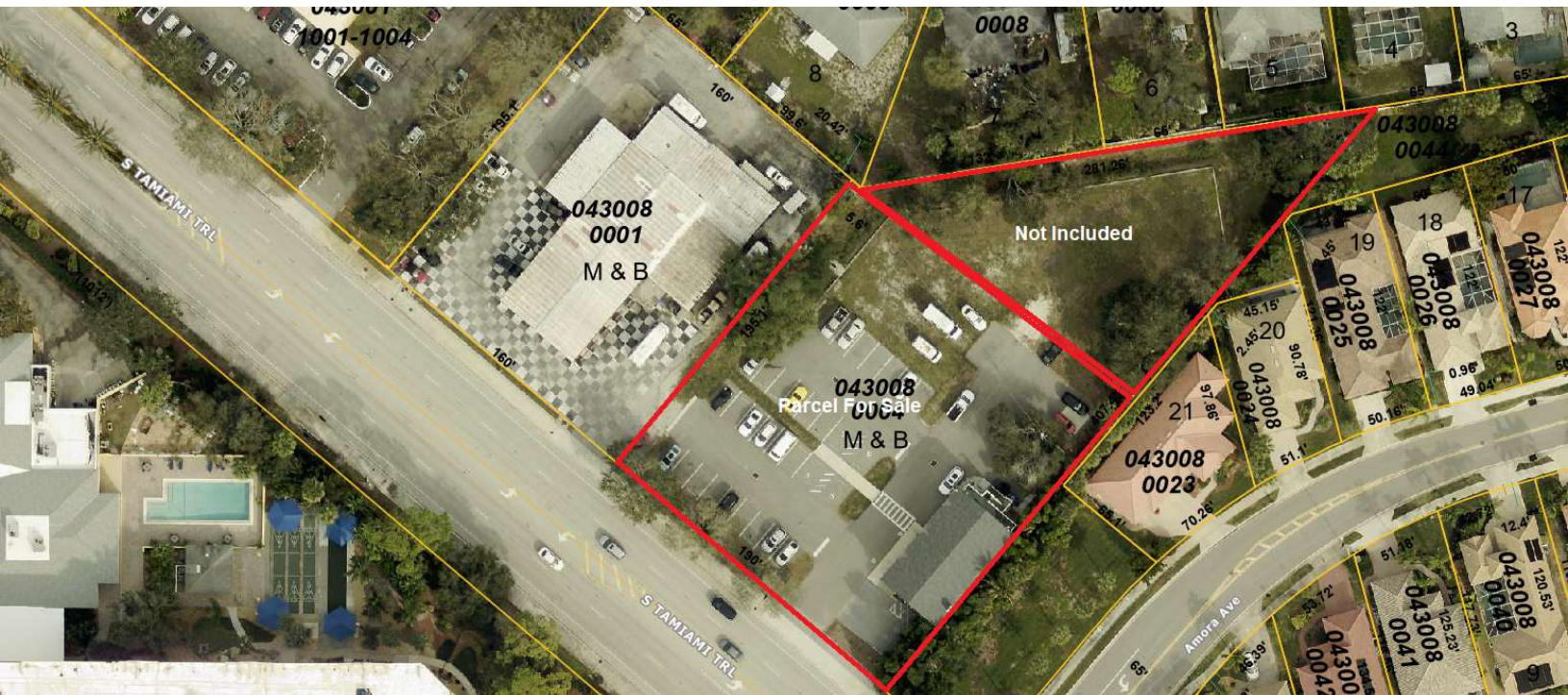


Redevelopment Opportunity Island of Venice

925 Tamiami Trl S Unit 101, Venice, FL 34285

Retail
Property
For Sale



Property Description

.86 Acre Redevelopment Opportunity on the Island of Venice with 190' of frontage directly on S Tamiami Trail/Business 41 with incredible exposure to approximately 30,000 vehicles per day. Existing parcel is being subdivided with the rear portion of the property being retained by the seller.

Existing 2 story, 5,352 Sq Ft, 4 Unit building is fully leased. There is great value-add opportunity to construct an additional building on the available land or redevelop the entire site to maximize income potential.

Property Highlights

- Easy Ingress & Egress
- High Visibility
- Heavily Traveled Location

OFFERING SUMMARY

Sale Price:	\$1,350,000
Lot Size:	37,460 SF
Building Size:	5,352 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,889	23,361	45,429
Total Population	5,281	45,327	89,705
Average HH Income	\$85,429	\$95,641	\$101,701



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

High Exposure Location

Retail
Property
For Sale

925 Tamiami Trl S Unit 101, Venice, FL 34285



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



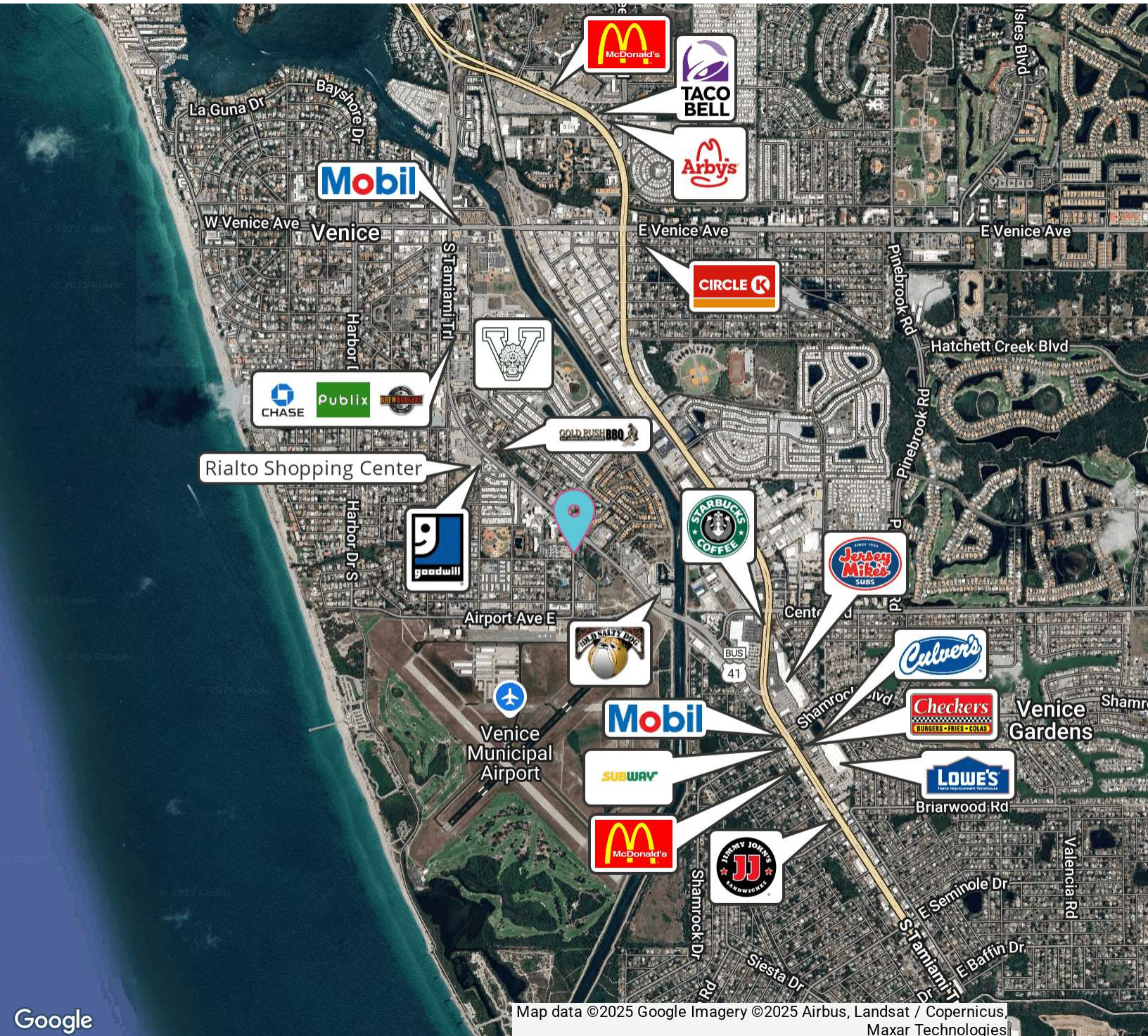
3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Island of Venice

925 Tamiami Trl S Unit 101, Venice, FL 34285

Retail
Property
For Sale



Google

Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com

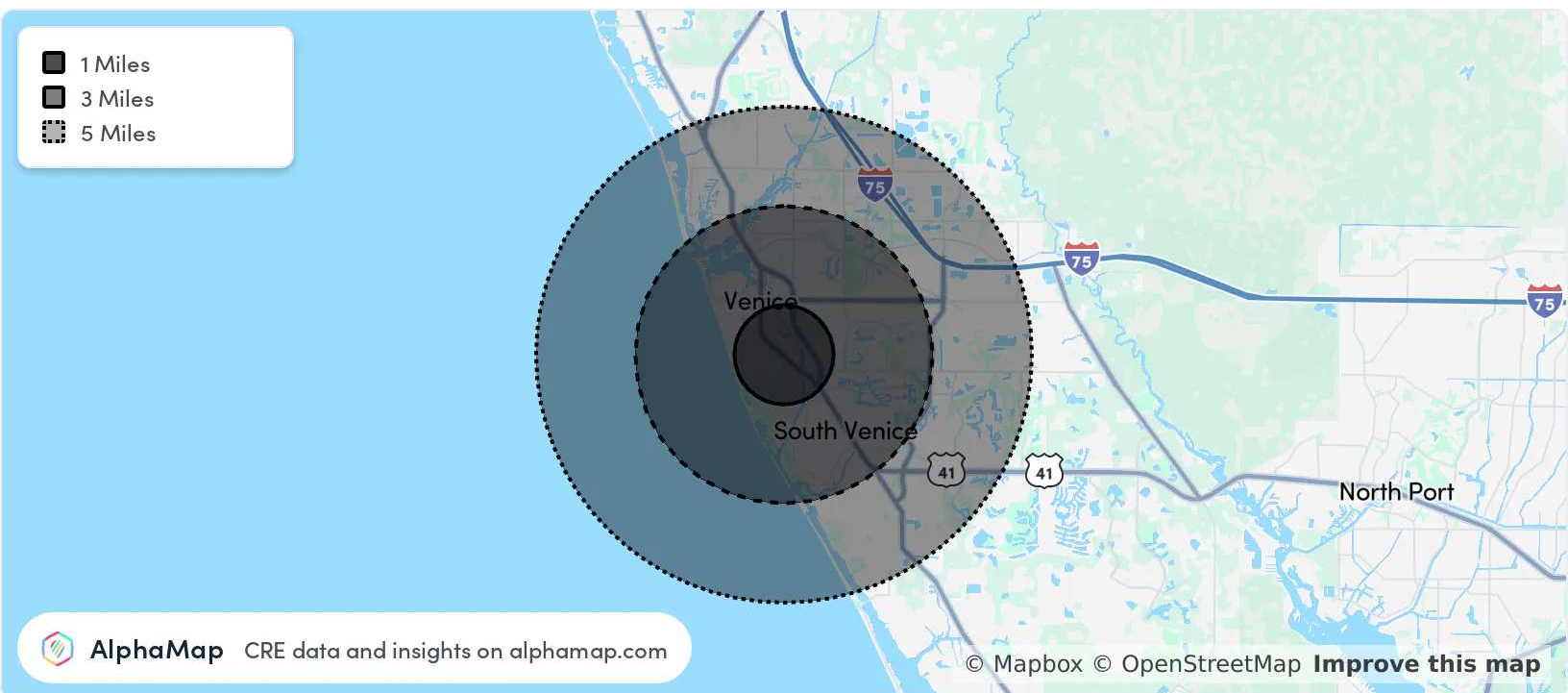


3580 S. Tuttle Ave
Sarasota FL 34239
www.rerobbins.com

Rapidly Growing Market

Retail
Property
For Sale

925 Tamiami Trl S Unit 101, Venice, FL 34285



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,281	45,327	89,705
Average Age	66	62	61
Average Age (Male)	66	61	61
Average Age (Female)	67	62	62

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,889	23,361	45,429
Persons per HH	1.8	1.9	2
Average HH Income	\$85,429	\$95,641	\$101,701
Average House Value	\$451,629	\$440,504	\$445,232
Per Capita Income	\$47,460	\$50,337	\$50,850

Map and demographics data derived from AlphaMap



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



3580 S. Tuttle Ave
Sarasota FL 34239
www.rerobbins.com