

# Venetian Plaza

304 W. Venice Ave., Venice, FL 34285

Retail or  
Office  
For Lease



## Property Description

Former bank location being repurposed for Retail, Restaurant or Office space on the Island of Venice. Ground Floor Spaces with easy accessibility directly on Venice Avenue in the busy dining and shopping district.

This location has high vehicle & pedestrian exposure and a high walkability score. Multiple units to choose from and Landlord will combine and/or sub-divide. Suites will be delivered as a vanilla shell.

## Property Highlights

- High Walkability Score
- Popular Shopping & Dining Area
- Direct Access on Venice Ave

## OFFERING SUMMARY

Lease Rate:	\$32.00-\$36.00/SF/Annual NNN	
Available SF:	1,382 - 8,461	
Building Size:	42,657 SF	

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,784	20,168	39,528
Total Population	6,659	38,026	77,871
Average HH Income	\$99,726	\$95,846	\$102,473



**Loyd Robbins**

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# Available Units

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## Lease Information

Retail Lease Type:	NNN	Office Lease Type:	Gross
Total Space:	400 - 4,159 SF	Lease Rate:	\$32.00-\$36.00 SF/Yr NNN

## Available Spaces

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	1,151 SF	NNN	\$32.00 - 36.00 SF/yr	Suite 101 is on the Southwest side of the building. Space will be delivered as a vanilla shell. Building has shared bathrooms. This suite would be a wonderful location for a professional office.
Suite 103	Available	1,382 - 4,159 SF	NNN	\$32.00 - 36.00 SF/yr	Suite 103 faces directly on W Venice Ave with floor to ceiling windows that let in tons of natural light and gives the ability for passersby that are window shopping to be attracted to the business within. This suite would be perfect for a boutique clothing store, a retail shop, a small café, or a professional business. Suite 103 can be combined with Suite 104 for a total combined space of 4,159 SF. Space will be delivered as a vanilla shell.
Suite 104	Available	2,777 - 4,159 SF	NNN	\$32.00 - 36.00 SF/yr	Suite 104 is a 2,777 Sq Ft space that is located on the East end of the building, right next to popular Daiquiri Deck restaurant. This unit would make an excellent spot for a restaurant or large professional office. Suite 104 can be combined with Suite 103 for a total of 4,159 Sq Ft. Space will be delivered as a vanilla shell.
Suite 105	Available	1,134 SF	NNN	\$32.00 - 36.00 SF/yr	Suite 105 is a 1,134 Sq Ft suite located on the South side of the building facing the rear parking lot. This unit would make an excellent location for a retail boutique or a small professional office. Space will be delivered as a vanilla shell.
Suite 208	Available	400 SF	Gross	\$900 per month	2nd Floor Single office suite in the Venetian Plaza



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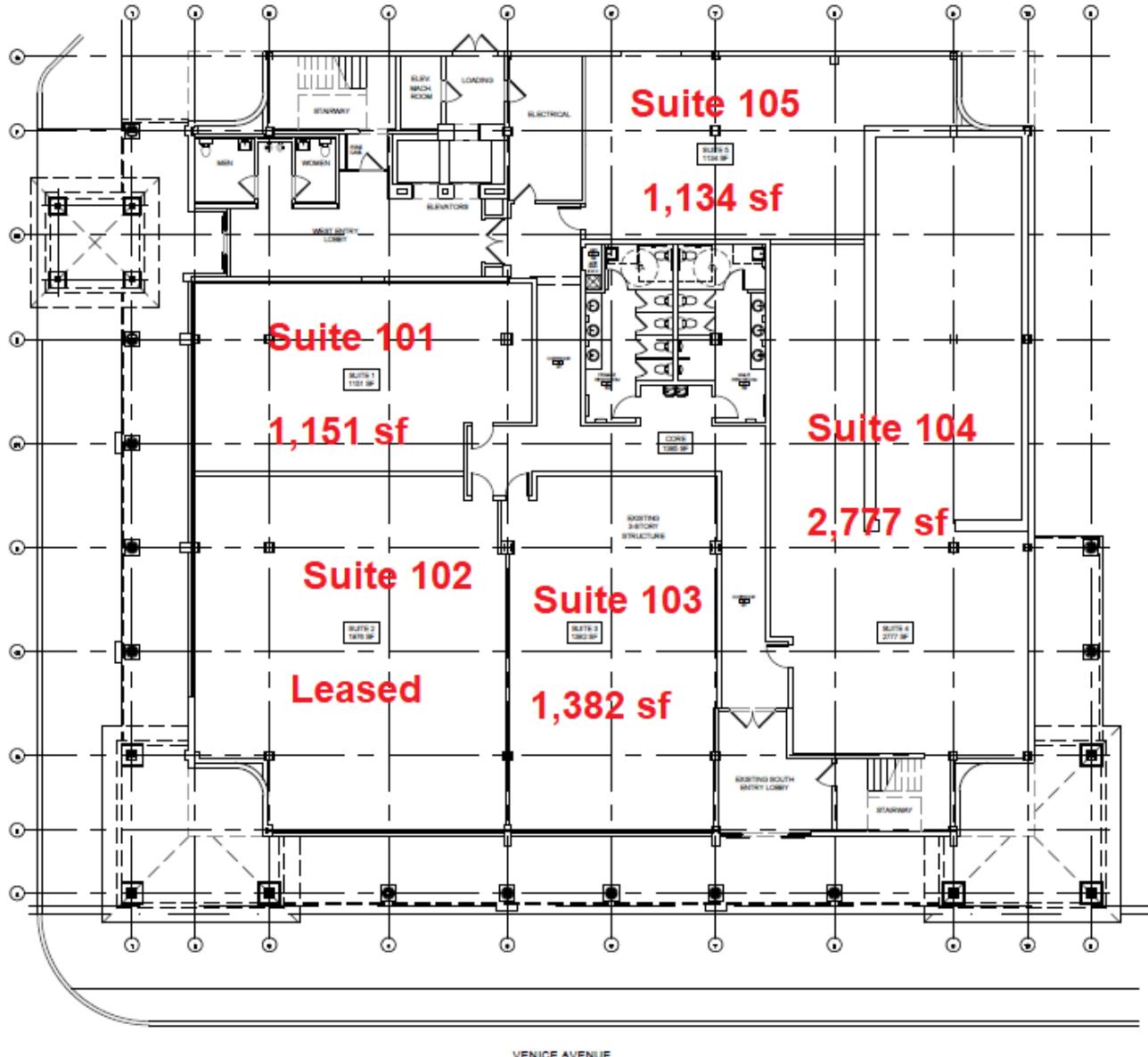


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# Site Plan

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# Busy Tourist Area

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# Downtown Island of Venice

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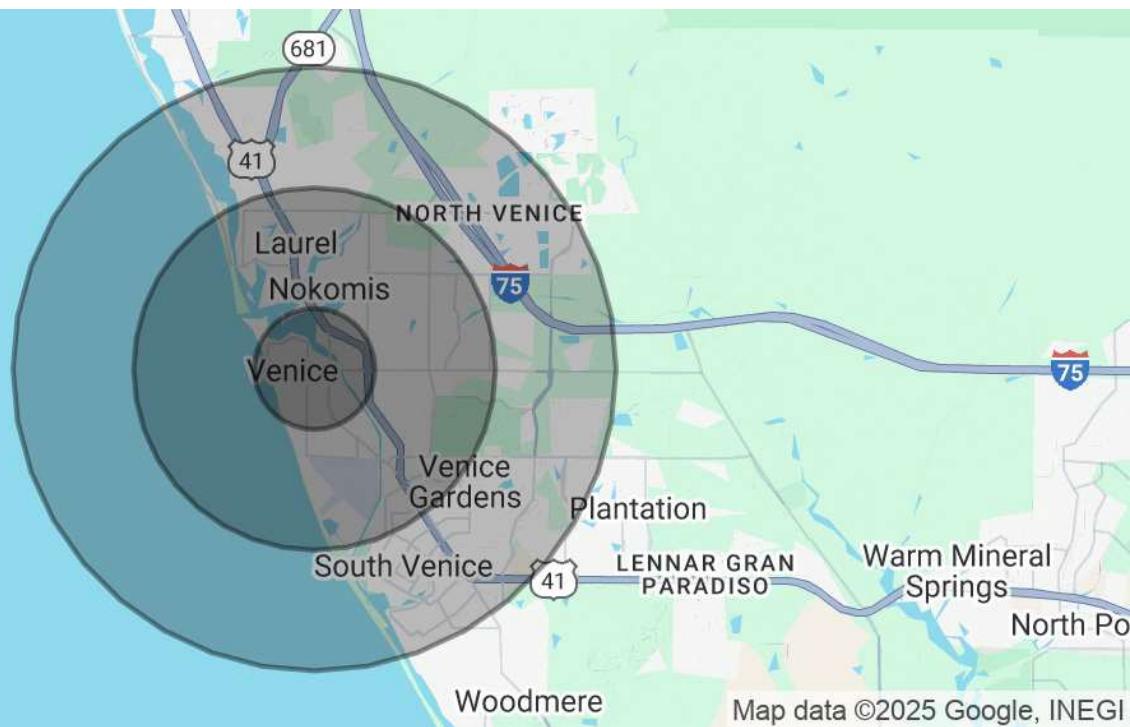
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# Rapidly Growing Area

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,659	38,026	77,871
Average Age	68	63	61
Average Age (Male)	67	63	60
Average Age (Female)	68	64	62

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,784	20,168	39,528
# of Persons per HH	1.8	1.9	2
Average HH Income	\$99,726	\$95,846	\$102,473
Average House Value	\$619,639	\$478,495	\$462,269

*Demographics data derived from AlphaMap*



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