

# Macro Aerial: Venice, FL | Retail Center

Laurel Rd E | N Venice, FL 34275



# Summary

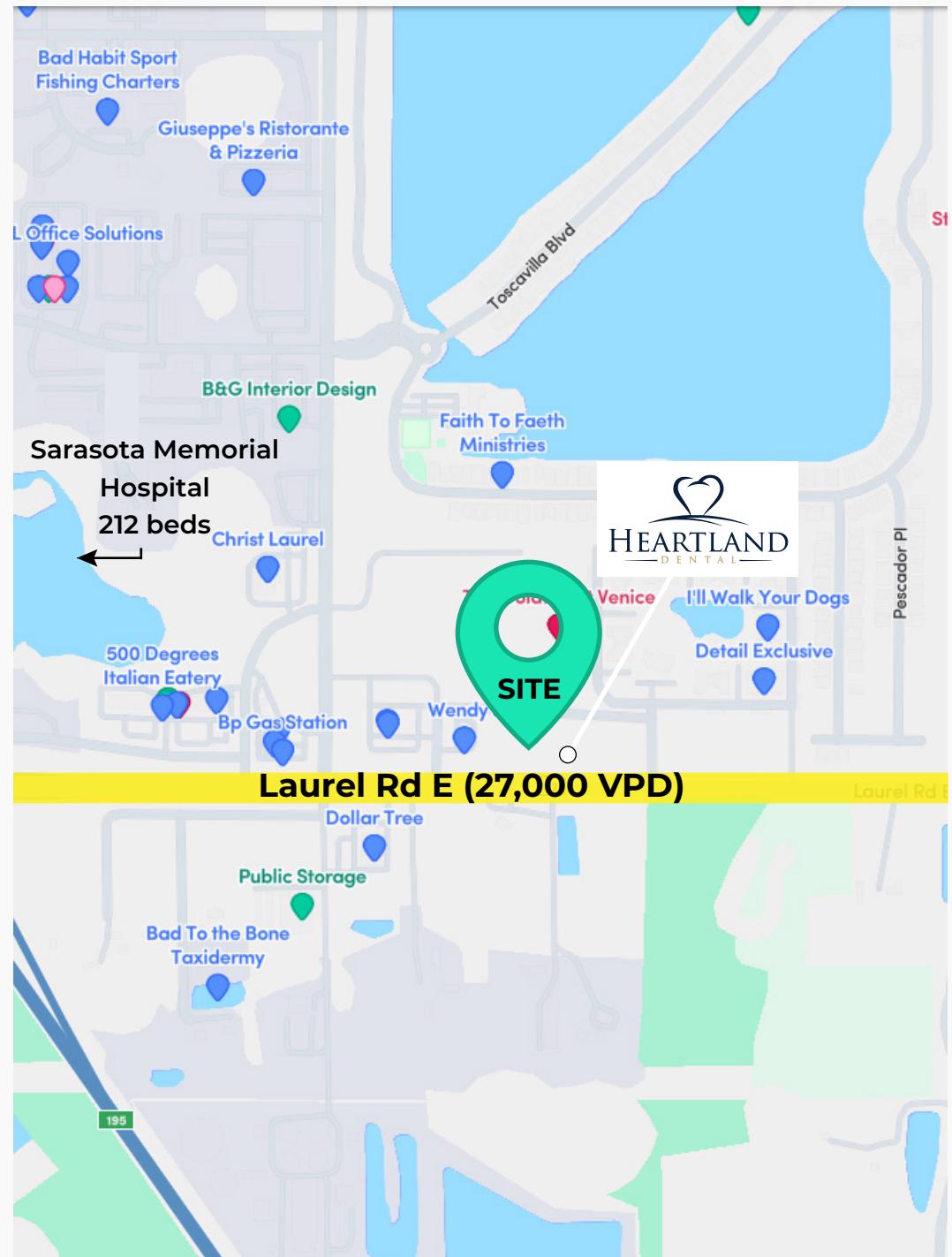
- Lease Rate: Call for Pricing
- Building Size: 19,945 SF
- Available For Lease:
  - West Building: ±1,795-3,720 SF
  - East Building: ±1,665-7,478 SF
- Completion Date: Q4 2025
- Co-Tenants: Heartland Dental, Good Vets, Dunkin' Donuts

## Property Overview

- End-cap with drive-thru available located off of I-75 and Laurel Rd E near Sarasota Memorial Hospital (212 beds)
- Central to 4,000+ homes in development within 5 miles of the property
- 4.7% expected growth rate expected to exceed over the next 5+ years

## Demographics

2025 Population		
2,315 1 Mile	22,154 3 Mile	65,459 5 Mile
2028 Projected Growth ('25-'29)		
8.89% 1 Mile	5.42% 3 Mile	4.60% 5 Mile
Avg. Household Income		
\$119,027 1 Mile	\$96,703 3 Mile	\$89,106 5 Mile



# Site Plan

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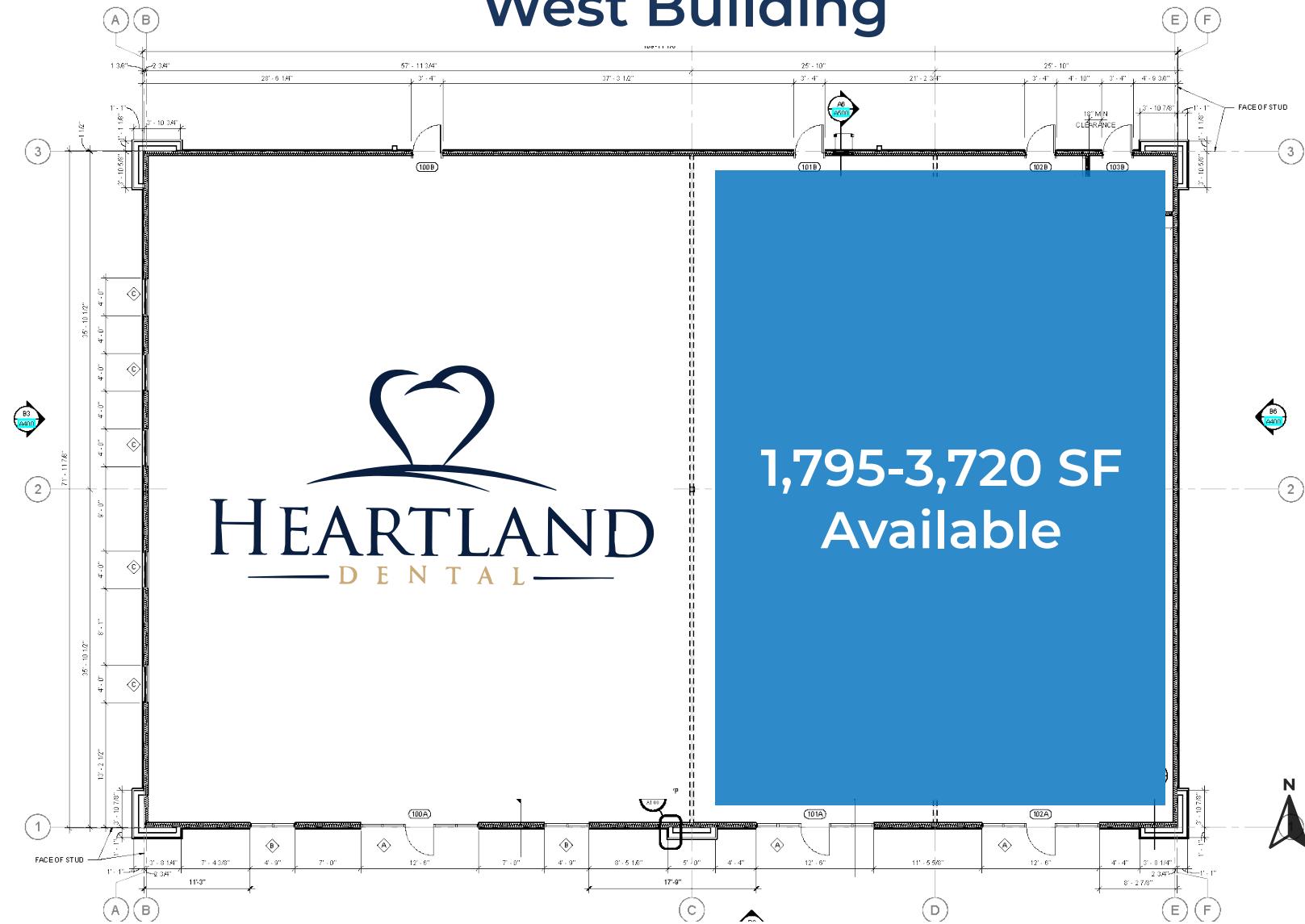
4



# Floor Plan | West Building

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## West Building



Legal notice: The information herein was obtained from sources deemed reliable; however, Ashton Gray LLC makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, changes of price, prior sale or lease, or withdrawal without notice.

# Renderings

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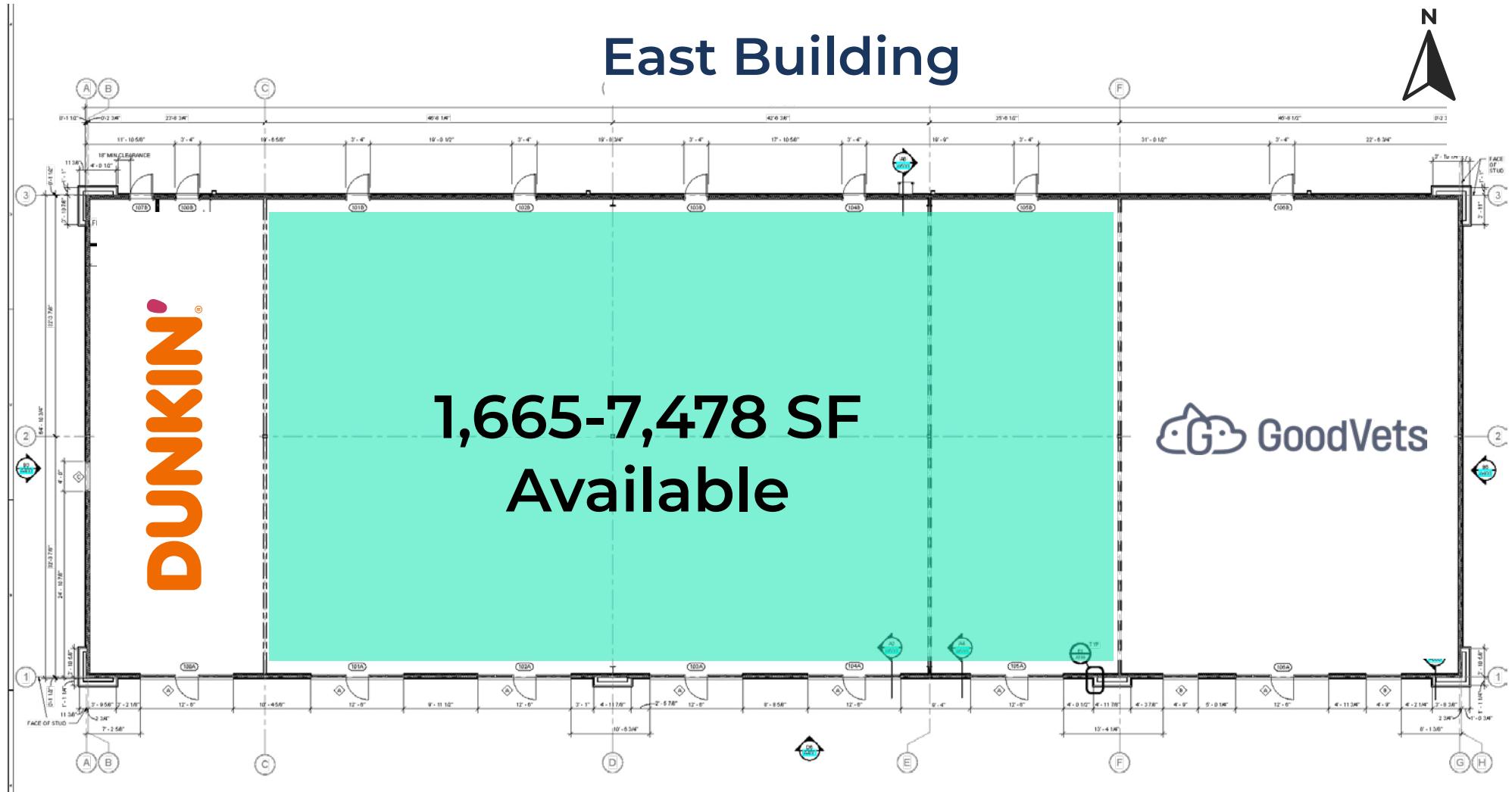


# Floor Plan | East Building

Laurel Rd E | N Venice, FL 34275

7

## East Building





**ASHTONGRAY**

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