

AMERICAN PROPERTY GROUP

OF SARASOTA, INC.



BUILD-TO-SUIT OPPORTUNITY ON ISLAND OF VENICE

710 S TAMIAMI TR
VENICE, FLORIDA 34285



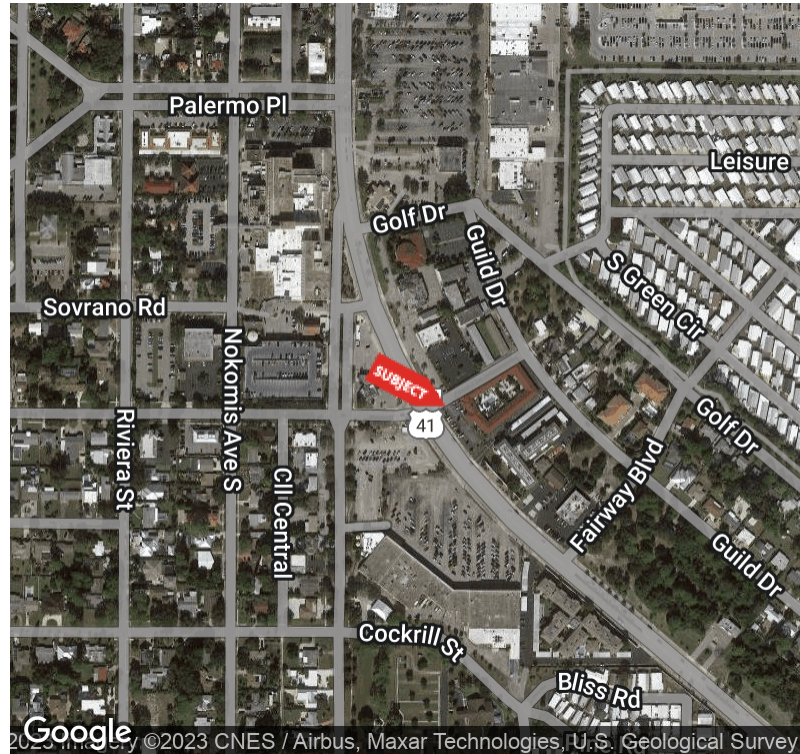
PROPERTY HIGHLIGHTS

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|----------|
| Total Households | 379 | 1,457 | 4,637 |
| Total Population | 418 | 1,587 | 5,384 |
| Average HH Income | \$46,240 | \$49,030 | \$56,521 |

For More Information

BRIAN SEIDEL
CCIM - Broker Associate
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BUILD TO SUIT OPPORTUNITY ON ISLAND OF VENICE, FL



OFFERING SUMMARY

| | |
|-------------|------------|
| Lease Rate: | Negotiable |
| Lot Size: | 60,984 SF |
| Zoning: | CSC |

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc presents, 710 South Tamiami Trail Venice FL

Property type: Build to Suit

Size: 1.4 AC

Zoning: CSC

Highlights: Contiguous to Rialto Shopping Center and Former Venice Regional Hospital on Island of Venice. Creative ownership willing to develop for the right user.

Visit us online at www.AmericanPropertyGroup.com to see all our listings or call (941)923-0535 at your convenience.

PROPERTY HIGHLIGHTS

AMERICAN PROPERTY GROUP OF SARASOTA, INC PRESENTS, 710 SOUTH TAMIAMI TRAIL VENICE FL
PROPERTY TYPE: BUILD TO SUIT
SIZE: 1.4 AC
ZONING: CSC

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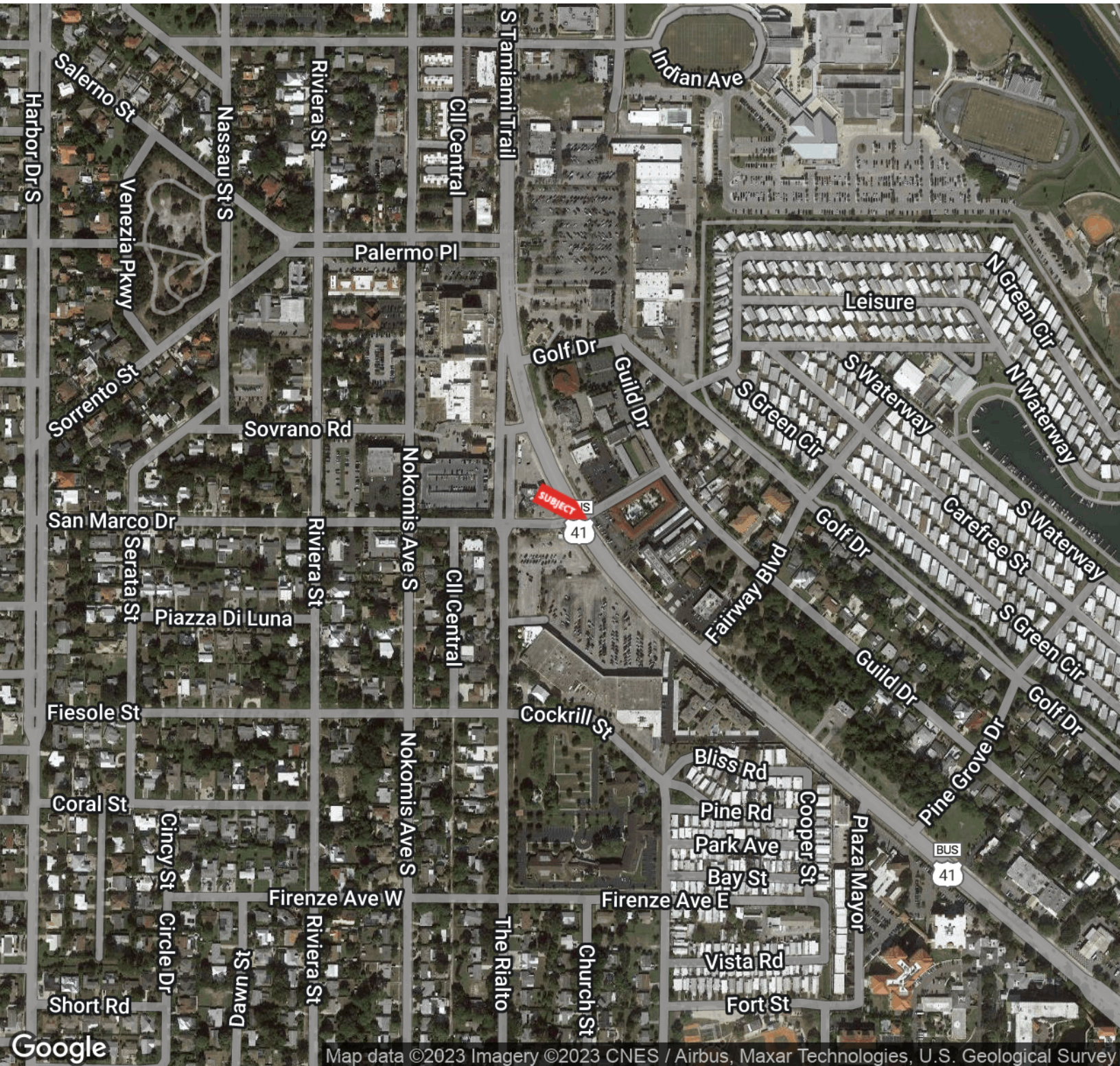


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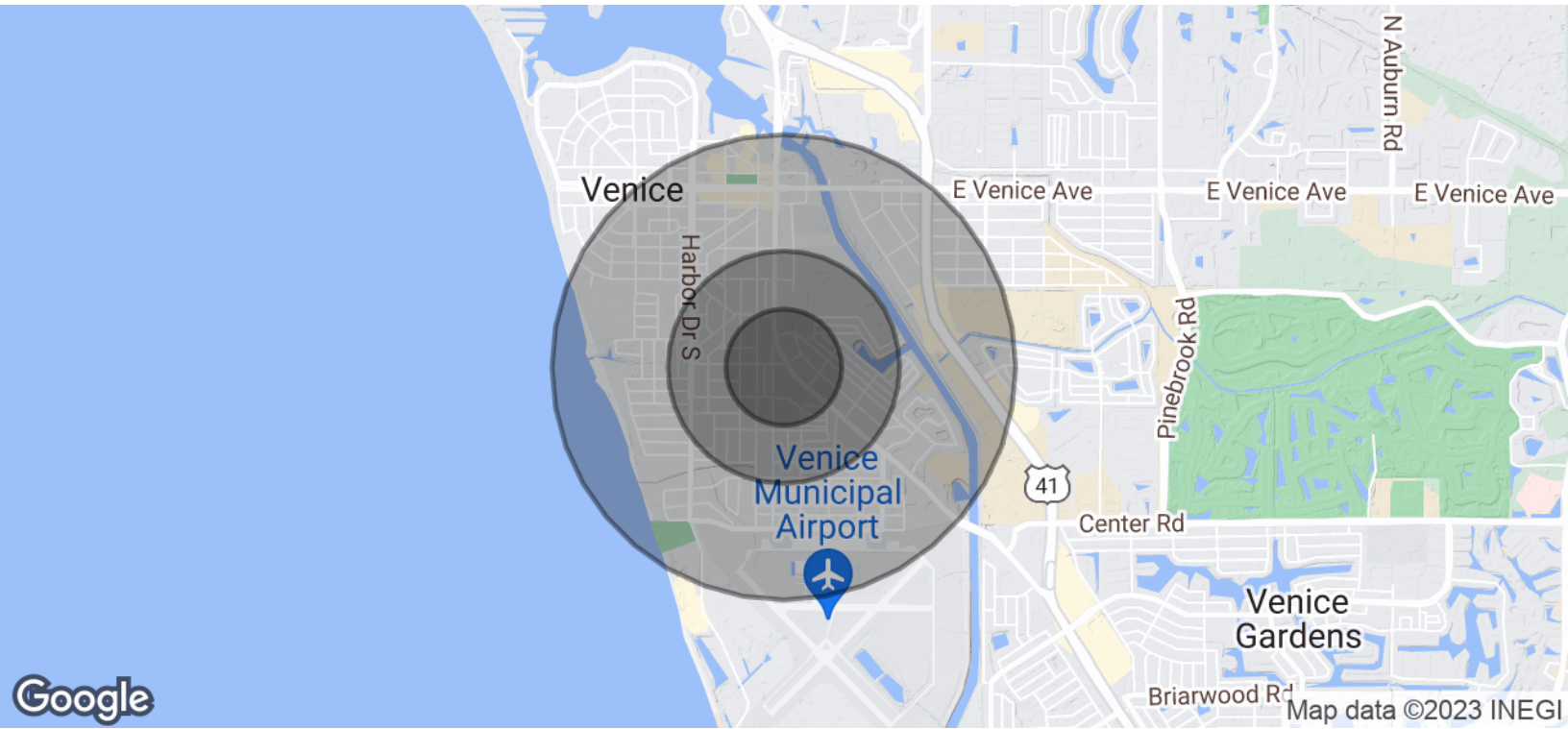


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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 418 | 1,587 | 5,384 |
| Average Age | 75.9 | 74.2 | 66.6 |
| Average Age (Male) | 75.5 | 74.4 | 67.2 |
| Average Age (Female) | 76.9 | 75.0 | 67.3 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 379 | 1,457 | 4,637 |
| # of Persons per HH | 1.1 | 1.1 | 1.2 |
| Average HH Income | \$46,240 | \$49,030 | \$56,521 |
| Average House Value | \$282,693 | \$308,726 | \$334,382 |

* Demographic data derived from 2020 ACS - US Census

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