.

55,500 AADT

Approximately 8,940sf/floor

Nicely situated on 60,160sf+/- (1.38 Acres) of CG Zoned Land makes this parcel perfect for an investment, owner user or redevelopment.

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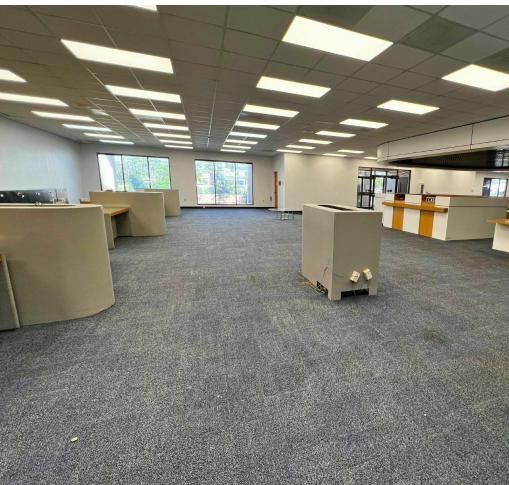
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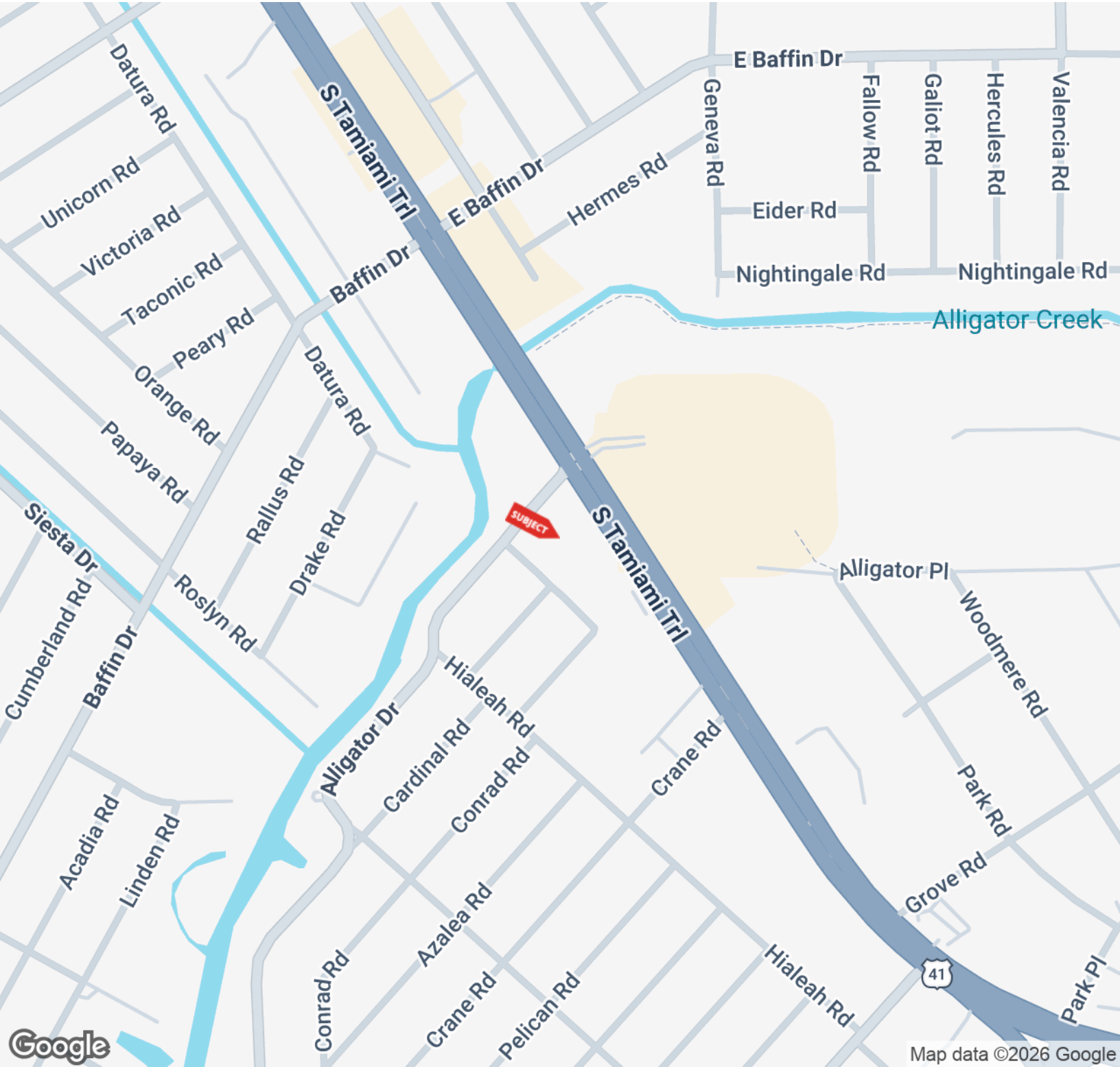
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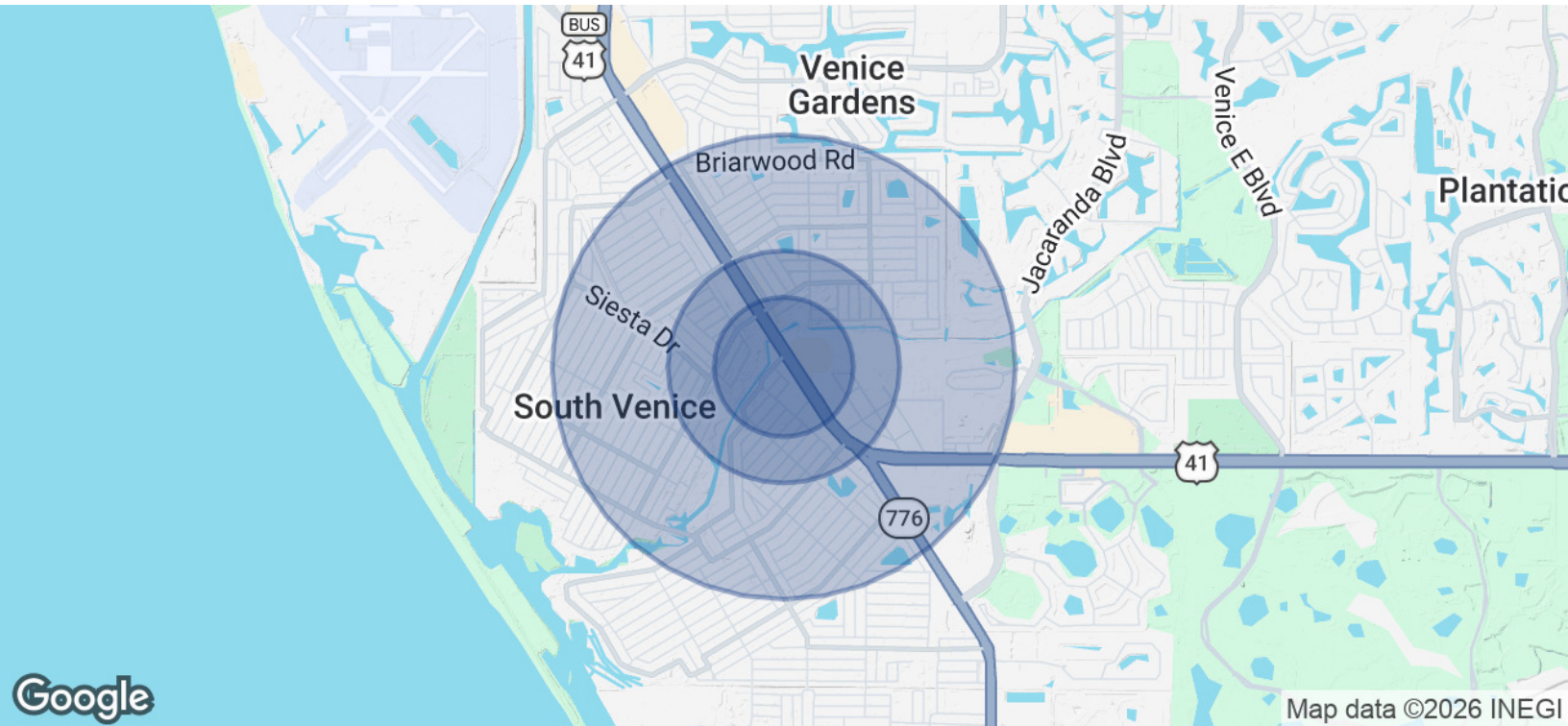
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	310	2,021	9,944
Average Age	53	52	53
Average Age (Male)	52	51	51
Average Age (Female)	54	53	54

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	148	940	4,639
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$90,895	\$89,297	\$94,637
Average House Value	\$358,908	\$346,169	\$349,031

Demographics data derived from AlphaMap

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