

Medical-Ready Office

1872 S Tamiami Trl A, Venice, FL 34293

Office
Condo
For Sale



Property Description

End Unit Office Condominium located on Tamiami Trail in Venice with exposure to over 45,500 vehicles per day. Suite could be used for General Office and features a storefront entrance into a reception/waiting room, administrative office, 5 private offices/treatment rooms, 2 private restrooms and plenty of storage. Previous use was a medical office and each treatment room features cabinetry and counters with sinks.

OFFERING SUMMARY

Sale Price:	\$420,000
Lot Size:	48,774 SF
Unit Size:	1,147 SF
Building Size:	11,270 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,248	24,511	44,793
Total Population	9,573	49,463	88,930
Average HH Income	\$91,928	\$95,311	\$105,094



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com

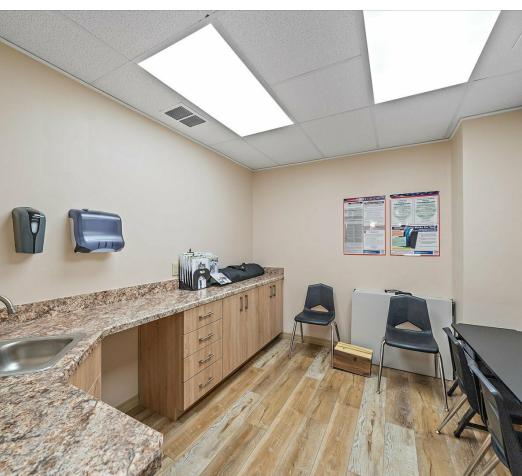
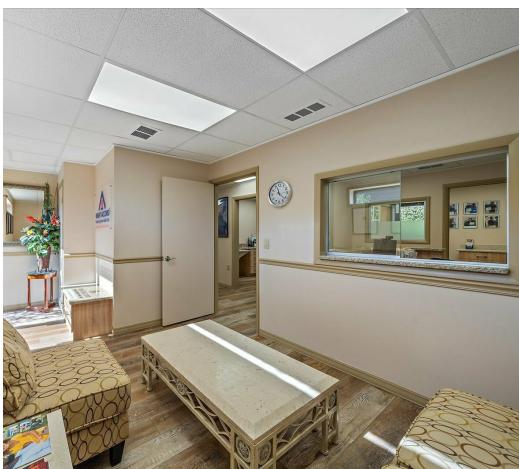


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Turn-Key Medical Suite

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Professional Office

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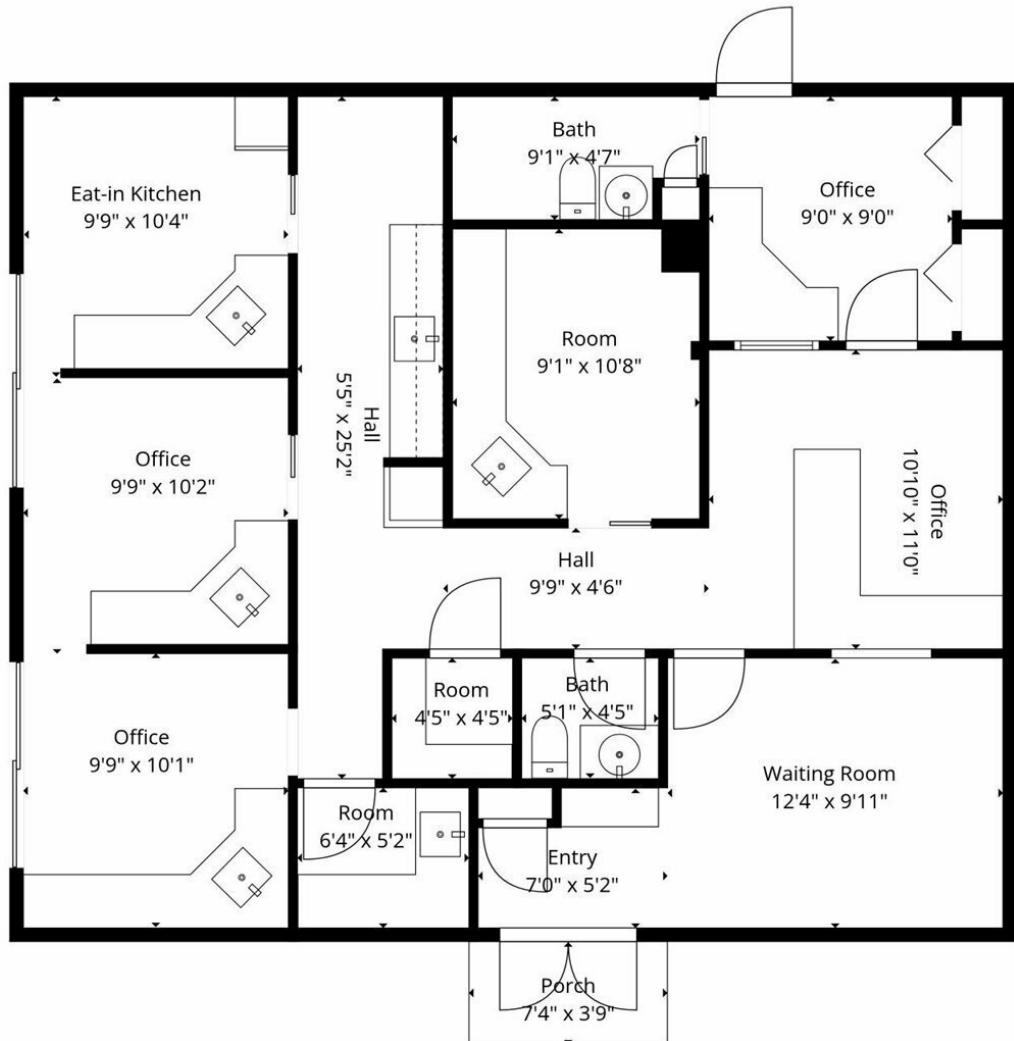
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Flexible Floor Plan

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Floor Plan Created By FL Media Solutions, Measurements Deemed Highly Reliable But Not Guaranteed.



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Traffic-Driven Visibility

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Google

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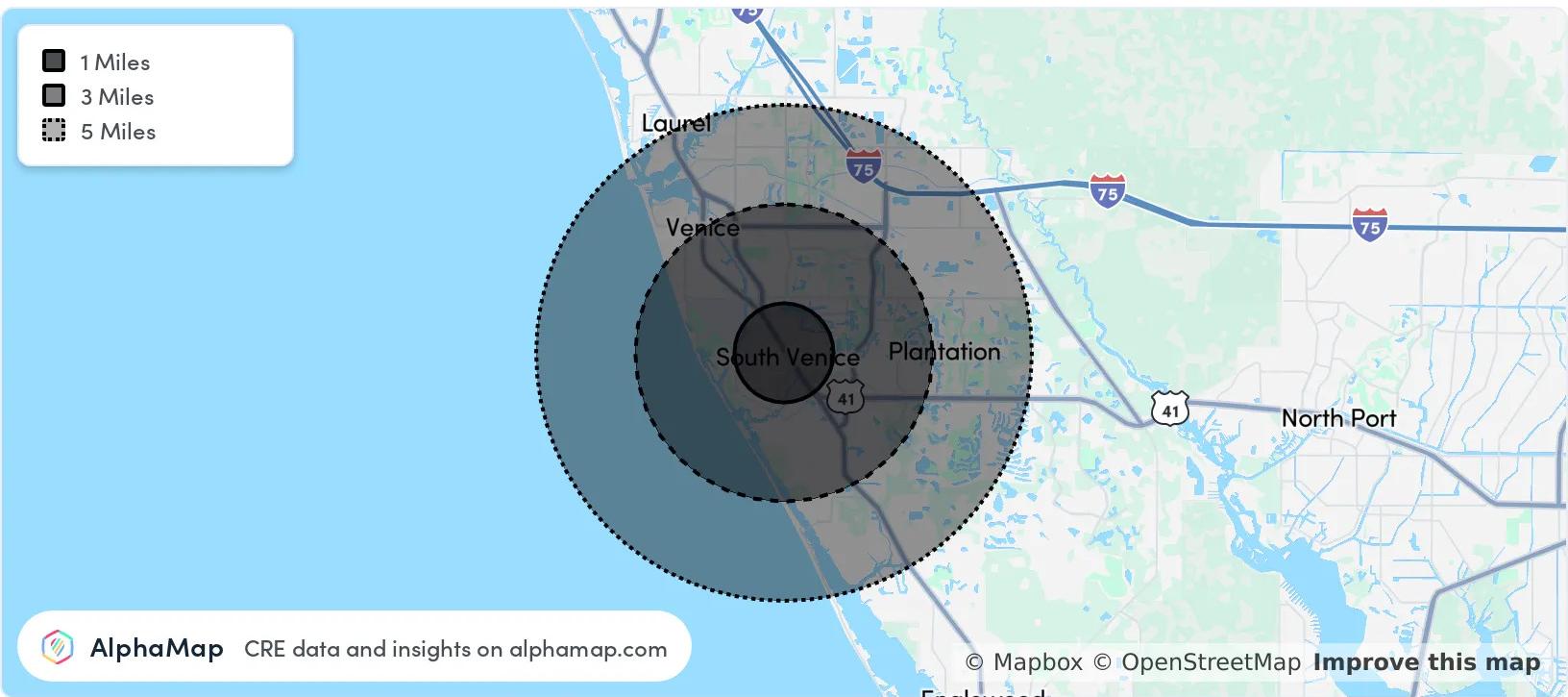
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Rapidly Growing Market

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 **AlphaMap** CRE data and insights on alphamap.com

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,573	49,463	88,930
Average Age	50	60	62
Average Age (Male)	49	59	61
Average Age (Female)	51	61	62

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,248	24,511	44,793
Persons per HH	2.3	2	2
Average HH Income	\$91,928	\$95,311	\$105,094
Average House Value	\$363,583	\$388,579	\$452,263
Per Capita Income	\$39,968	\$47,655	\$52,547

Map and demographics data derived from AlphaMap



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