

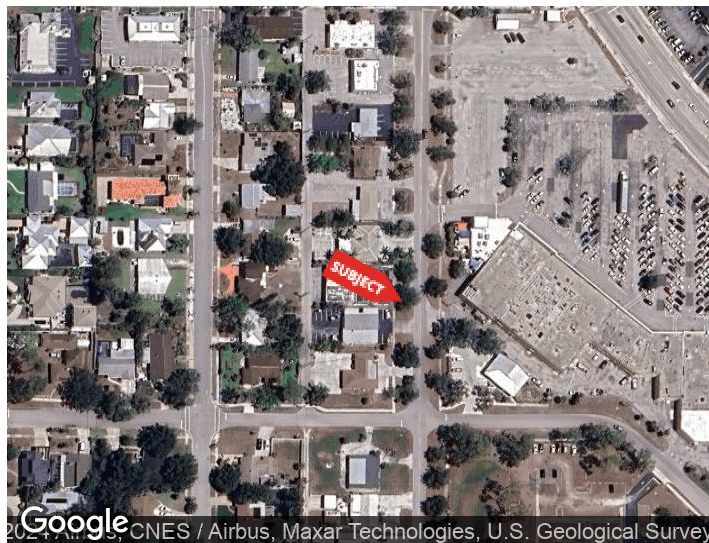


**FREESTANDING
MEDICAL/PROFESSIONAL
OFFICE BUILDING**

740-742 THE RIALTO
VENICE, FLORIDA 34285

PROPERTY HIGHLIGHTS

- Brand new 2024 full renovation
- Private Parking
- Easy Access to Venice Avenue/US41/I-75
- Busy Area
- Surrounded by rooftops and businesses
- Close to Venice Airport



DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,468	4,348	8,045
Total Population	1,629	5,015	9,401
Average HH Income	\$51,829	\$55,874	\$55,015

For More Information

ADAM SEIDEL
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BRAND NEW 2024 RENOVATION TURN KEY MEDICAL/ PROFESSIONAL OFFICE SPACE



OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Building Size:	3,165 SF
Available SF:	1,558 - 3,165 SF
Lot Size:	10,500 SF
Number of Units:	2
Renovated:	2024
Zoning:	ST2 - South Trail Subarea
Market:	Island of Venice

PROPERTY OVERVIEW

2 Spaces available and can easily be combined.
Brand new 2024 Renovation turn key Medical/ Professional Office Space

Unit 742: 1,558 sf+/-
6 Offices
Kitchenette
ADA Restroom
Reception/Waiting Room

Unit 740: 1,603 sf+/-
6 Offices
ADA Restroom
Kitchenette
Lab Space

Combined:
12+ Offices + Lab space

Brand new Floors, roof, windows, drop ceiling, LED lights and more.

Brand new ADA Bathrooms
Private Parking in front and overflow in the rear
Building Signage available for both units

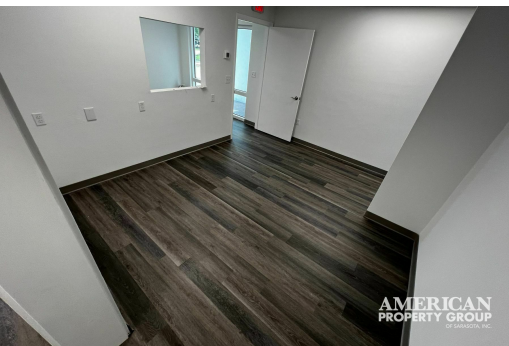
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**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

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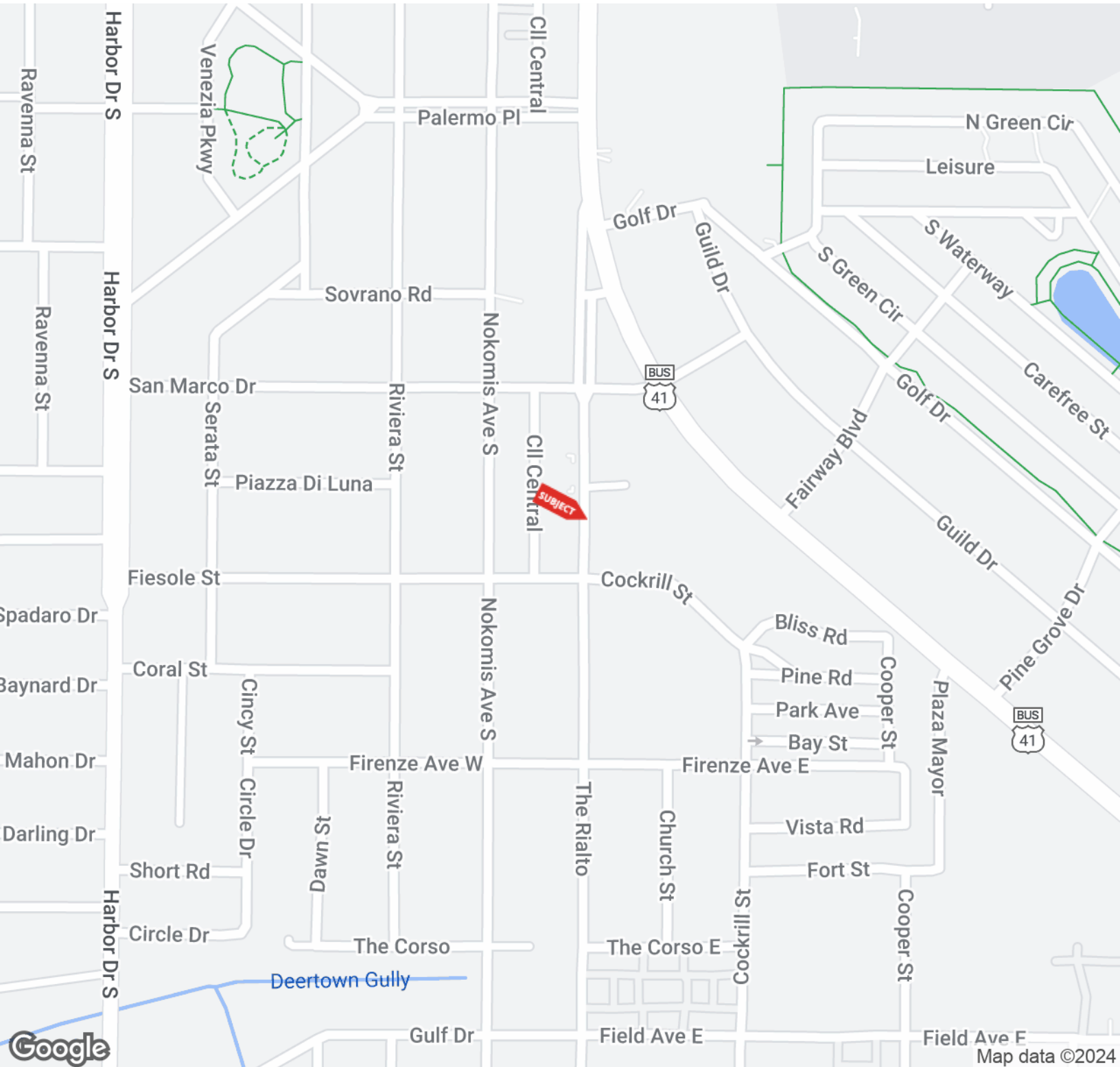
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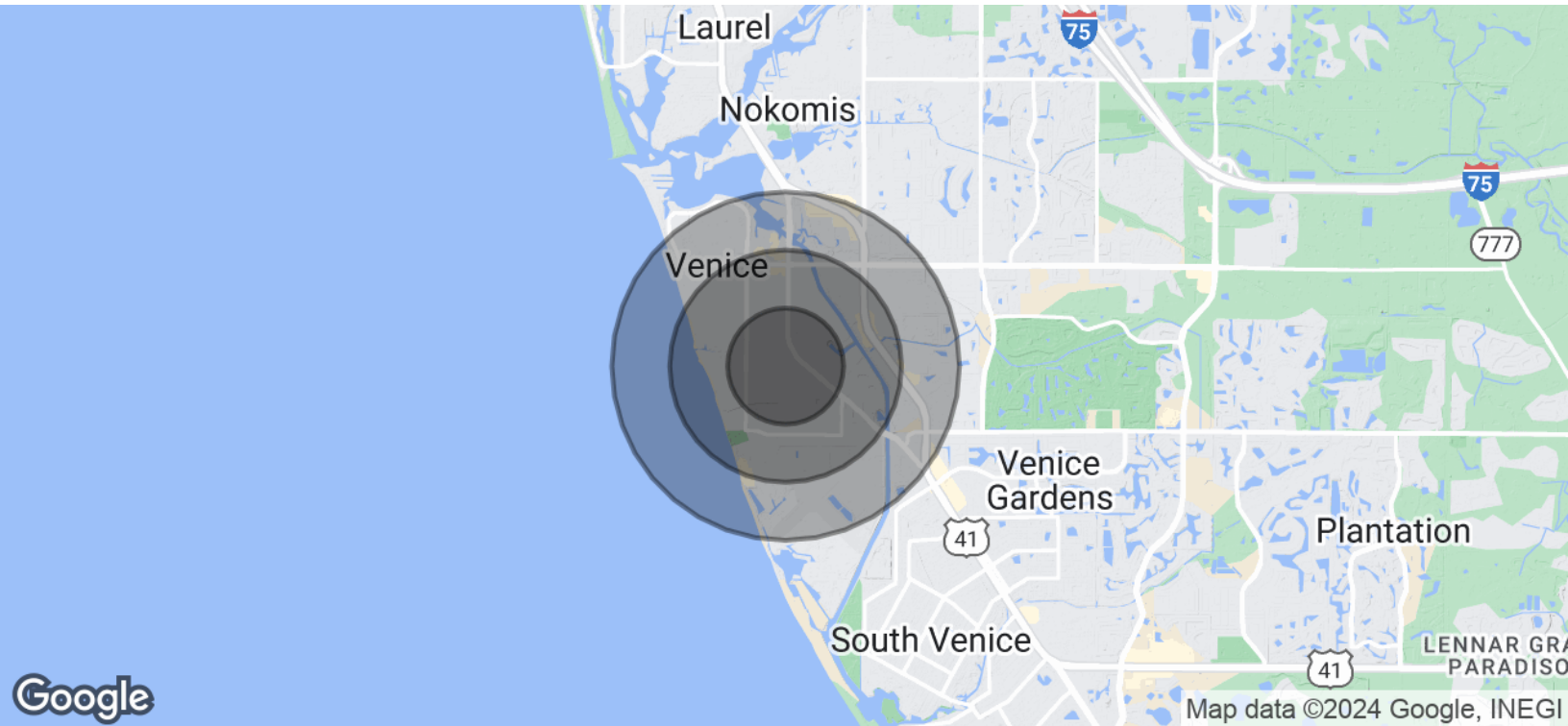
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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,629	5,015	9,401
Average Age	73.6	67.0	65.5
Average Age (Male)	73.9	67.8	66.2
Average Age (Female)	74.4	67.6	65.9

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,468	4,348	8,045
# of Persons per HH	1.1	1.2	1.2
Average HH Income	\$51,829	\$55,874	\$55,015
Average House Value	\$312,208	\$338,598	\$297,734

* Demographic data derived from 2020 ACS - US Census

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