

# Medical-Ready Office

Office  
Condo  
For Sale

1872 S Tamiami Trl A, Venice, FL 34293



## 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

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loyd@rerobbins.com



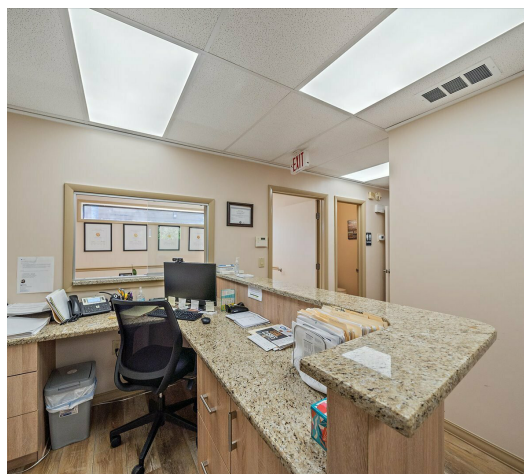
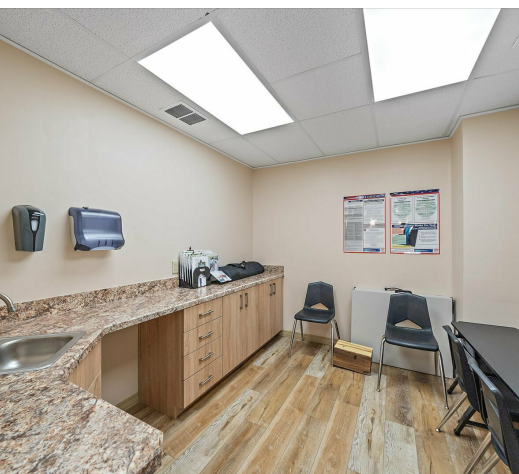
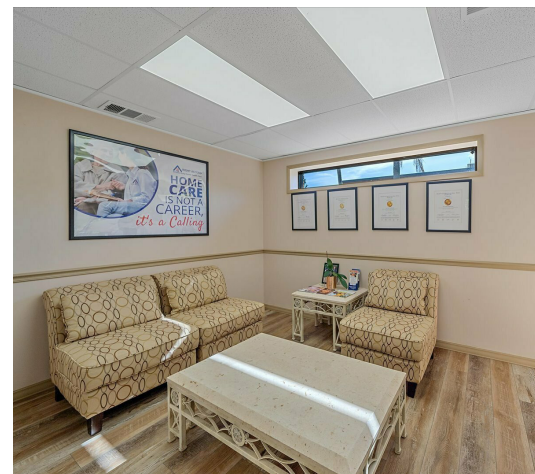
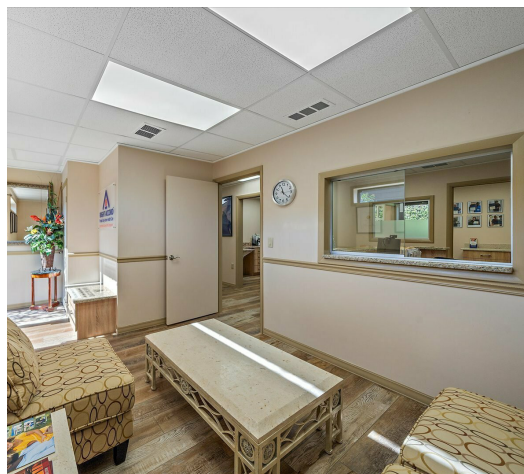
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# Turn-Key Medical Suite

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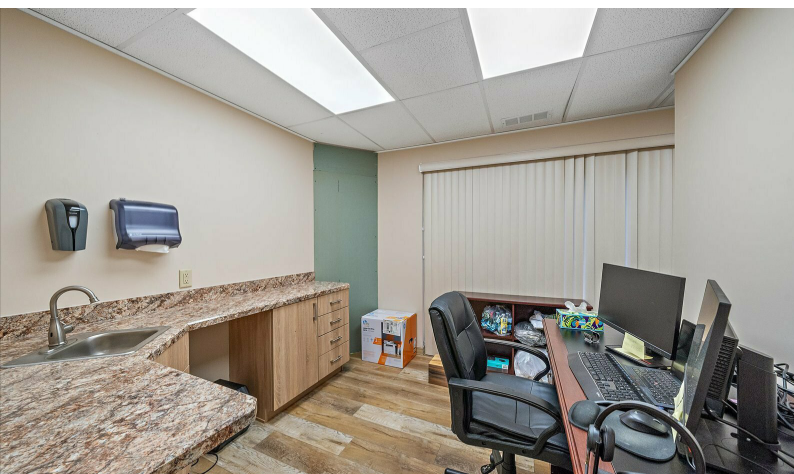
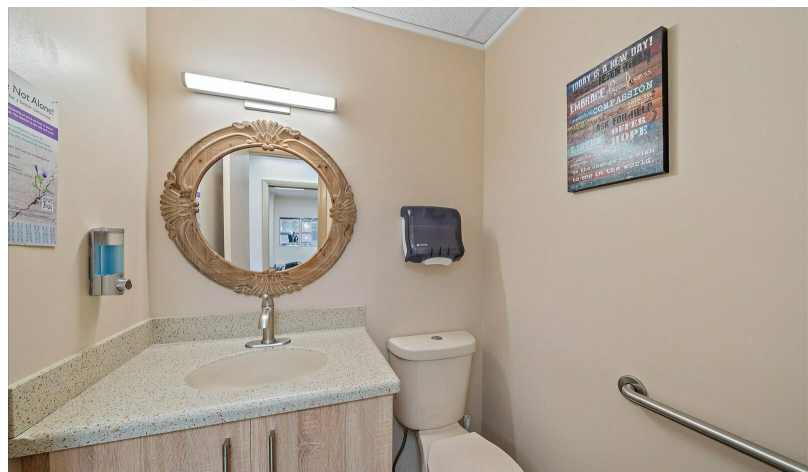
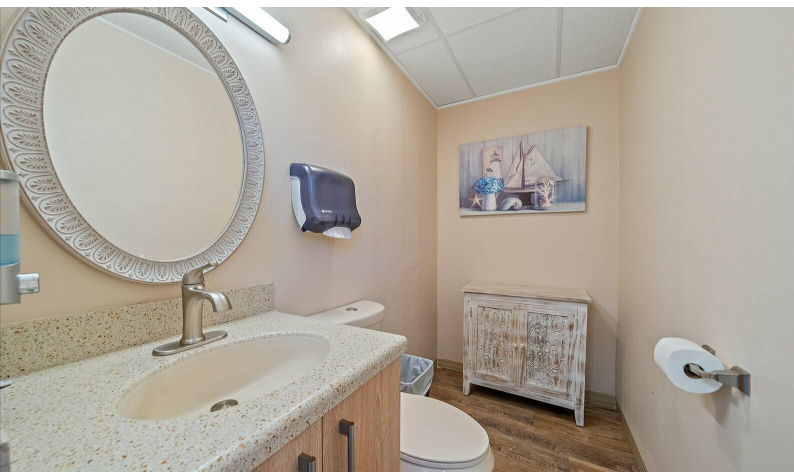
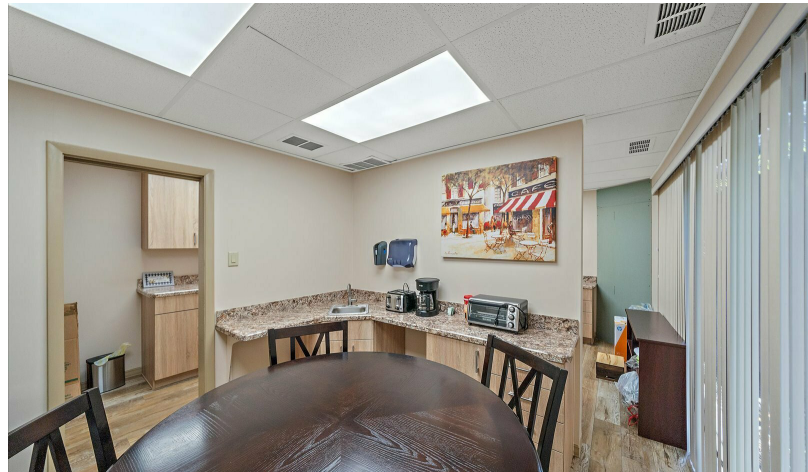


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# Professional Office

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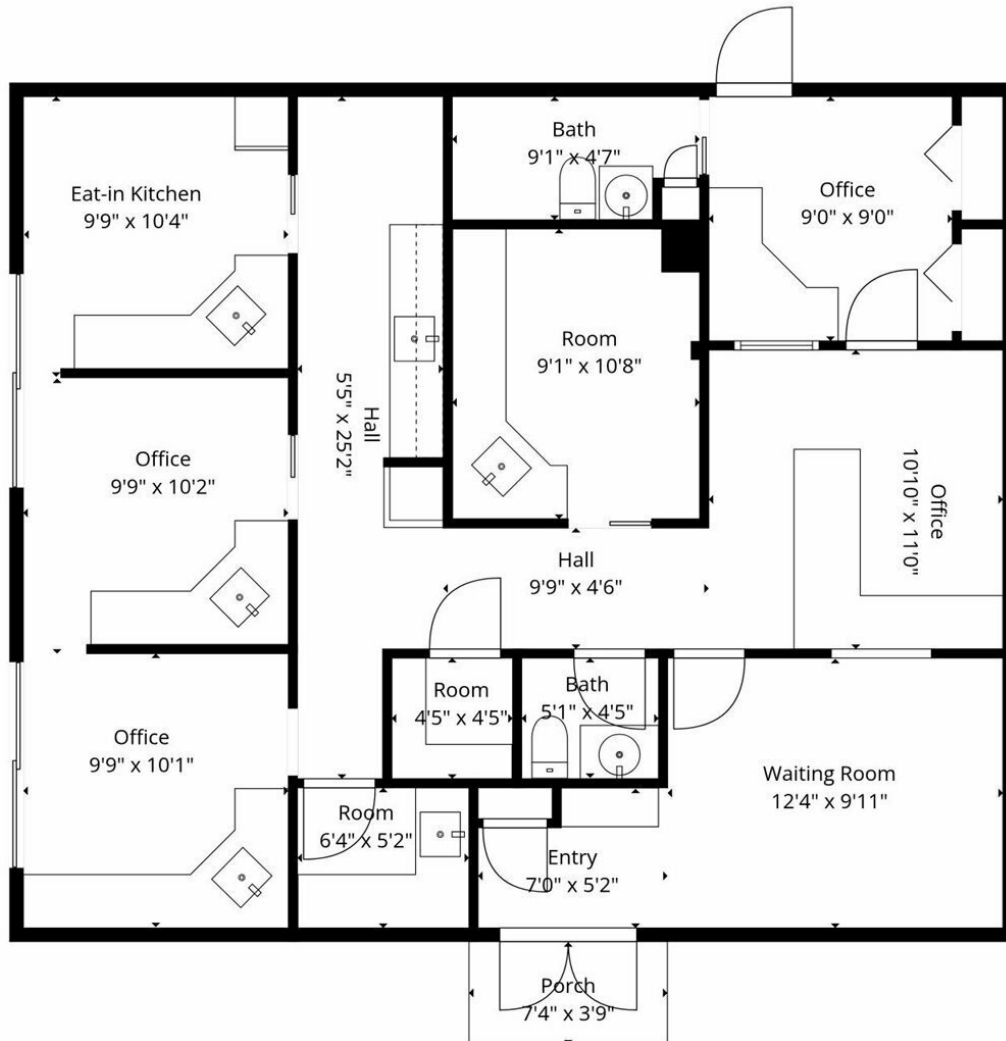


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# Flexible Floor Plan

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



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# Traffic-Driven Visibility

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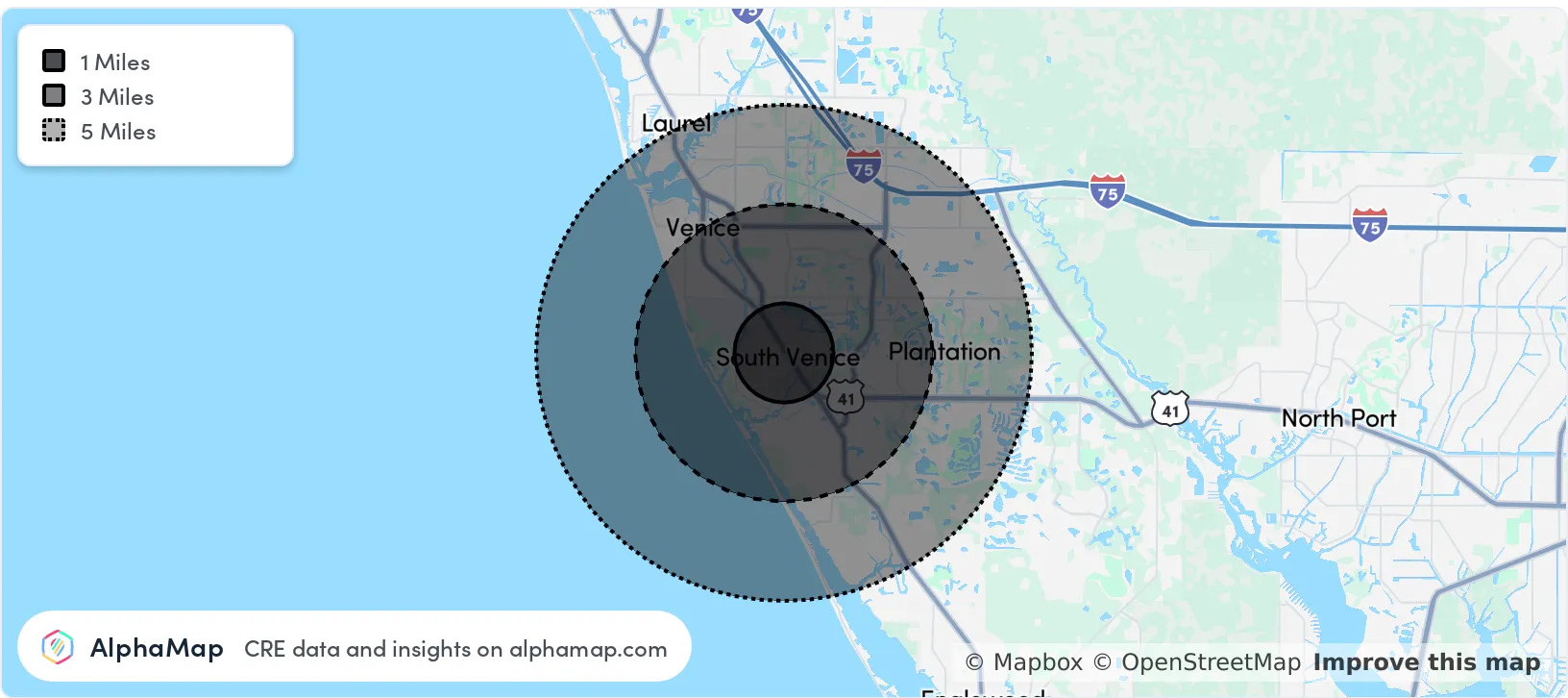


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# Rapidly Growing Market

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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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