

2996 Executive Drive

Retail
Property
For Lease

2996 Executive Drive, Venice, FL 34292



Property Description

Only 1 unit left in this brand new retail center. Unit 2 is a 2,975 SF unit. 35' x 85' in the center of the building. Located between Venice Advanced Dentistry & The Breakfast Company. 13' wide patio in front of the property runs the length of the building which provides great space for outside dining.

Property Highlights

- Great Number of Businesses Surrounding Location
- High Traffic and Visibility
- Opportunity to Work Within Exciting Architectural Design

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Number of Units:	3
Available SF:	2,975 SF
Building Size:	12,941 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,464	19,826	44,900
Total Population	3,025	38,890	89,739
Average HH Income	\$115,556	\$108,562	\$108,963



Loyd Robbins

Principal Broker
(941)-356-9659
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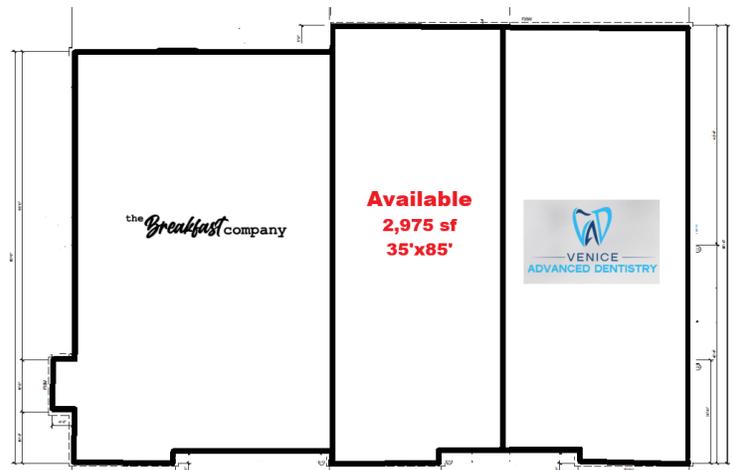
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Imagine Your Business Here!

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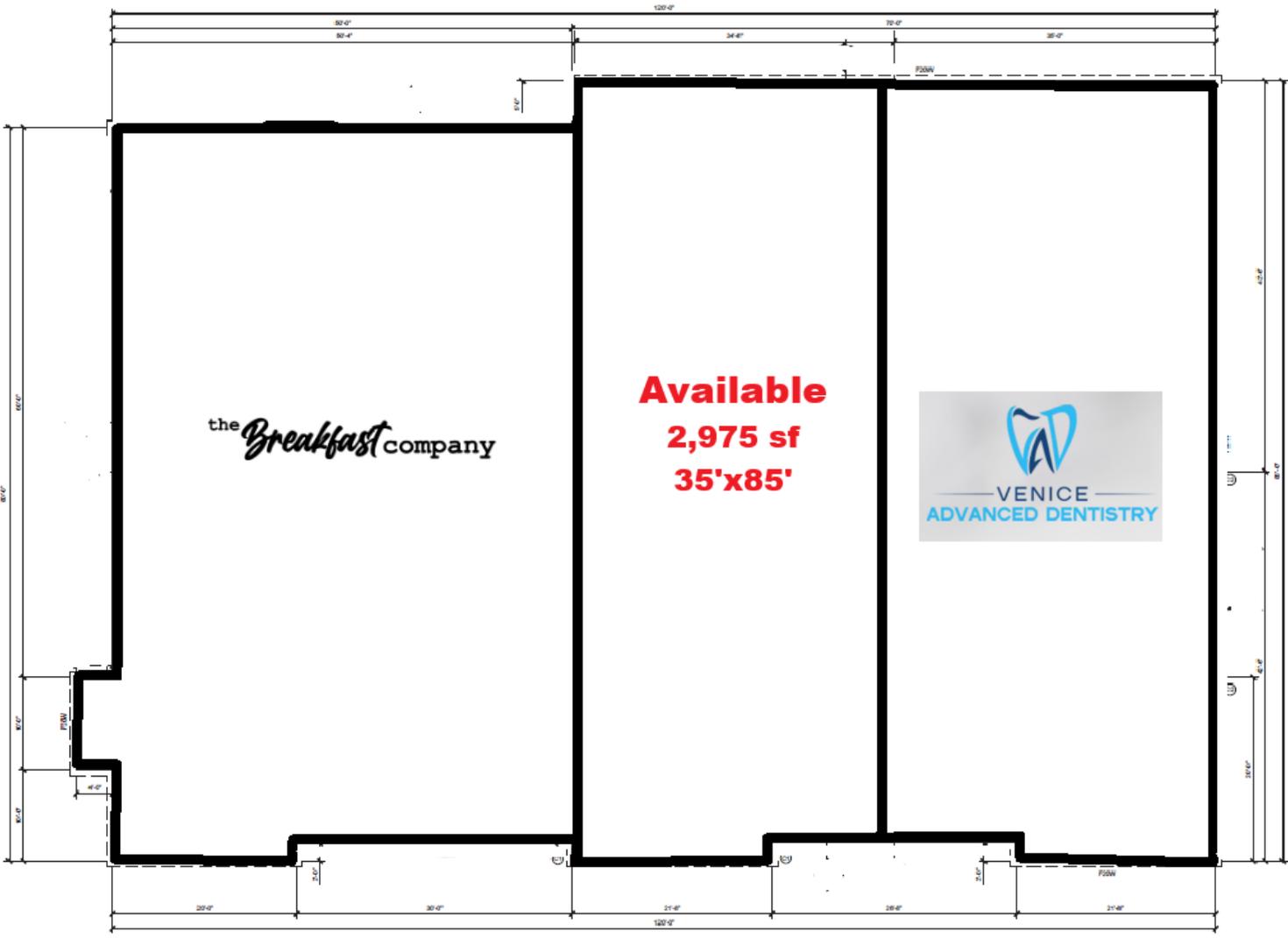
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Site Plan

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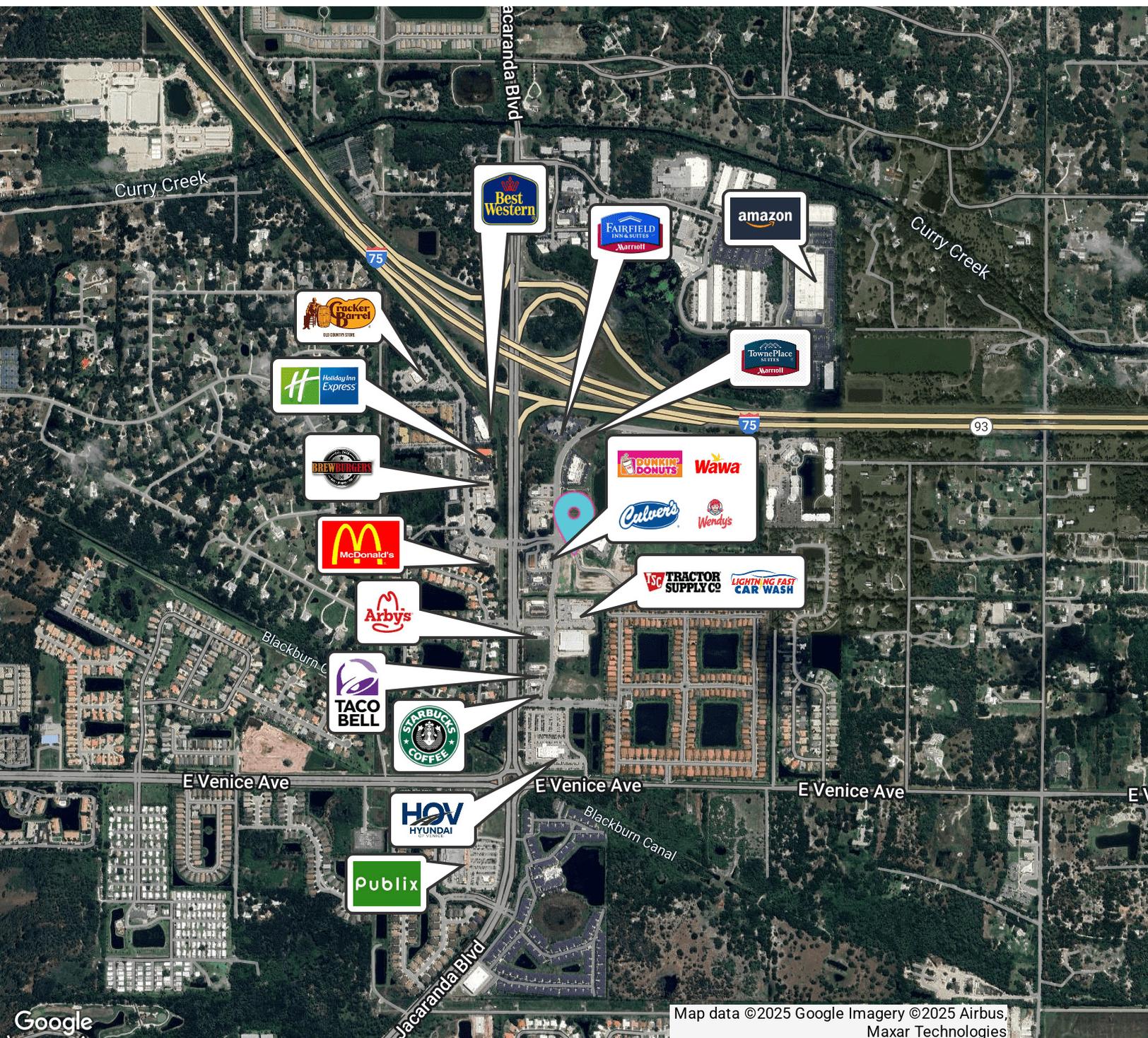


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Frontage on Executive Drive

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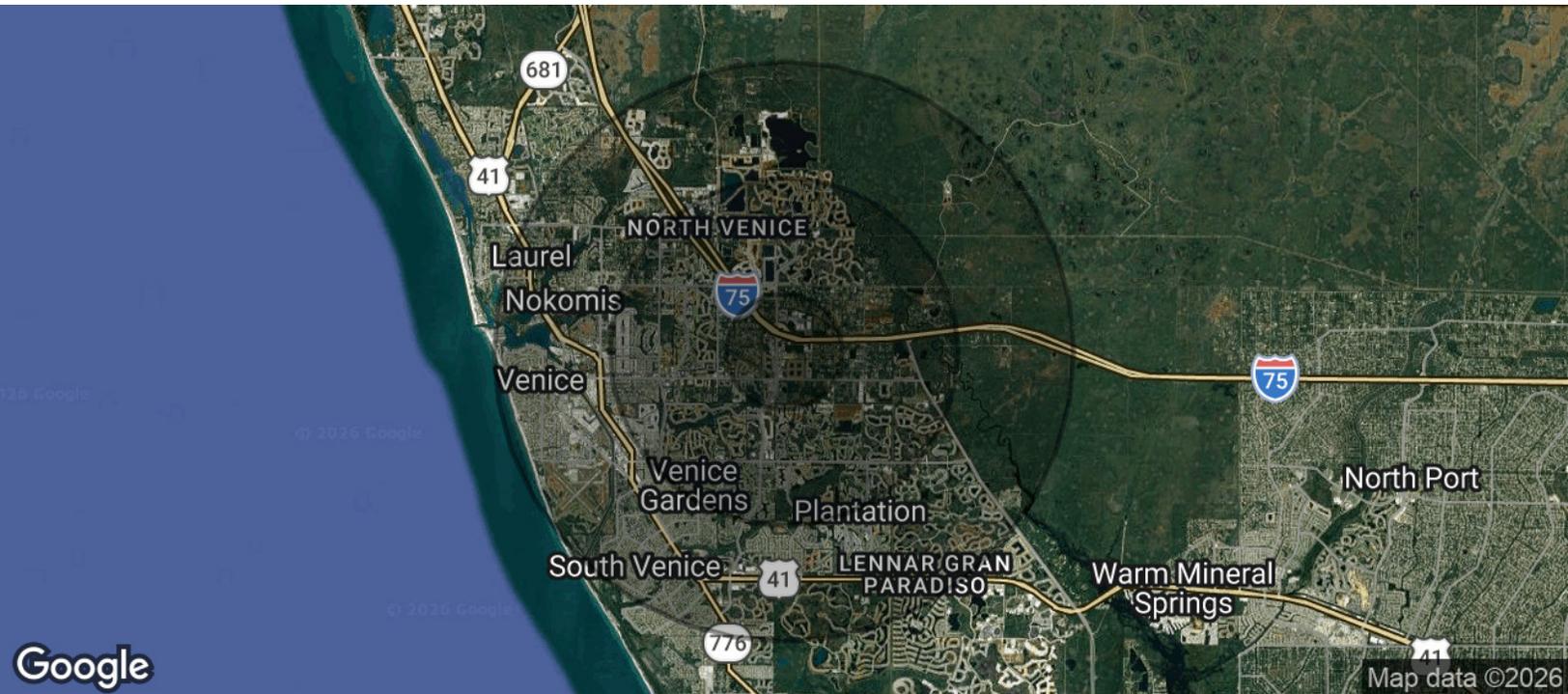


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High Traffic Area

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,025	38,890	89,739
Average Age	60	64	61
Average Age (Male)	59	63	61
Average Age (Female)	61	64	62

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,464	19,826	44,900
# of Persons per HH	2.1	2	2
Average HH Income	\$115,556	\$108,562	\$108,963
Average House Value	\$503,829	\$452,466	\$458,417

Demographics data derived from AlphaMap



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