

Macro Aerial: Venice, FL | Retail Center

Laurel Rd E | N Venice, FL 34275



Summary

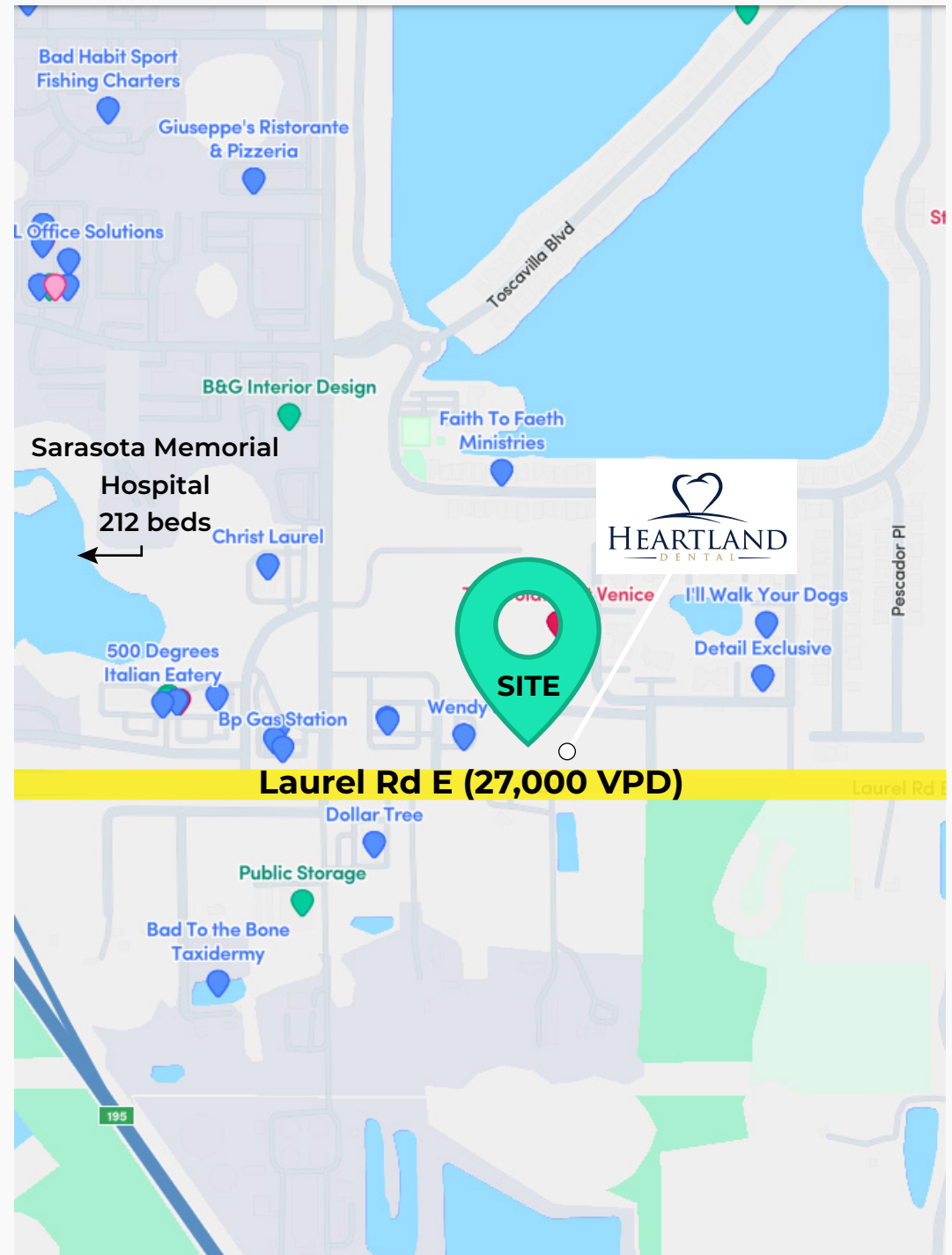
- Lease Rate: Call for Pricing
- Building Size: 19,945 SF
- Available For Lease:
 - West Building: ±1,795-3,720 SF
 - East Building: ±1,665-7,478 SF
- Co-Tenants: Heartland Dental, Good Vets, Dunkin' Donuts

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

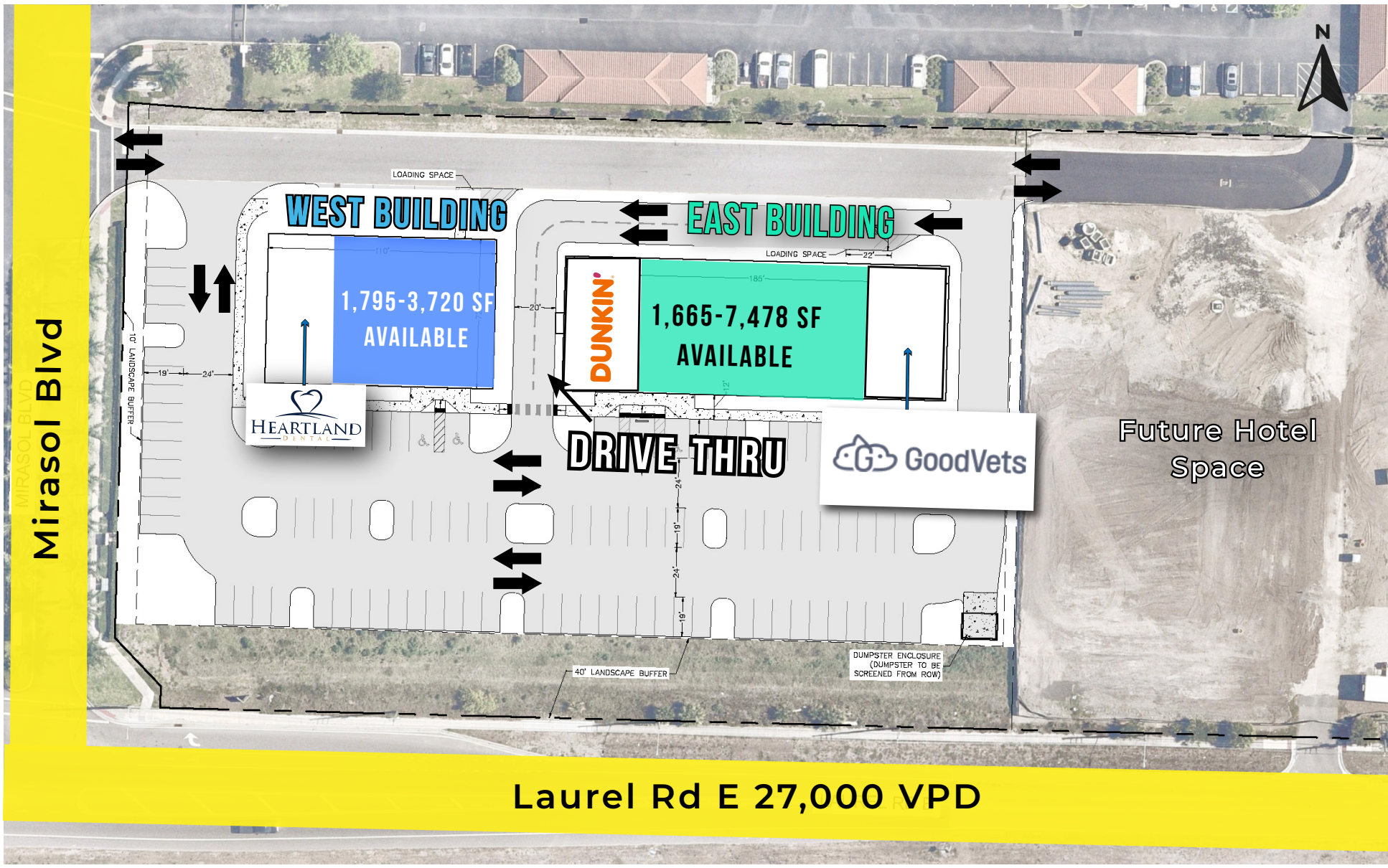
Demographics

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

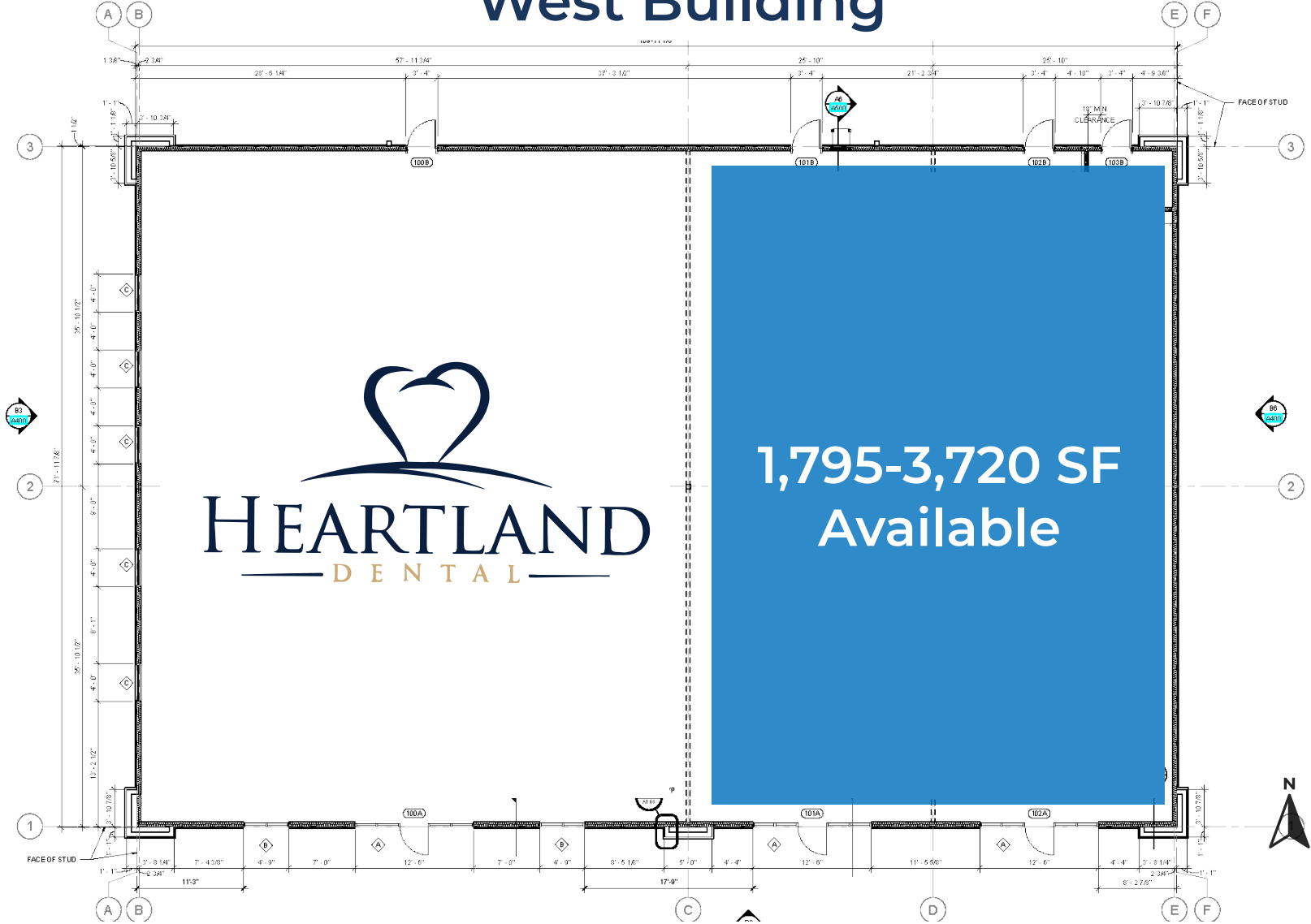
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Floor Plan | West Building

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West Building



Legal notice: The information herein was obtained from sources deemed reliable; however, Ashton Gray LLC makes no gaurentees, warranties, or representations as to the accuracy or completeness thereof. The presentaion 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

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East Building





Reid Richardson
Director, Retail Leasing - Florida

O: +1 (405) 300-4003
P: +1 (405) 615-0562
E: reidrichardson@ashtongray.com



Jack Geurkink
Director, Healthcare Leasing

O: +1 (405) 300-4003
P: +1 (405) 249-0890
E: jackgeurkink@ashtongray.com

