



OFFERING MEMORANDUM

BROKER:
Loyd Robbins
BK#3577625
O: 941.957.9300 x307
C: 941.356.9659
E: Loyd@RERobbins.com

www.rerobbins.com



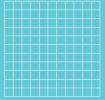
VENICE ISLAND RETAIL AND OFFICE LEASE OPPORTUNITY

304 W VENICE AVE., VENICE, FL 34285

EXECUTIVE SUMMARY



ISLAND OF VENICE



1,382 - 8,461 SF
NET LEASABLE AREA

Former bank location being repurposed for Retail, Restaurant or Office space on the Island of Venice.

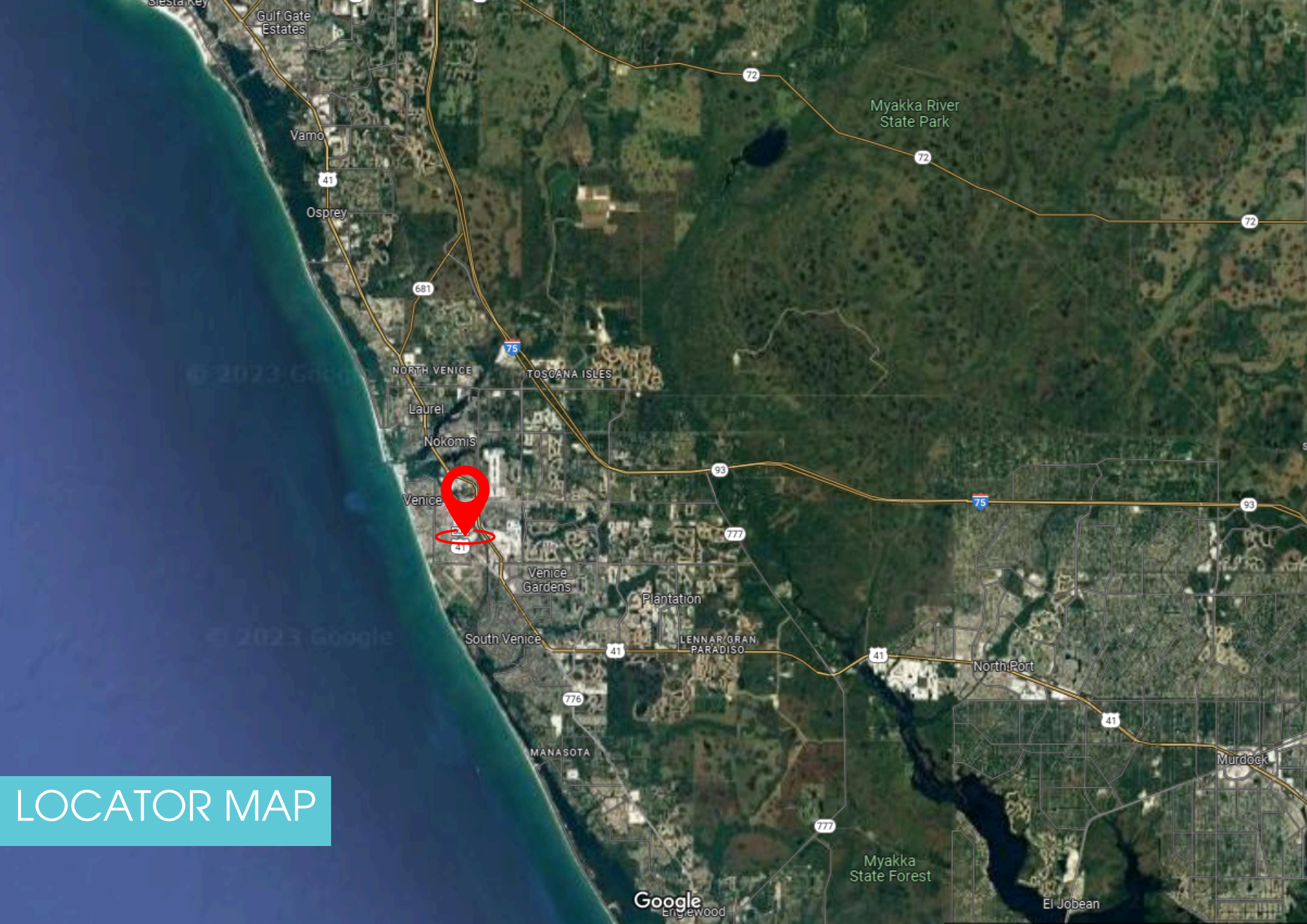
Ground Floor Spaces with easy accessibility directly on Venice Avenue in the busy dining and shopping district. This location has high vehicle & pedestrian exposure and a high walkability score.

Multiple units to choose from and Landlord will combine and/or sub-divide. Suites will be delivered as a vanilla shell.



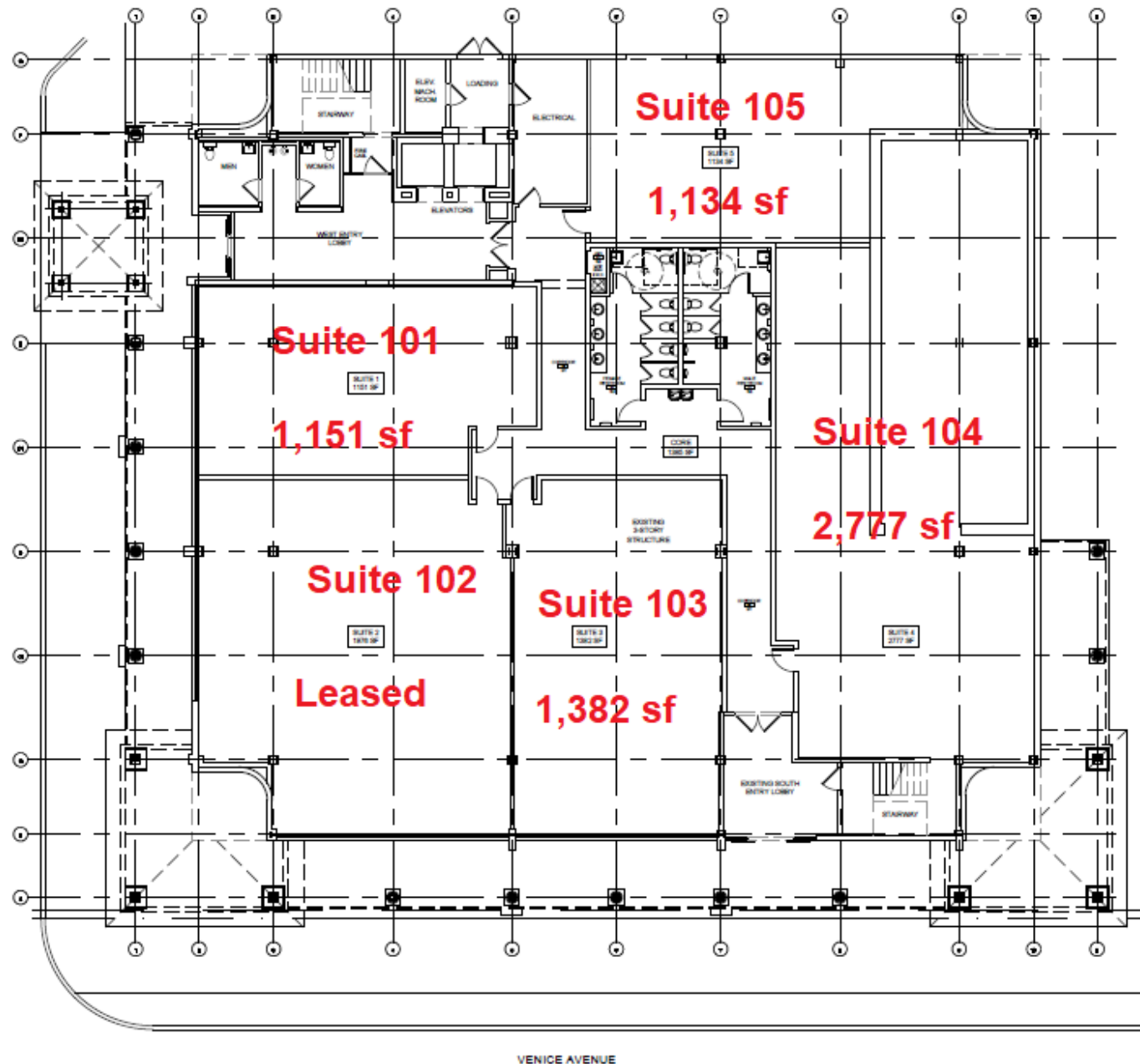
RETAIL MAP





LOCATOR MAP

FLOOR PLAN



DEMOGRAPHICS

2024 SUMMARY	1 Mile	5 Miles	10 Miles
Population	8,614	82,096	158,440
Households	4,881	41,536	79,281
Ave HH Size	1.7	1.9	1.9
Median Age	70.7	65.4	65.9
Avg HH Income	\$90,796	\$91,069	\$102,152
Median Home Value	\$431,468	\$319,774	\$360,013

DRIVE TIMES



Nokomis	5 min
Osprey	13 min
Wellen Park	15 min
Englewood	21 min
Sarasota	30 min
Port Charlotte	42 min
Tampa	60 min

1 MILE

5 MILE

10 MILE







VENICE, FL

Venice is a city in Sarasota County, Florida, United States. The city includes what locals call “Venice Island,” a portion of the mainland that is accessed via bridges over the artificially created Intracoastal Waterway. The city is located south of Nokomis and north of Englewood.

It’s known for Venice Beach, with its offshore coral reef, and Caspersen Beach, where shark teeth are often found. Multi-use trails hug the Intracoastal Waterway in Venetian Waterway Park. Other green spaces include Centennial Park, with its interactive fountain, and the Monty Andrews Arboretum at West Blalock Park. Oscar Scherer State Park is home to Florida scrub jays.

Venice was voted as a top 10 Happiest Seaside Towns by Coastal Living.

SURROUNDING



Venice was voted as a top 10 Happiest Seaside Towns by Coastal Living. In the latest of the ubiquitous “best of” lists, Venice was named the second most livable city in Florida by the U.S. Chamber of Commerce. Venice was one of eight Southwest Florida communities tapped for the list of 100 Best Cities to Live in Florida.

ARTS AND THEATRE



Venice Theatre is the largest per-capita community theater in the United States with an operating budget of almost three million dollars.

HISTORY



Venice, Florida is famous for its world-class beaches and stunning natural beauty. However, this Gulf Coast city isn’t only known for its 14 miles of beach: it’s also a fascinating town with a rich history and culture.

About Loyd Robbins & Co

Succeeding in the real estate landscape requires a deep understanding of the industry—the ever-changing market, and an array of different audiences from residential to commercial segments, developers to investors, individual buyers to sellers.

Loyd Robbins, has been connecting with these audiences for decades, crafting a legacy of hard work, integrity, and success. Now, with the launch of Loyd Robbins & Co., he has an incredible opportunity to build on this legacy—embarking on a new chapter in a storybook career that has already spanned a half-century.

Our mission is to be a constant source of support, fostering an environment of trust and open communication. We believe in building lasting relationships with our clients, helping them achieve their goals and dreams. Loyd Robbins & Co. is here to guide, advocate, and empower our community, ensuring their success and satisfaction in every step of their real estate and business journeys. Our mission is to be the unwavering pillar of support and wisdom as a trusted advisor in real estate and business brokerage.

Loyd Robbins & Co. is a team of 20 seasoned realtors with an accumulation of over 400 years of knowledge in the real estate industry.

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Loyd Robbins & Co its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Loyd Robbins & Co its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Loyd Robbins & Co will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Loyd Robbins & Co makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Loyd Robbins & Co does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Loyd Robbins & Co in compliance with all applicable fair housing and equal opportunity laws.

VENICE ISLAND LEASE OPPORTUNITY

304 W VENICE AVE., VENICE, FL 34285

BROKER:

Loyd Robbins

C: 941.356.9659

O: 941.957.9300 x308

E: Loyd@RERobbins.com



www.rerobbins.com

CO-LISTING AGENT:

Dan McLeroy

C: 941.321.7573

O: 941.957.9300 x534

E: Dan@RERobbins.com

Information deemed reliable but not guaranteed. Prices subject to change without notice.