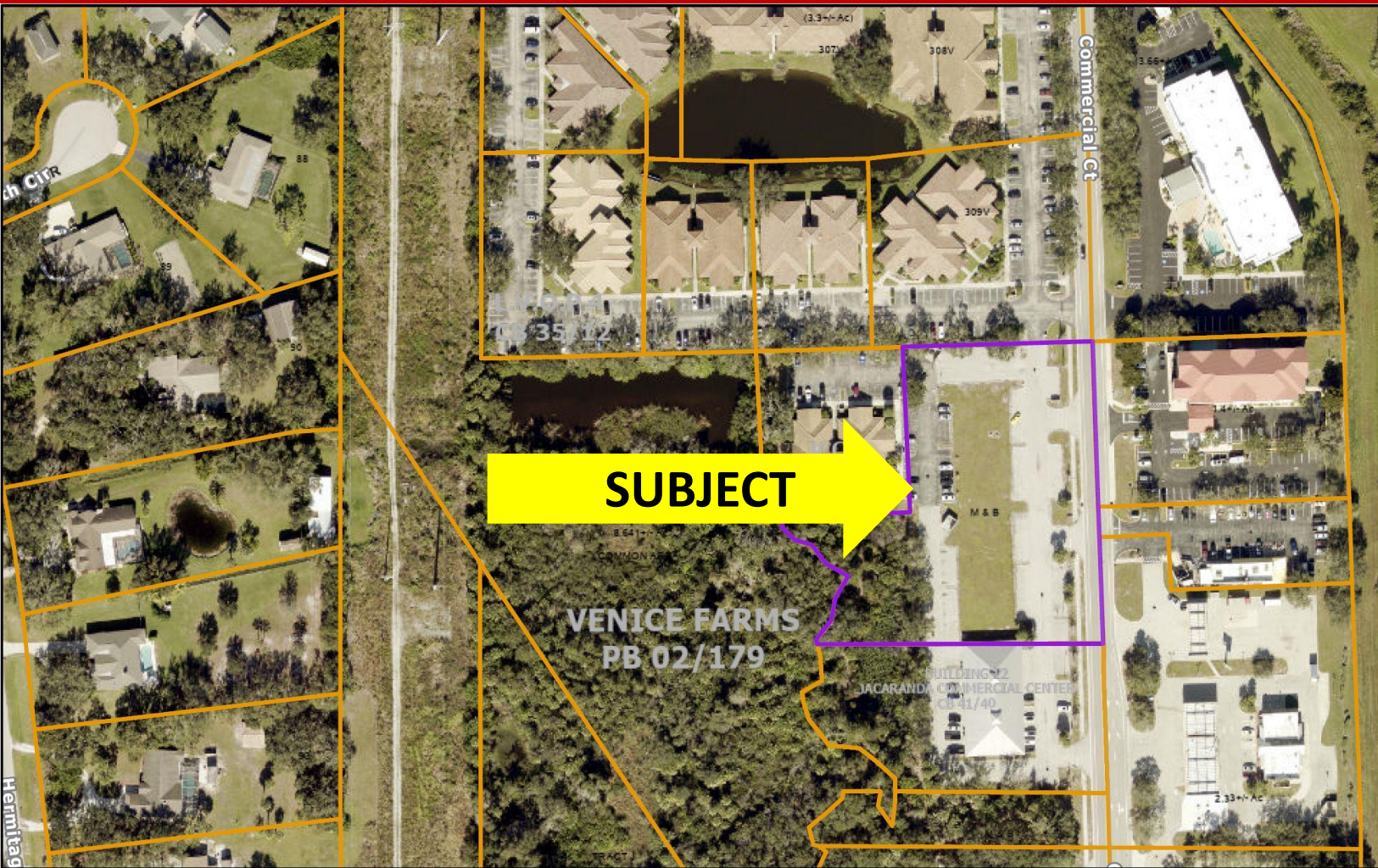


Commercial Real Estate Advisors

A marketing company licensed to broker real estate



2.37 Acres CHI-Zoned Land For Sale (103,044 SF)

385 Commercial Court

Venice, FL 34292

Prime Location For A Hotel Or Multi-level Storage Facility

\$1,350,000



Howard J. Corr CCIM
Managing Broker
[D] 941.815.2129
[E] H.Corr@CorrAdvisors.com



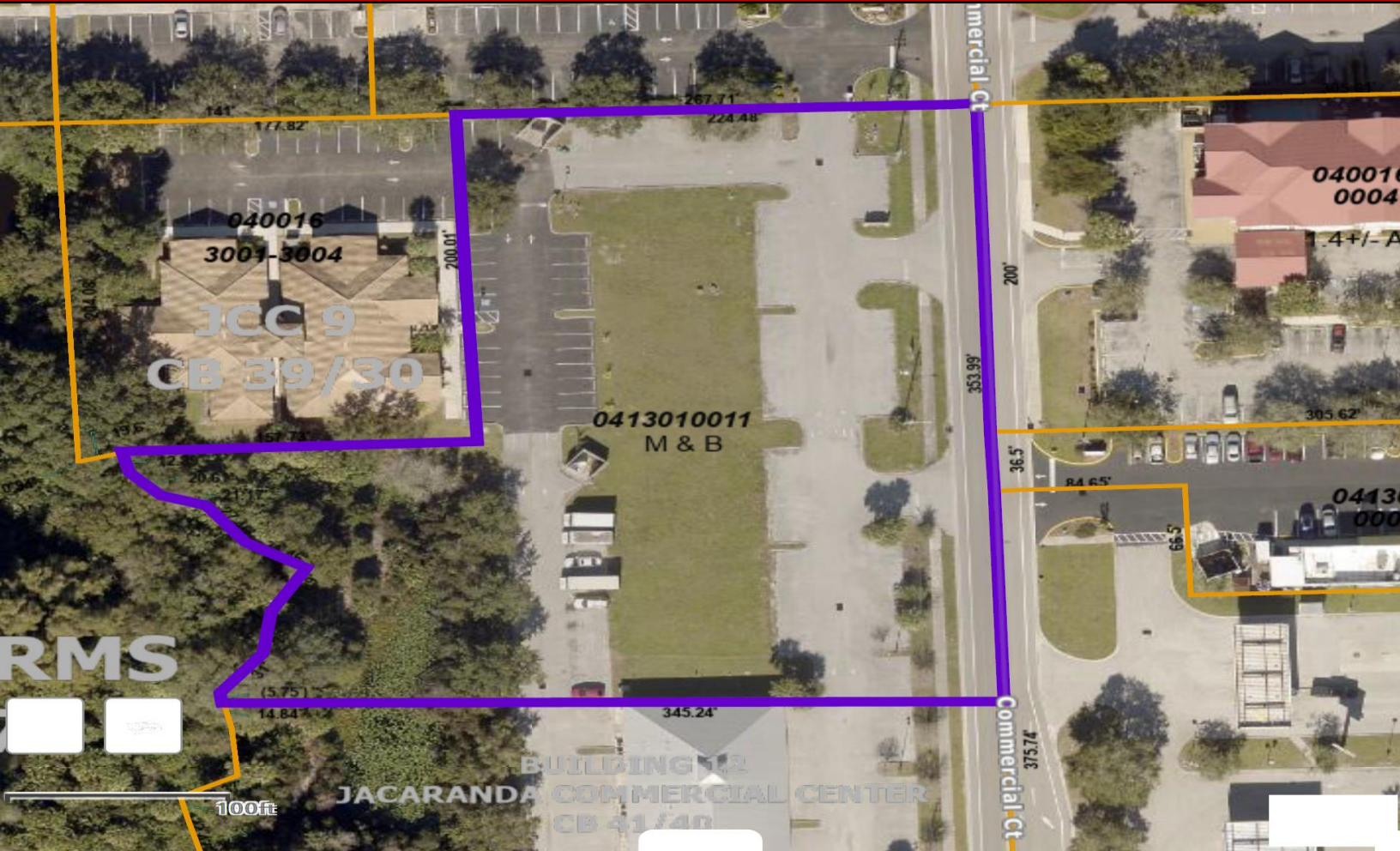
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REAL ESTATE SERVICES

941.740.1215

18501 Murdock Cir Suite 300 | Port Charlotte FL, 33948

OFFICE | MEDICAL OFFICE | INDUSTRIAL | RETAIL | LAND | MULTIFAMILY

385 Commercial Court, Venice



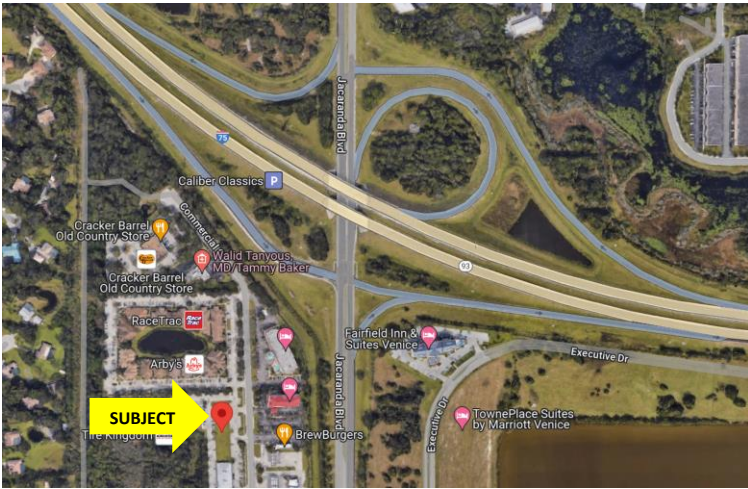
Prime location for a Hotel or Multi-Level Storage facility on 2.37 acres on Commercial Court just off I-75 at Exit 193 (Jacaranda Boulevard). Zoned CHI (Commercial Highway Interchange), this parcel is situated in an area that is being developed quickly. In close proximity to the Publix at Jacaranda Commons and the Hyundai of Venice dealership at the roundabout as well as a myriad of other businesses wrapped close to the interstate and beyond. Vacant commercial land is going fast! Don't miss your opportunity to put your stake in the ground at this excellent location!



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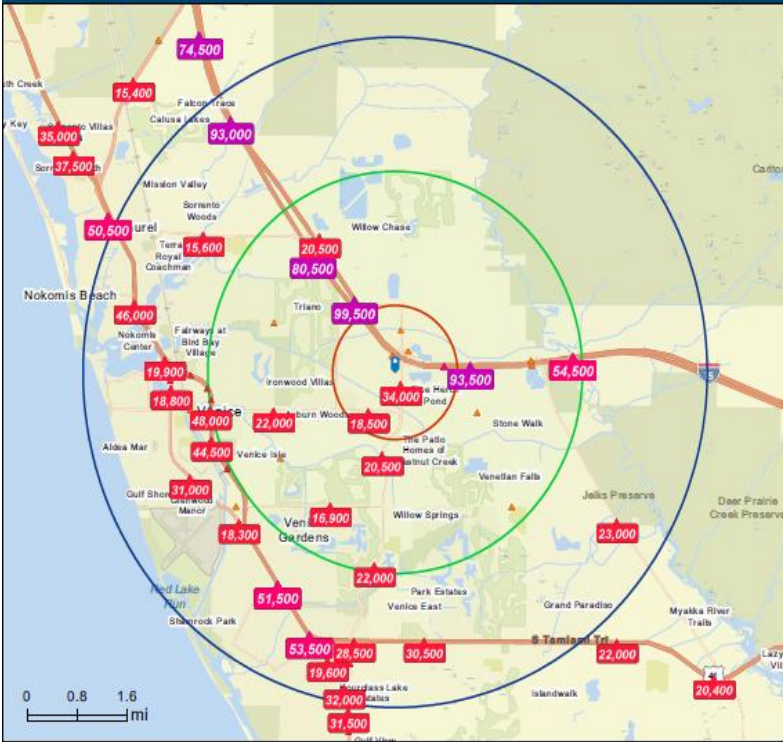


PROPERTY DETAILS

Address:	385 Commercial Court, Venice FL 34292
Land Area:	103,044 SF (2.37 A)
Sale Price:	\$1,350,000
Zoning:	CHI – Commercial Highway Interchange
CHI Uses	https://library.municode.com/fl/sarasota_county/codes/code_of_ordinances?nodeId=PTII_COOR_CH124UNDECO_ART6GEBAINZO_IDEST_S124-78DIDESTNAD1 (5) "CHI" Commercial, Highway Interchange

SITE SUMMARY

Prime location for a Hotel or Multi-Level Storage facility on 2.37 acres on Commercial Court just off I-75 at Exit 193 (Jacaranda Boulevard). Zoned CHI (Commercial Highway Interchange), this parcel is situated in an area that is being developed quickly. In close proximity to the Publix at Jacaranda Commons and the Hyundai of Venice dealership at the roundabout as well as a myriad of other businesses wrapped close to the interstate and beyond.



DEMOGRAPHIC STATISTICS

Proximity:	1 mile	3 miles	5 miles
Total Population:	3,398	40,550	89,081
Median Age:	64.4	69.0	65.9
Households:	1,497	20,741	45,060
Median HH Income:	\$88,175	\$81,178	\$81,249
Per Capita Income:	\$66,021	\$60,932	\$60,982

TRAFFIC VOLUME

Collection Street	Cross Street	Traffic Volume	Year	Mile Radius
Jacaranda Blvd.	I-75	34,000	2024	.5 mile
Border Rd.	I-75	99,500	2024	1 mile
River Rd.	I-75	54,500	2024	3 miles
Tamiami Trail	E Venice Ave.	48,000	2024	3 miles



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The Venice Advantage:

Venice is a city in [Sarasota County, Florida](#), United States. The city includes what locals call "Venice Island", a portion of the mainland that is accessed via bridges over the artificially created Intracoastal Waterway. The city is located south of Nokomis and north of [Englewood](#). As of the 2010 census, the city had a population of 20,746. It is noted for its large snowbird population and was voted as a top 10 Happiest Seaside Towns by Coastal Living. Venice is part of the [North Port–Sarasota–Bradenton metropolitan statistical area](#). Venice has been listed in several publications as being the "Shark's Tooth Capital of the World".^[17] It hosts the Shark's Tooth Festival every year to celebrate the abundance of fossilized shark's teeth that can be found on its coastal shores. [Tervis Tumbler](#), a United States drinkware manufacturer, has its headquarters and production facility in Venice. https://en.wikipedia.org/wiki/Venice,_Florida

The City of Venice, located on Florida's Gulf Coast midway between Tampa and Fort Myers, is only a short distance from the new [West Villages Development](#) and the new [Atlanta Braves Training Facility](#) in North Port.



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Corr Commercial Advisors was built on the values the Corr name instituted almost 70 years ago. Built on entrepreneurship, integrity, creativity, and excellence, Corr Commercial Advisors, LLC was established, serving communities from Sarasota to Fort Myers in the southwest Florida region. Corr Commercial Advisors is your only choice in commercial real estate.

Howard J. Corr CCIM, Managing Broker of CCA, is determined to set the example and lead the way of how commercial real estate is conducted in SWFL. The concept of listing your property and waiting for it to sell is a thing of the past. CCA is a marketing company with a broker's license that is accountable, collaborative, and knowledgeable, prepared to be your full-service real estate and property management brokerage. With CCA, a team of committed and enthusiastic professionals not only understands the business but has been a pivotal part of its growth and development over the last several decades and will completely manage your real estate transaction. Over the last 35+ years, Corr has had the opportunity to own and manage several real estate companies including CCA. Corr was a partner in the development company responsible for creating a 6,000-acre community known as Apollo Beach, Florida. This included the development, management and operation of infrastructure, utilities and 55 miles of interconnecting waterways with direct access to Tampa Bay. Corr Commercial Advisors, LLC is committed to delivering unparalleled service, knowledge, and experience to SWFL. If you are looking to conduct a real estate transaction or need property management, choosing CCA will be one of the most important decisions you will make. Thank you for entrusting us with your real estate needs!



Howard J. Corr CCIM
Managing Broker
Direct - 941.815.2129
H.Corr@CorrAdvisors.com

MISSION STATEMENT

The mission of Corr Commercial Advisors is to provide custom-designed commercial real estate solutions which exceed the expectations of our clients.

EXPECTATIONS

Today's transactions involve specific skills for managing and solving multifaceted real estate challenges. We meet these challenges head on by remaining current and knowledgeable of the markets we serve. We commit ourselves and resources to provide professional quality service to address the specific needs of our clients.

CERTIFICATIONS

Howard Corr attained his CCIM designation in 1985. A CCIM, Certified Commercial Investment Member, is a recognized expert in the commercial and investment real estate industry. CCIMs have completed a designation curriculum that covers essential skill sets including ethics, interest-based negotiation, financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate. CCIMs have completed a portfolio demonstrating the depth of their commercial real estate experience. Finally, they have demonstrated their proficiency in the CCIM skill sets by successfully completing a comprehensive examination. Only then is the designated candidate awarded the coveted CCIM pin.





CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this document is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Corr Commercial Advisors LLC and should not be made available to any other person or entity without the written consent of Corr Commercial Advisors LLC. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Corr Commercial Advisors LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Corr Commercial Advisors, LLC has not verified, and will not verify, any of the information contained herein, nor has Corr Commercial Advisors LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all the photographs contained within may have been altered from their original format. All potential buyers must take appropriate measures to verify all the information set forth herein.



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