AMERICAN PROPERTY GROUP
OF SARASOTA, INC.

NNN LEASED MEDICAL BUILDING

241 NOKOMIS AVE S
VENICE, FLORIDA 34285

PROPERTY HIGHLIGHTS

- 4,332 SF medical building on 14,000 SF lot
- NNN leased investment property
- 7.1% CAP Rate
- NOI: $121,296 annually
- 2% annual base rent increases
- Four (4) additional 5-year renewal options
- Prime location on the Island of Venice
- Close proximity to Downtown Venice, retail, and residential neighborhoods

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	322	1,062	4,304
Total Population	577	1,873	7,679
Average HH Income	$90,720	$90,616	$94,800

For More Information

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VENICE, FL 34285

OFFERING SUMMARY

Sale Price:	$1,699,000
Building Size:	4,332 SF
Lot Size:	14,088 SF
Price / SF:	$392.20
Cap Rate:	7.1%
NOI:	$121,296
Year Built:	1968
Zoning:	ST-1

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 241 Nokomis Ave S, Venice, FL

Property Type: NNN Leased Medical Investment

Property Size: 4,332 SF Building on 14,000 SF Lot

Positioned on the Island of Venice, this fully leased NNN medical investment property offers investors stable income in one of Southwest Florida's most desirable coastal markets. Located along Nokomis Avenue South, the property benefits from strong local traffic, proximity to Downtown Venice, and a surrounding mix of residential, retail, and professional uses.

Zoned ST-1 (Street District), this 4,332 SF medical building sits on a 14,000 SF parcel and is strategically located in the heart of the Island, providing long-term value and strong tenant appeal.

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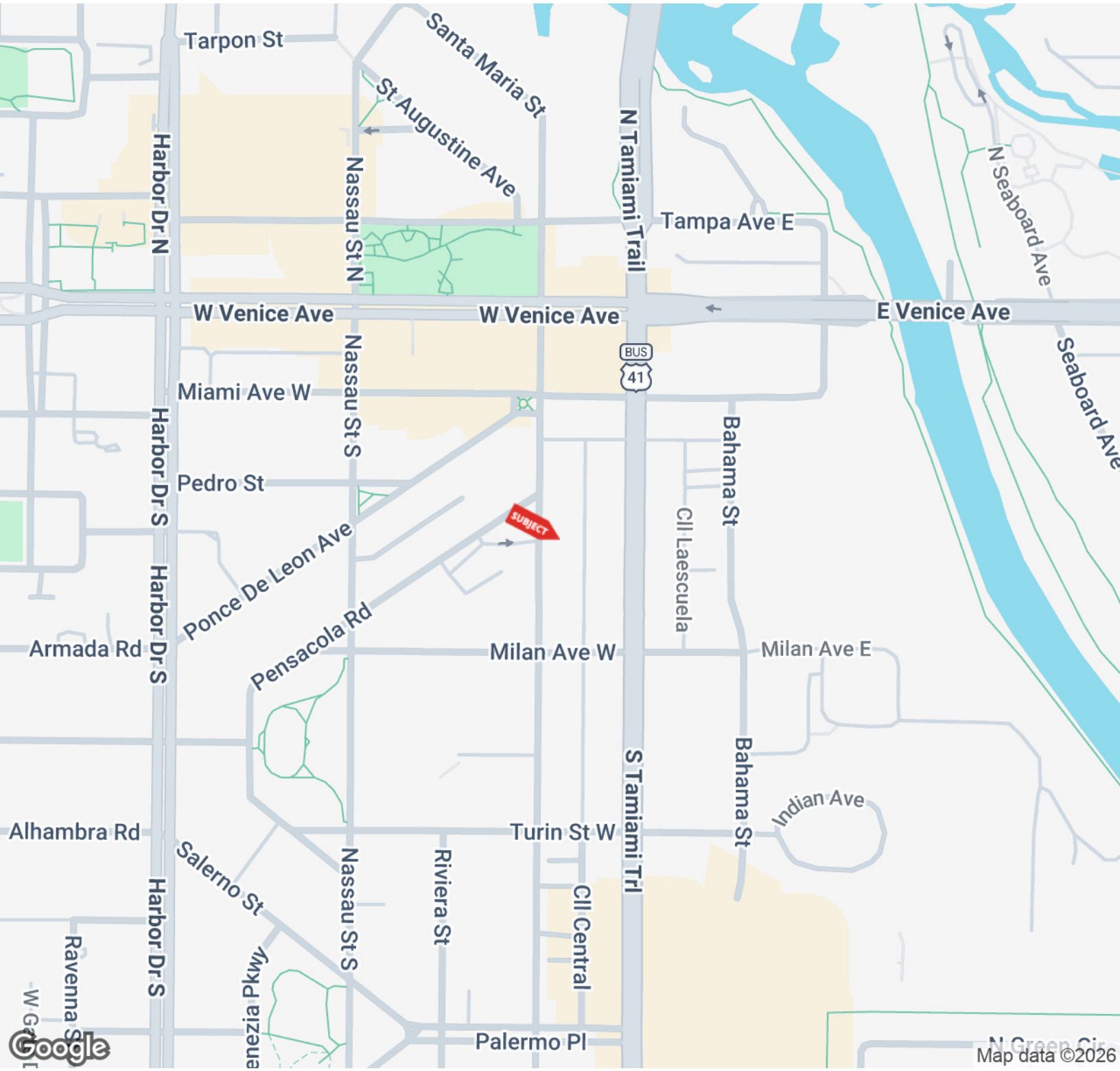

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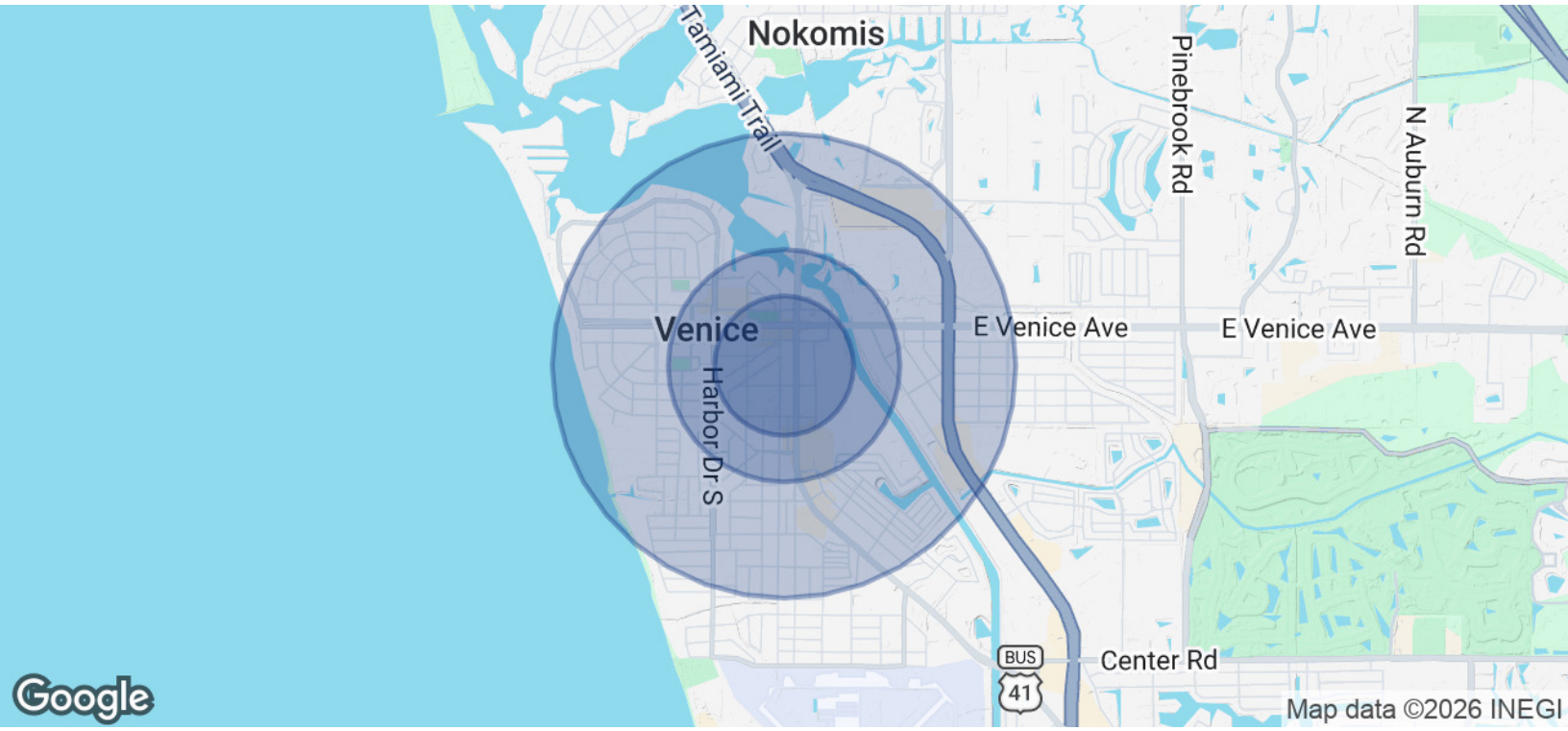

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	577	1,873	7,679
Average Age	65	66	67
Average Age (Male)	64	66	67
Average Age (Female)	65	66	67

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	322	1,062	4,304
# of Persons per HH	1.8	1.8	1.8
Average HH Income	$90,720	$90,616	$94,800
Average House Value	$664,593	$651,208	$570,527

Demographics data derived from AlphaMap

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