

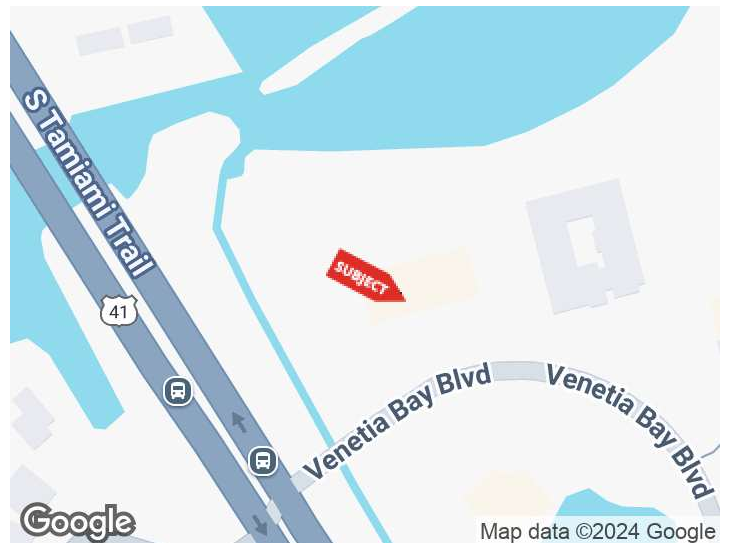


# VENETIA BAY CENTRE

901 VENETIA BAY BLVD.  
VENICE, FLORIDA 34285

## PROPERTY HIGHLIGHTS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,399	25,939	43,952
Total Population	6,141	36,289	67,710
Average HH Income	\$55,385	\$75,551	\$77,207



For More Information

**BARRY SEIDEL**

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**ADAM SEIDEL**

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# OFFICE SUITES FOR LEASE IN VENICE



## OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Building Size:	31,383 SF
Available SF:	5,000 SF
Lot Size:	93,741 SF
Zoning:	PUD

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc is proud to present, 901 Venetia Bay Blvd, Venice, FL 34285:

Property type: Medical/Office

Size: 5,000 SF

3rd floor Medical/Professional Office Space

Last Suite available in this Class A Office Building just off US 41. Just across from the north entrance to Venice Island, perfect for an attorney, CPA, psychologist, psychiatrist or any Professional Office Need . Other options available nearby. Huge parking availability.

Visit us online at [www.AmericanPropertyGroup.com](http://www.AmericanPropertyGroup.com) to see all our listings or call (941)923-0535 at your convenience.

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**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.



901 Venetia Bay Blvd.

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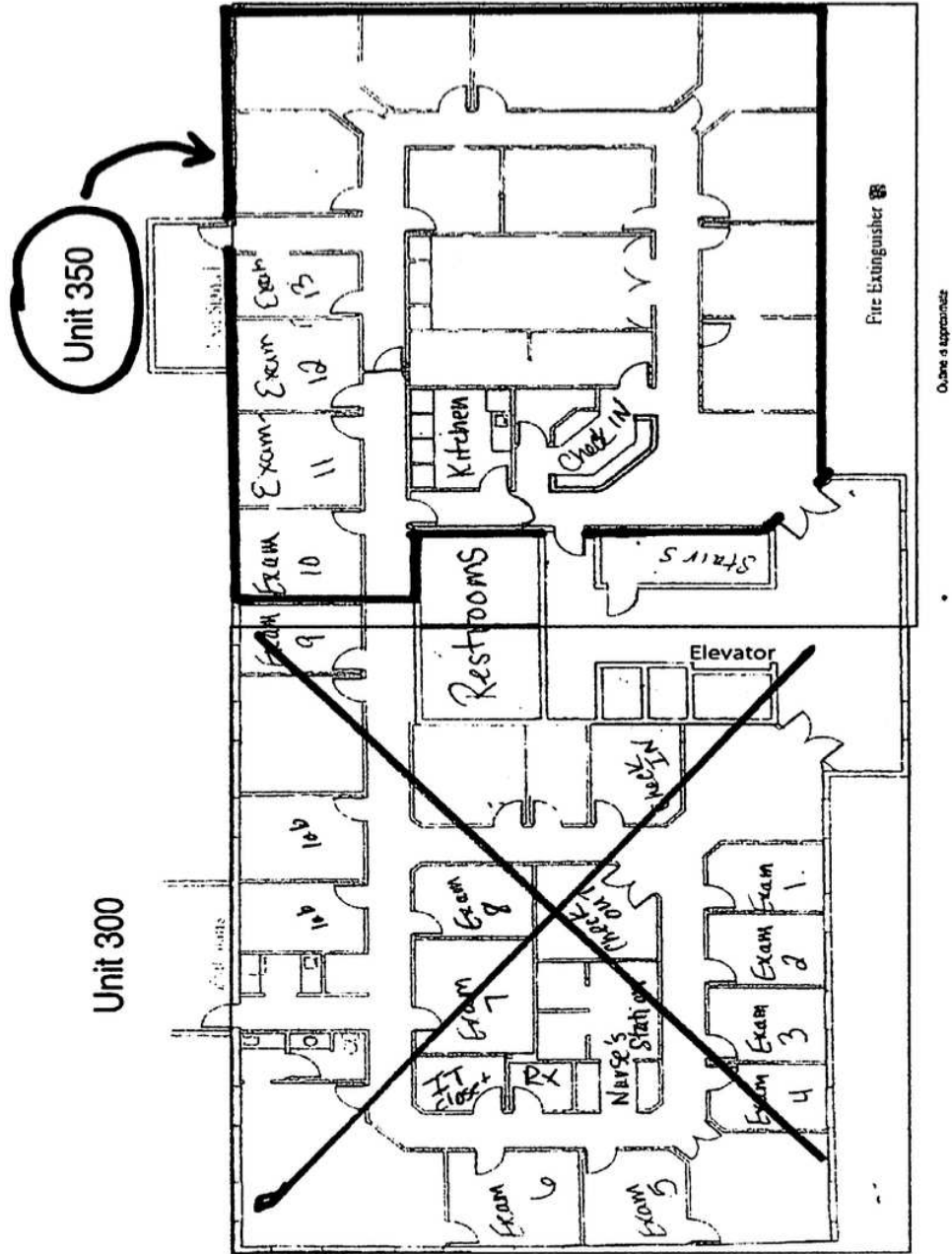
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# 10,000 SF FLOORPLAN



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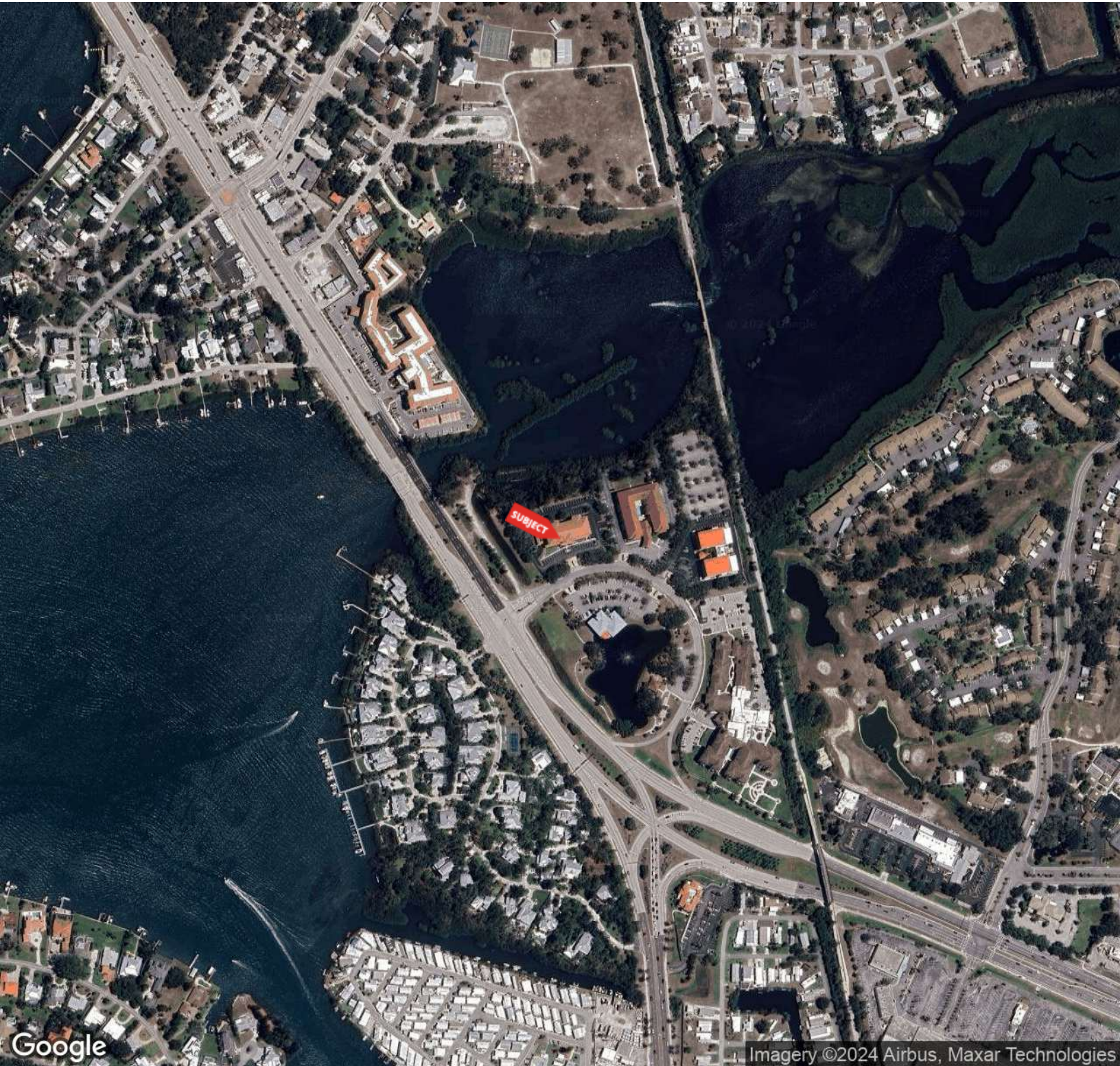
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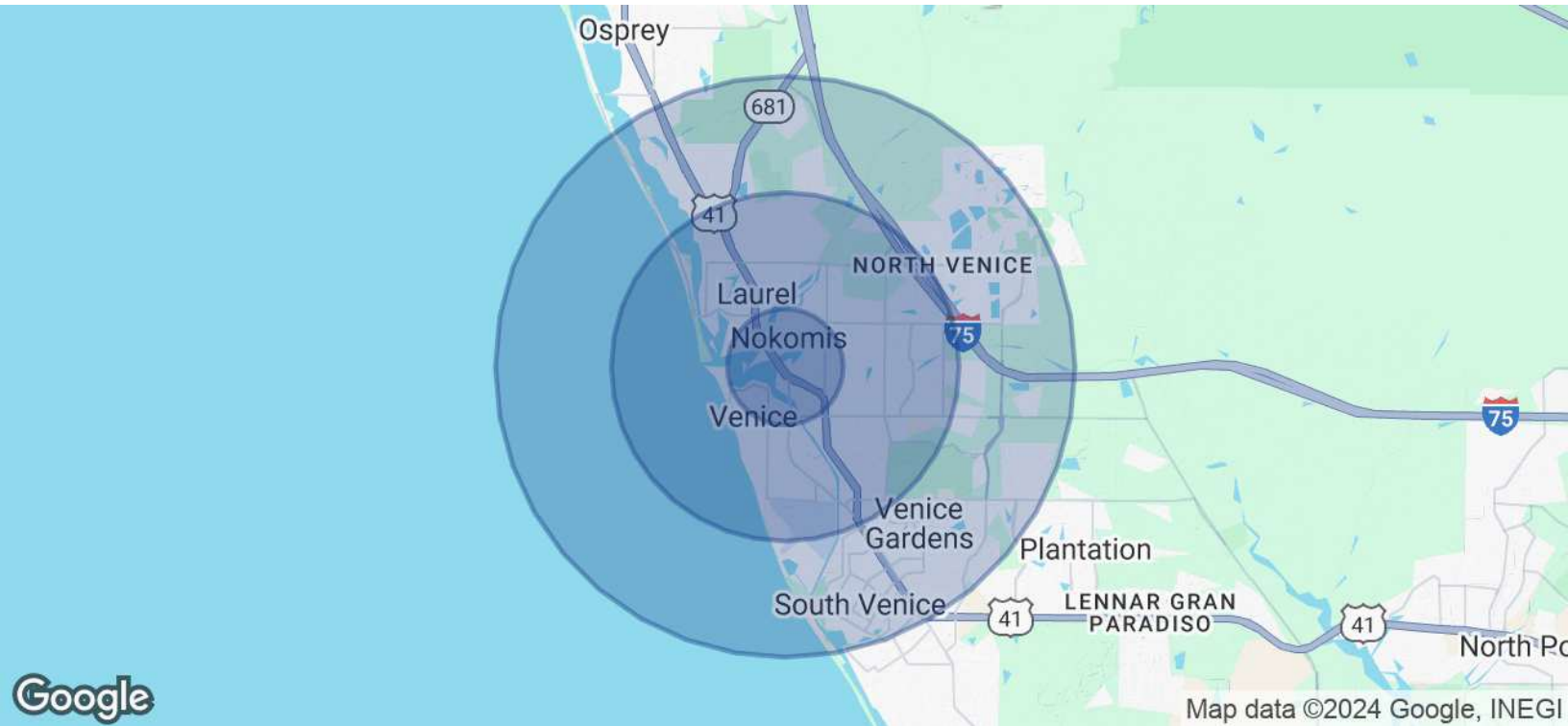
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# OFFICE SUITES FOR LEASE IN VENICE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,141	36,289	67,710
Average Age	64.0	63.8	62.3
Average Age (Male)	63.4	62.6	60.5
Average Age (Female)	64.7	64.6	63.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,399	25,939	43,952
# of Persons per HH	1.1	1.4	1.5
Average HH Income	\$55,385	\$75,551	\$77,207
Average House Value	\$329,096	\$351,312	\$339,535

2020 American Community Survey (ACS)

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