

# Office/Warehouse Unit

111 Corporation Way, Venice, FL 34285

Industrial  
Property  
For Lease



## Property Description

Office/Warehouse Flex unit with a storefront entrance with 2 private offices, a work/storage room and 1 private restroom. Warehouse has a roll-up door in the rear.

## Property Highlights

- Near US41 Bypass
- End Unit
- Roll Up Door

## OFFERING SUMMARY

Lease Rate:	\$2,700.00 per month (MG)
Available SF:	2,100 SF
Lot Size:	30,339 SF
Building Size:	9,680 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,483	27,113	45,183
Total Population	6,453	52,656	89,580
Average HH Income	\$94,084	\$96,970	\$102,837



Dan McLeroy

Realtor

(941)-321-7573

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3580 S. Tuttle Ave  
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# Convenient End Unit

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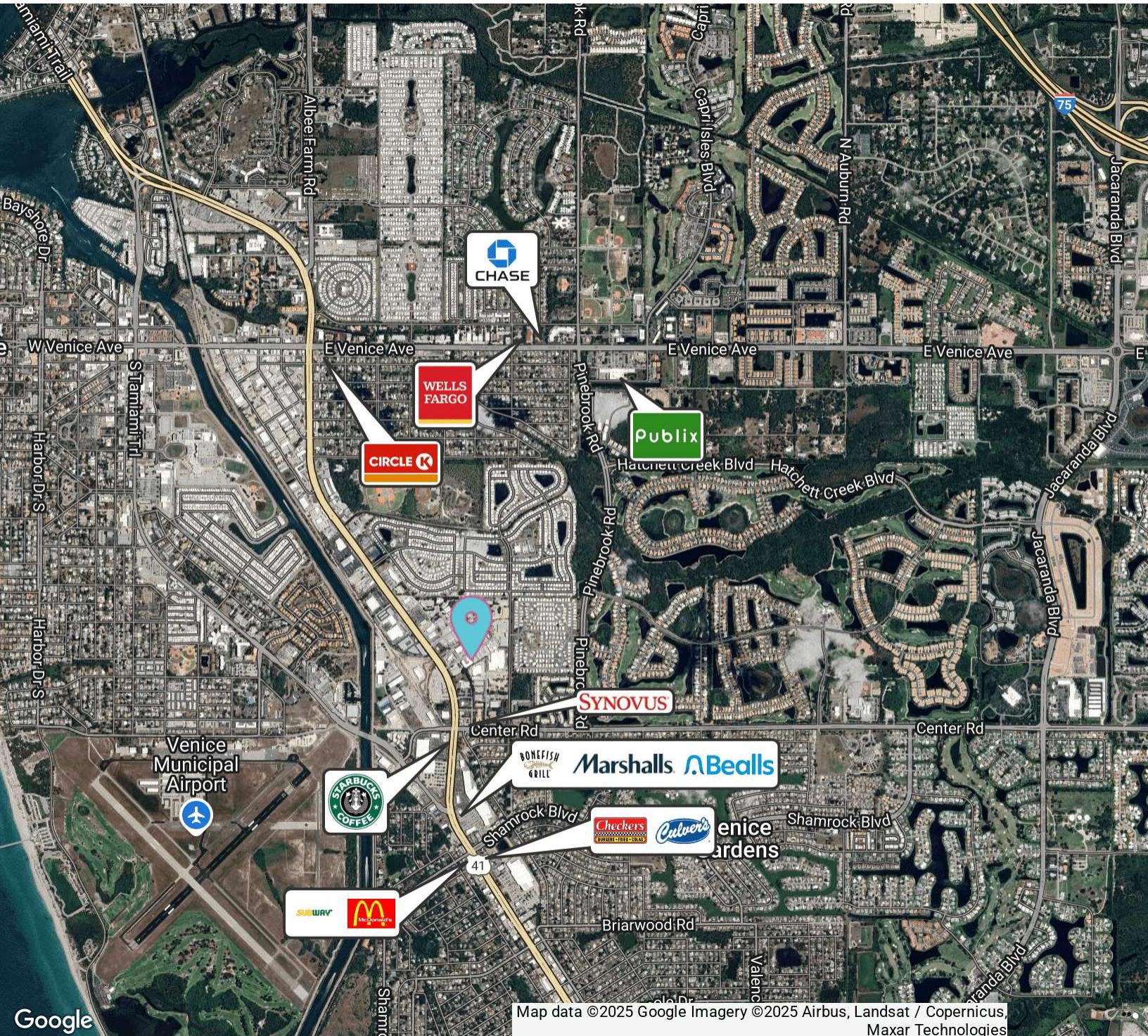
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# Centrally Located

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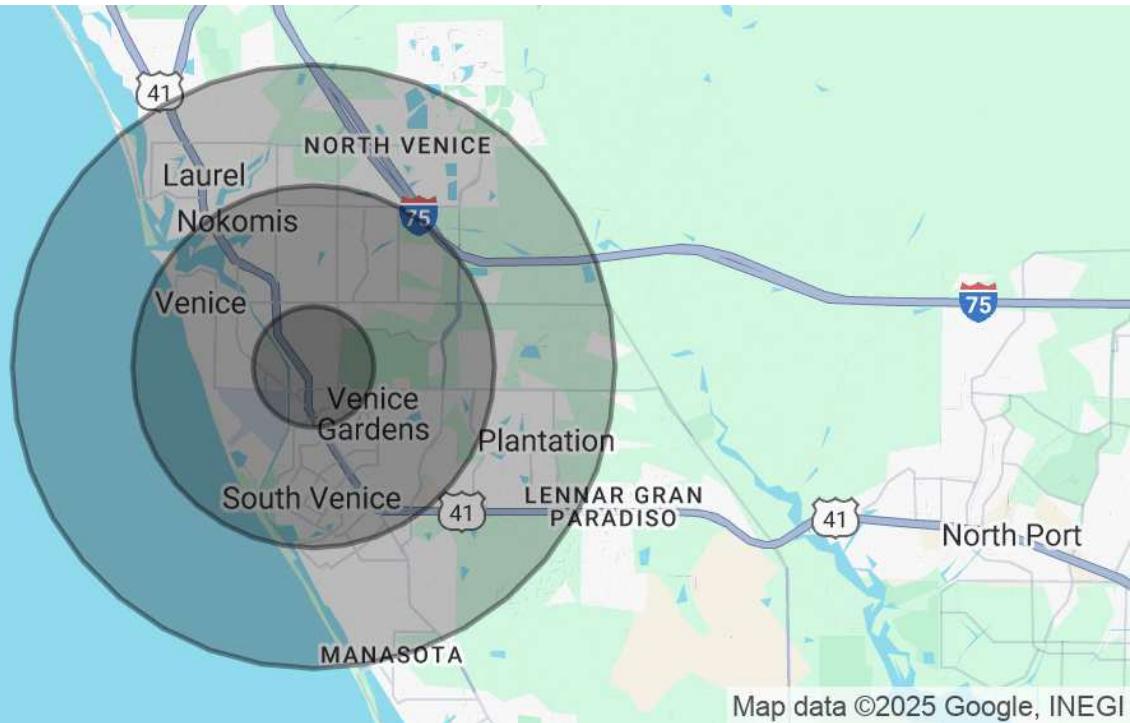
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# High Growth Area

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Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,453	52,656	89,580
Average Age	64	62	61
Average Age (Male)	63	61	61
Average Age (Female)	64	63	62

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,483	27,113	45,183
# of Persons per HH	1.9	1.9	2
Average HH Income	\$94,084	\$96,970	\$102,837
Average House Value	\$353,338	\$436,600	\$449,670

*Demographics data derived from AlphaMap*



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