



Terrific Mixed Use Building with
Iconic Restaurant

Great Exposure

High Visibility Urban Location

56 Linear Feet on Venice Avenue

Highly Walked & 15,000 Cars
Daily

10,000 +/- Square Foot Two Story
Building

PRICE: \$5,500,000

311 W Venice Avenue,
Venice, FL 32485

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SECTION I

Property Summary



PROPERTY SUMMARY

311 W Venice Ave
311 West Venice Avenue | Venice, FL 34285



Property Summary

Retail:	Mixed Use Retail Apartments
Building SF:	10,000 +/- SF
Floors:	2
Lot Size:	0.13 AC
Frontage:	56 Linear Feet on Venice Avenue
Building:	CBS
Year Built:	1925
Walk Score:	92
Zoning:	C1
Property Use:	Restaurant/Retail
Parcel Number:	0408040105
Price:	\$5,500,000

Property Overview

Transworld Commercial Real Estate and Transworld Business Advisors are pleased to represent ownership in the disposition of 311 W. Venice Avenue in Venice, Florida. It is located in Sarasota County, which is in the Southwestern part of the State of Florida and is part of the Sarasota/Tampa/ St. Petersburg Submarket.

It is currently the home of Cassariano Italian Restaurant, a well established and successful restaurant destination with a loyal clientele that seats 160 patrons. There is one additional retail tenant on the first floor and eight apartments on the second floor. The building is comprised of 10,000 +/- square feet of mixed-use space built in 1925 of stucco construction on a .13 of an acre rectangular site or 5,663 square feet. The property has great visibility with 56 linear feet on W. Venice Avenue, which is a highly traveled street with a Walkers Dream Score of 92 and with 15,000 +/- cars passing by daily.

Location Overview

The City of Venice, on Florida's Gulf Coast is situated within the Sarasota Submarket within Sarasota County. It was incorporated on May 9, 1927 by the Brotherhood of Locomotive Engineers. It is known for Venice Beach, with its offshore coral reef, and Caspersen Beach, where shark teeth are often found. Venice has been listed in several publications as being the "Shark's Tooth Capital of the World". It hosts the Shark's Tooth Festival every year to celebrate the abundance of fossilized shark's teeth that are found on the shores. Located just west of the Intracoastal Waterway and just east of the Ocean, the City includes what locals call "Venice Island", a portion of the mainland that is accessed via bridges over the artificially created Intracoastal. Multi-use trails hug the Intracoastal Waterway in Venetian Waterway Park. Other green spaces include Centennial Park, with its interactive fountain, and the Monty Andrews Arboretum at West Blalock Park. Oscar Scherer State Park is home to Florida scrub jays. Sarasota Bradenton International Airport is 21 +/- miles away. Residents benefit from the Venice Police Department & the Venice Fire Departments and Sarasota Memorial Hospital.

PROPERTY DESCRIPTION

311 W Venice Ave
311 West Venice Avenue | Venice, FL 34285



Property Description

311 W. Venice Avenue is a charming two story mixed use building with two retail tenants on the first floor and eight apartments with a rooftop terrace on the second floor. With a high visibility location with great exposure, it is situated on a very heavily trafficked street with a Walkers Dream Score of 92 and with 15,000 +/- cars going by daily.

This property presents an opportunity to acquire a charming building in a great location with strong demographics and three sources of income as follows:

- 1) First Floor Restaurant Pays.....\$17,500 Monthly.....\$210,000 Annually
- 2) First Floor Shoe Store Pays.....\$3,900 Monthly (below market) \$46,800 Annually
- 3) Six Apts 2nd Floor @ \$800 Monthly.....\$4,800 Monthly.....\$57,600 Annually
- 4) Two Apts 2nd Floor @ \$900 Monthly.....\$1,800 Monthly.....\$21,600 Annually

TOTAL \$28,000 Monthly \$336,000 Annually

SECTION II

Photos



PROPERTY PHOTOS

311 W Venice Ave
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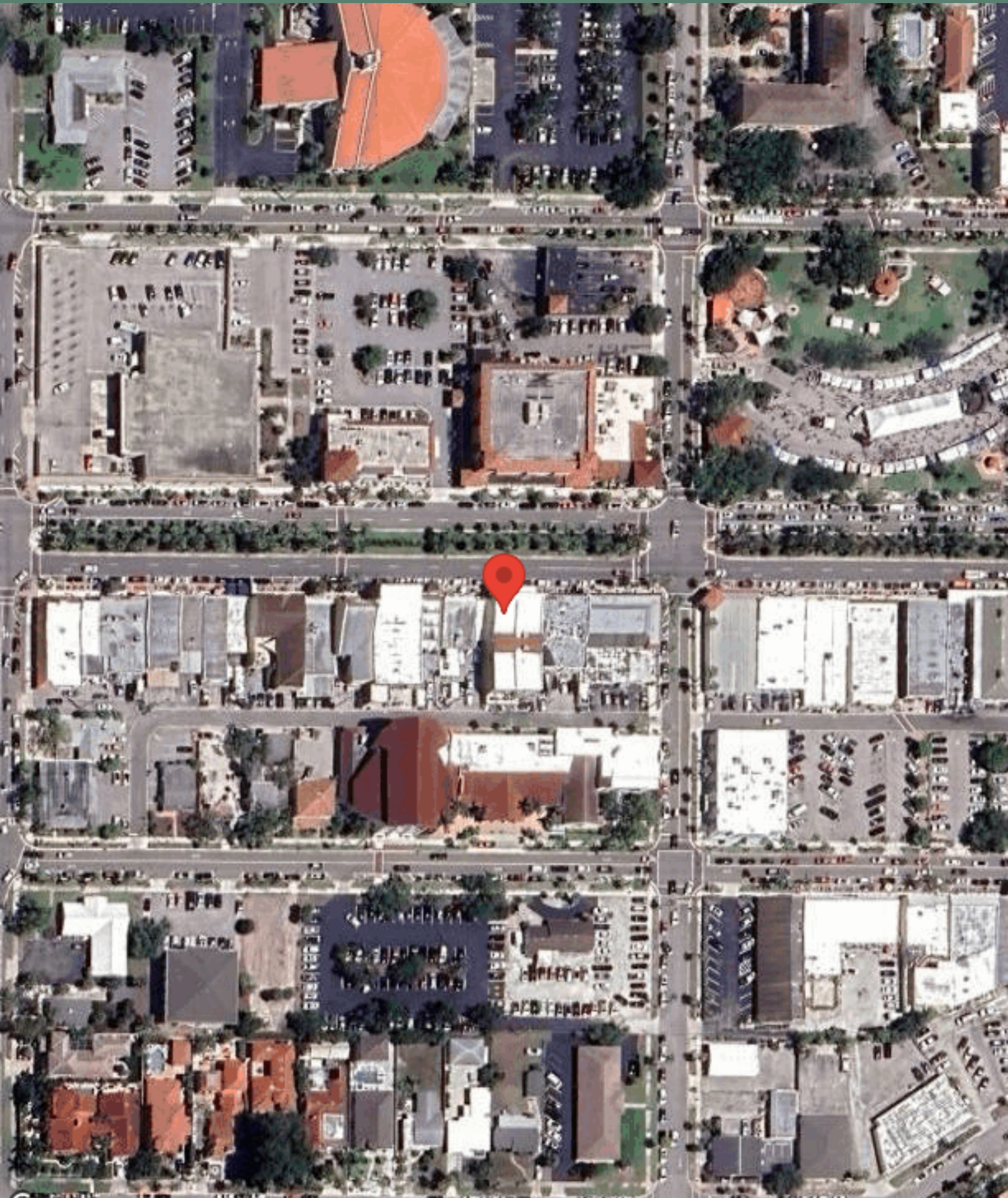
SECTION III

Maps / Demographics



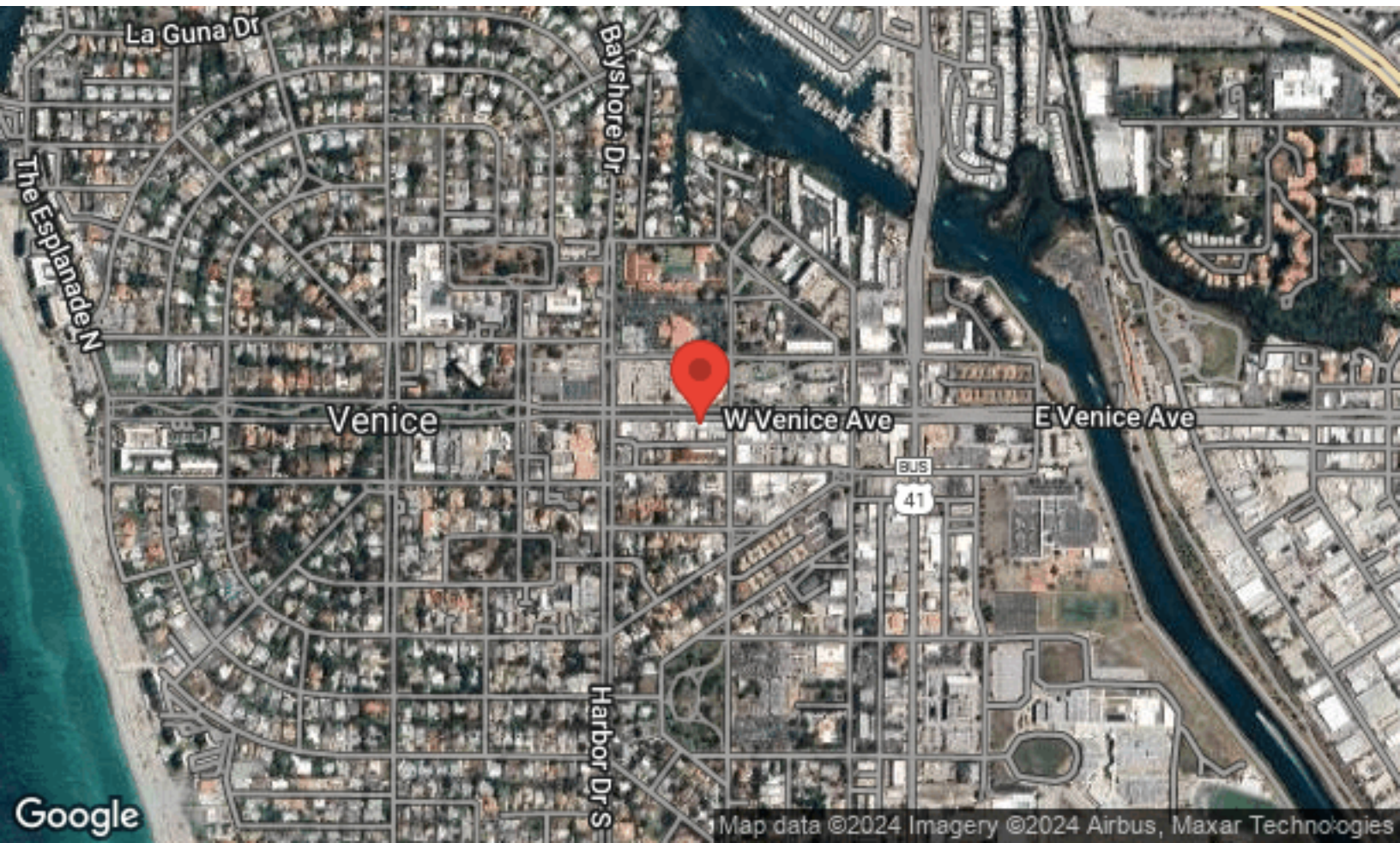
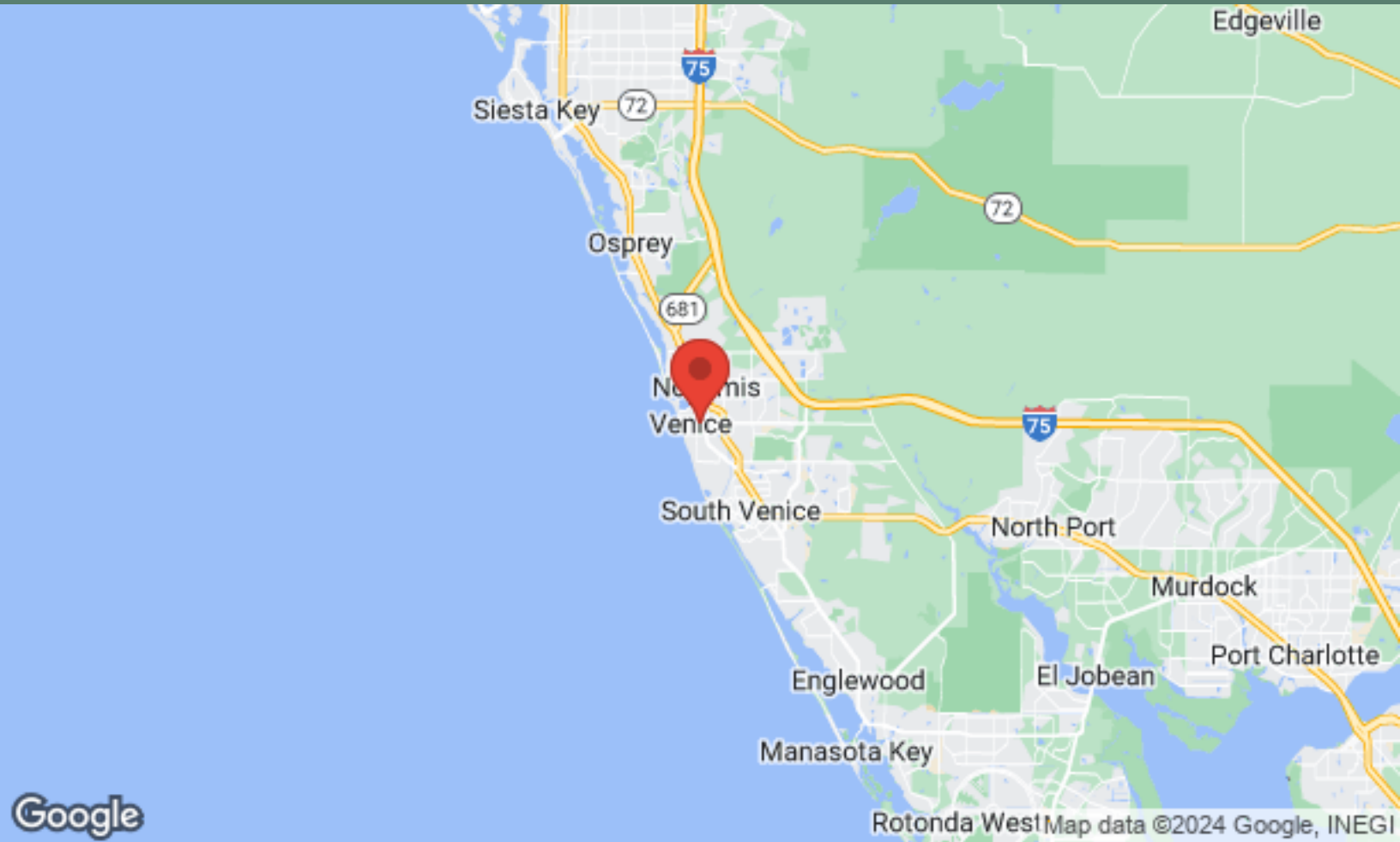
AERIAL MAP

311 W Venice Ave
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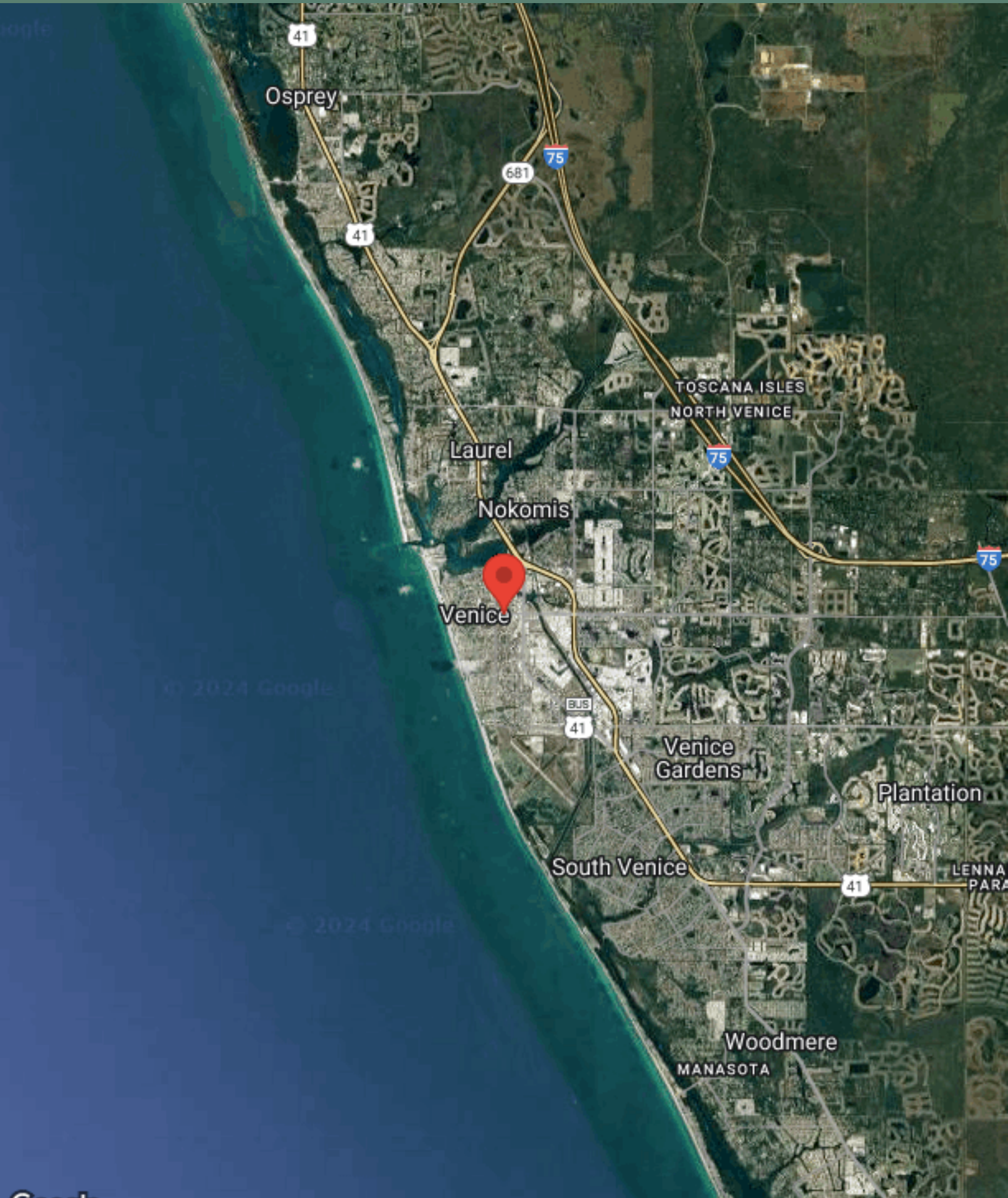
LOCATION MAPS

311 W Venice Ave
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REGIONAL MAP

311 W Venice Ave
311 West Venice Avenue | Venice, FL 34285



Households

	2 mile	5 mile	10 mile
2010 Households	10,112	32,869	55,956
2023 Households	12,047	37,374	72,050
2028 Household Projection	12,567	38,749	75,915
Annual Growth 2010-2023	0.9%	0.9%	1.8%
Annual Growth 2023-2028	0.9%	0.7%	1.1%
Owner Occupied Households	9,427	30,830	62,172
Renter Occupied Households	3,141	7,919	13,743
Avg Household Size	1.8	1.9	2
Avg Household Vehicles	1	2	2
Total Specified Consumer Spending (\$)	\$337.2M	\$1.1B	\$2.3B

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$79,016	\$86,870	\$94,778
Median Household Income	\$57,954	\$65,820	\$71,126
< \$25,000	2,448	5,820	9,781
\$25,000 - 50,000	2,805	8,168	14,403
\$50,000 - 75,000	2,079	7,267	14,008
\$75,000 - 100,000	1,644	5,170	9,730
\$100,000 - 125,000	1,124	3,860	7,761
\$125,000 - 150,000	683	2,543	5,352
\$150,000 - 200,000	584	1,865	4,601
\$200,000+	679	2,680	6,413

SECTION IV

Broker Profile



CONTACT INFORMATION

311 W Venice Ave
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For More Information Contact:

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DISCLAIMER

This is a confidential Offering Memorandum, which is intended solely for your limited use and benefit in determining whether you desire to express any further interest in acquiring 311 West Venice Avenue, Venice, FL 32485, (the "Property"). You are bound by the Confidentiality Agreement executed in connection with your receipt of this Offering Memorandum. This Offering Memorandum was prepared by Transworld Commercial, a Florida limited liability Company broker. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all the information, which prospective investors may desire. It should be noted that all or any of the market analysis projections are provided for general reference purposes and are based on assumptions relating to the general economy, competition, and other factors beyond our control and, therefore, are subject to material variation. Additional information and an opportunity to inspect material related to the Property will be made available to interested and qualified prospective capital sources. Neither the Owner, Broker, nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, pcbs, other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property, and if so, whether any health danger or other liability exists. Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending on past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. In this Offering Memorandum, certain documents are described in summary form. The summaries do not purport to be complete descriptions of the full agreements involved, nor do they purport to constitute any legal analysis of the provisions of the documents. This brochure shall not be deemed an indication of the situation of the Owner nor constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this Offering Memorandum. Duplication of the Offering Memorandum in part or whole without expressed written consent of Broker is not authorized.

PROPERTY INSPECTION:

Prospective purchasers will be given an opportunity to visit and inspect the property at their convenience by scheduling an appointment with ALAN KAYE of TRANSWORLD COMMERCIAL. Property Tours should be scheduled with as much advance notice as possible. Prospective purchasers may not visit the property without ALAN KAYE of TRANSWORLD COMMERCIAL PLEASE DO NOT VISIT THE PROPERTY WITHOUT SETTING AN APPOINTMENT WITH ALAN KAYE OR JOE DI BARTOLO & PLEASE DO NOT DISTURB THE TENANTS.