

PRIME REDEVELOPMENT SITE AT
HIGHLY TRAFFICKED INTERSECTION

101 U.S. 41 BYPASS NORTH & 657 E VENICE AVE., VENICE, FL



ADDRESS

101 U.S. 41 Bypass North & 657 E Venice Ave.
Venice, FL 34285

PROPERTY FEATURES

- Prime location in Venice
- 2 lots totaling 12,198 SF of land area
- Zoned Venice Avenue which promotes mixed-use development
- Near the Seaboard District and its upcoming modernized Master Plan
- High-traffic area for retail visibility
- Accessible from both streets benefiting retail or residential projects



| | 0.5 Miles | 1 Mile | 3 Miles |
|--------------------|-----------|----------|----------|
| Total Households: | 782 | 4,387 | 24,111 |
| Total Population: | 1,553 | 8,119 | 46,067 |
| Average HH Income: | \$71,970 | \$77,641 | \$97,143 |

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OFFERING SUMMARY

| | |
|----------------|---------------|
| Sale Price: | \$1,150,000 |
| Building Size: | 8,131 SF |
| Lot Size: | 12,198 SF |
| Price / SF: | \$141.43 |
| Year Built: | 1976 |
| Zoning: | Venice Avenue |
| Market: | Venice |

PROPERTY OVERVIEW

Introducing this exceptional mixed-use development site offering an ideal canvas for visionary developers looking to break into a thriving neighborhood. This prime property is a combination of two separate lots, 101 US Bypass 41 N and 657 Venice Ave. which combined feature a lot size over 12,000 SF and is ideally suited for a dynamic mixed-use development project. The site is zoned Venice Avenue and strategically located in the heart of the vibrant Venice area. The Venice Avenue zoning designation is a very accommodating designation focusing on mixed-use development and according to the municode "has been envisioned to further promote and encourage a vertical mixture of residential and commercial uses. Typically, this will involve locating higher activity uses such as retail, restaurant, or similar uses on the ground floor, and lower activity uses such as professional offices, residential, or similar uses above the ground floor." With its versatile location at the traffic lit intersection and potential for multi-purpose development, this property presents an exciting opportunity for developers to create a dynamic mixed-use space that meets the needs of the thriving local community.

LOCATION OVERVIEW

This prime site is located at the northwest corner of the traffic lit intersection of US 41 Bypass N. and Venice Ave. The intersection boasts a superb traffic count of over 40,000 along the bypass and approaching 25,000 just to the east along Venice Ave. Just to the west of the Subject Property is the Venice Seaboard District, a traditionally industrial area that the city is currently in the works of a new Master Plan Design that will transition the area to a Mixed Use zoning district to allow and encourage residential and companion commercial uses. The property has curb cut access off of both major streets and in a perfect location for a new retail or mixed use development project.

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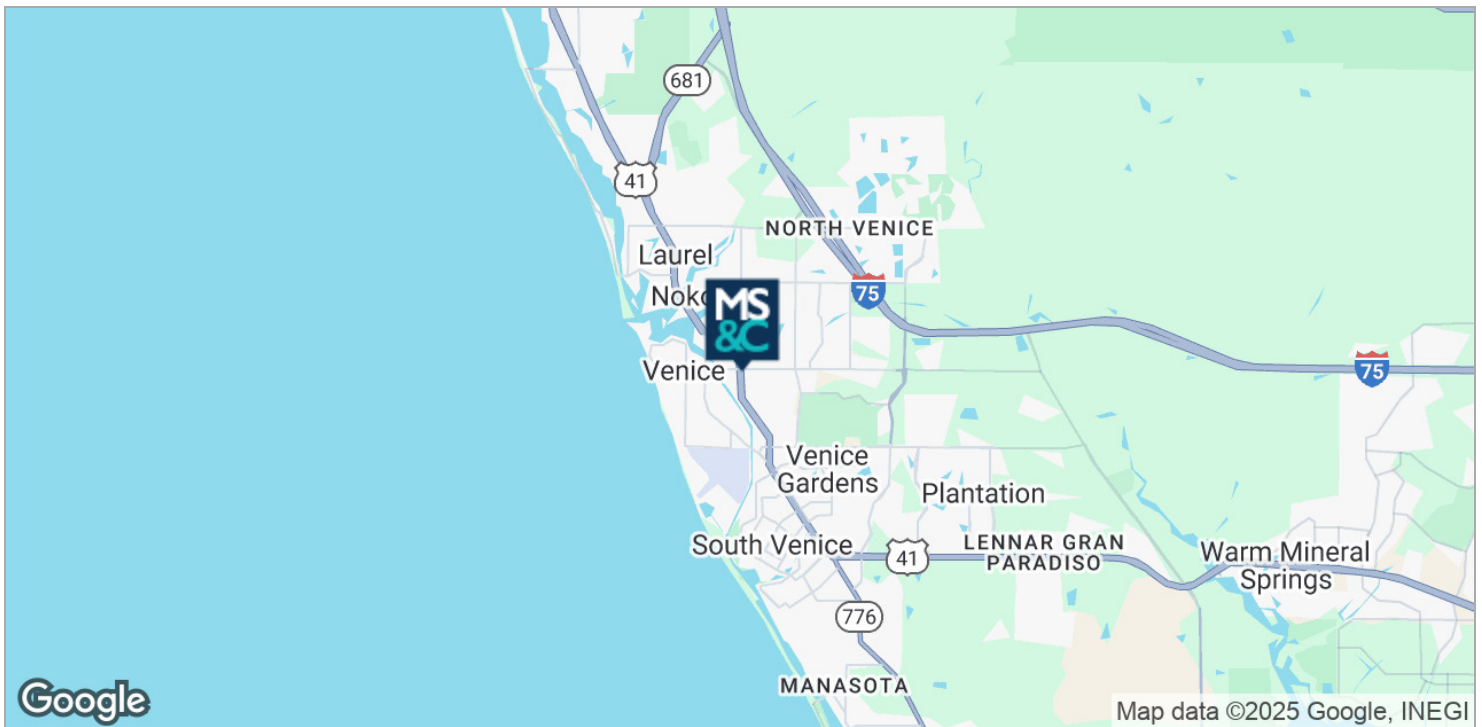
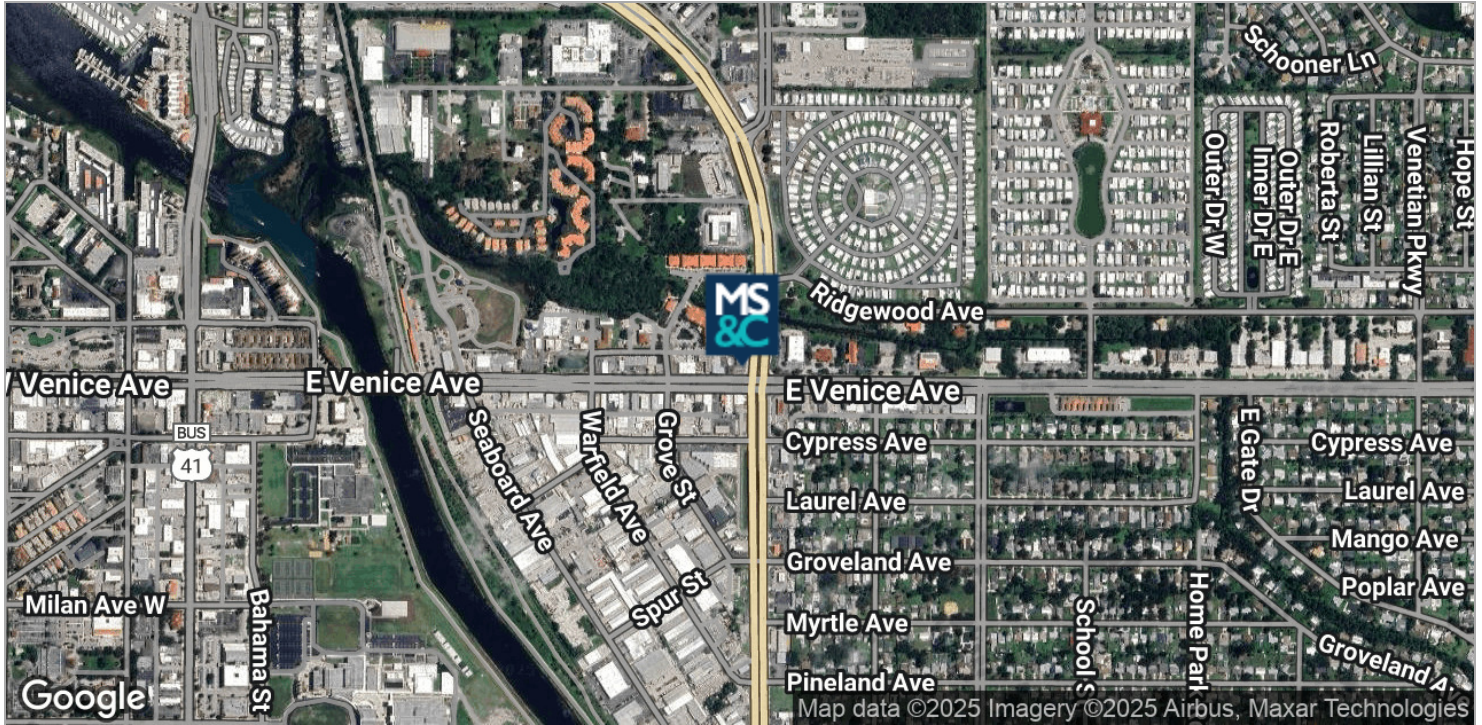
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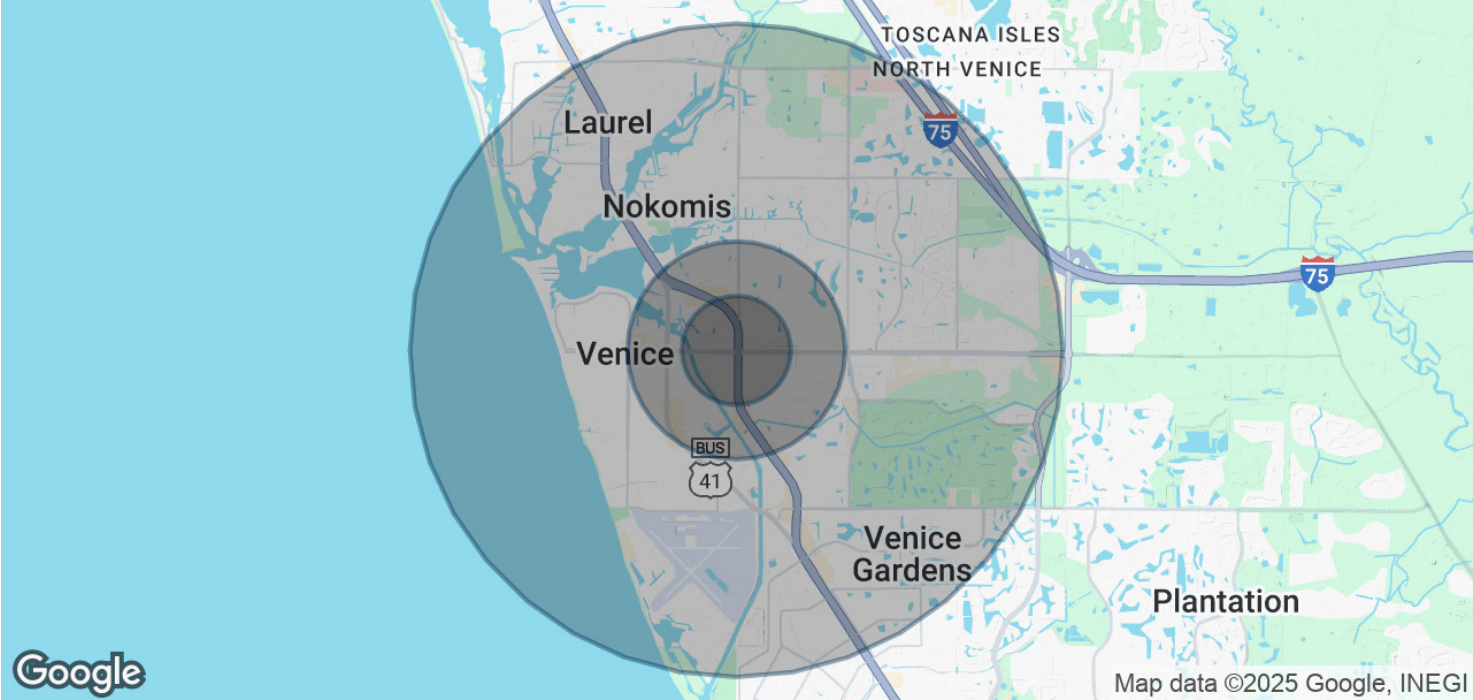
COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.

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POPULATION

| | 0.5 MILES | 1 MILE | 3 MILES |
|----------------------|-----------|--------|---------|
| Total Population | 1,553 | 8,119 | 46,067 |
| Average Age | 63 | 66 | 63 |
| Average Age (Male) | 62 | 65 | 62 |
| Average Age (Female) | 64 | 66 | 63 |

HOUSEHOLDS & INCOME

| | 0.5 MILES | 1 MILE | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 782 | 4,387 | 24,111 |
| # of Persons per HH | 2 | 1.9 | 1.9 |
| Average HH Income | \$71,970 | \$77,641 | \$97,143 |
| Average House Value | \$260,840 | \$384,973 | \$468,482 |

Demographics data derived from AlphaMap

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