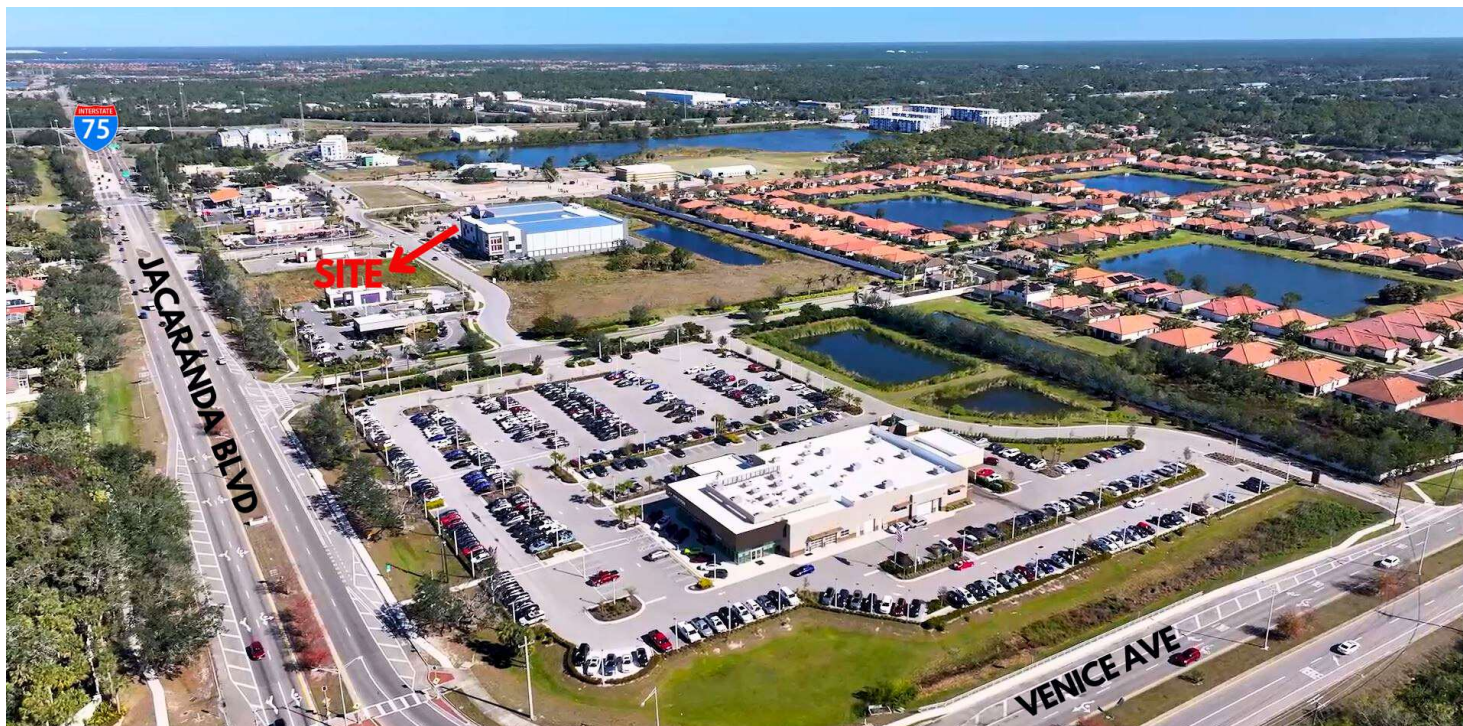


# Jacaranda Junction Outparcel

19450 Times Circle, Venice, FL 34292

Land For  
Lease



## Property Description

Jacaranda Junction Outparcel available for long term, NNN Land Lease or Build to Suit.

Join WAWA, Culver's, Starbucks, Tractor Supply, Arby's, Taco Bell, Lighting Fast Car Wash and more! 1.527 acre parcel with 226 feet of frontage on Jacaranda Blvd just 1/2 mile from I-75. Unmatched exposure to over 36,000 Passing Vehicles Each Day!

Exit 193 off I-75 in South Sarasota County.

## OFFERING SUMMARY

Lease Rate: \$175,000.00 per year (NNN)

OPTION: Build to Suit

Lot Size: 1.52 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,020	20,015	46,309
Total Population	4,093	39,544	92,141
Average HH Income	\$112,273	\$108,527	\$109,246



## Loyd Robbins

Principal Broker  
(941)-356-9659  
loyd@rerobbins.com



3580 S. Tuttle Ave  
Sarasota FL 34239

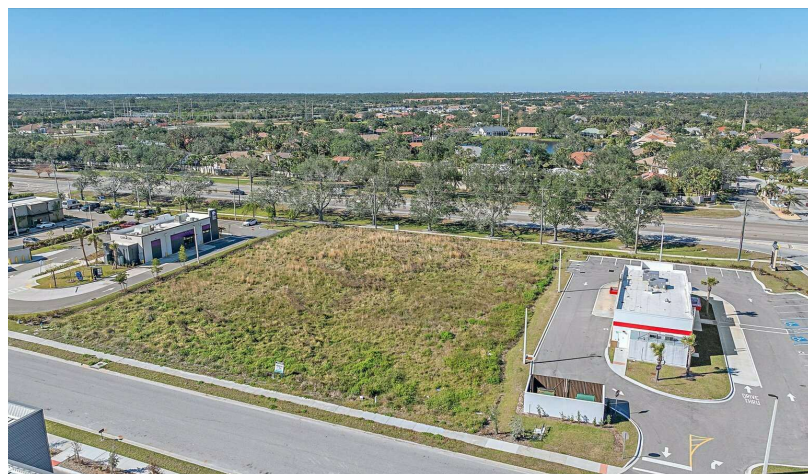
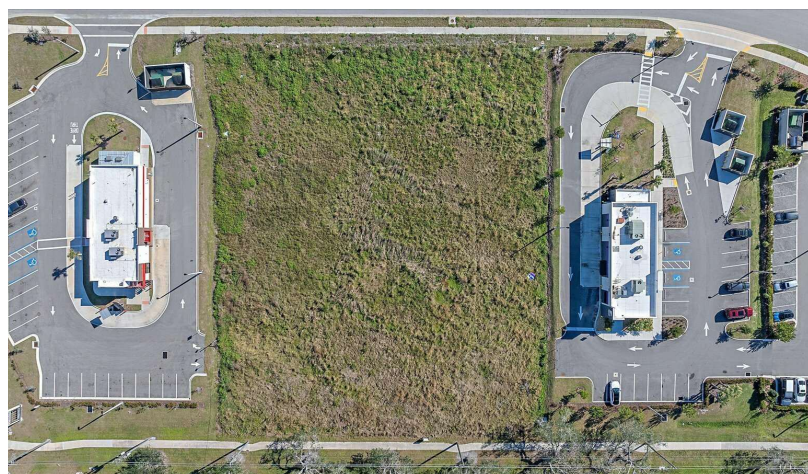
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# 1.52 Acres High Traffic Location

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# Exit 193 off I-75

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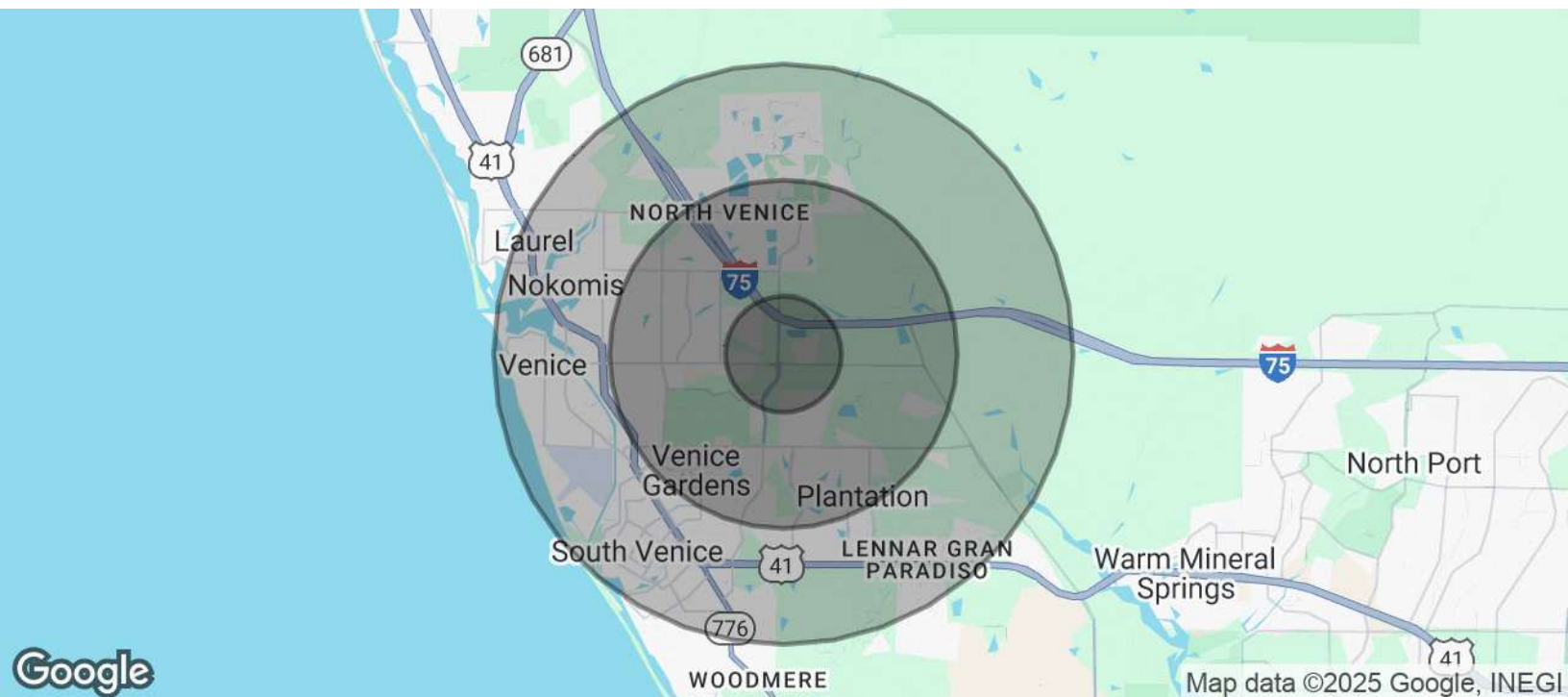
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# Rapidly Growing Market

Land For  
Lease

19450 Times Circle, Venice, FL 34292



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,093	39,544	92,141
Average Age	62	64	61
Average Age (Male)	61	63	61
Average Age (Female)	63	64	62

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,020	20,015	46,309
# of Persons per HH	2	2	2
Average HH Income	\$112,273	\$108,527	\$109,246
Average House Value	\$492,596	\$442,681	\$458,954

*Demographics data derived from AlphaMap*



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