



## OFFERING MEMORANDUM

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# 1.52 AC OUTPARCEL NNN LAND LEASE or BUILD TO SUIT

19450 TIMES CIRCLE., VENICE, FL 34292

# EXECUTIVE SUMMARY

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 I-75 - EXIT 193,  
JACARANDA BLVD

 1.52 ACRES

 \$175,000/YR  
NNN LAND LEASE  
OR BUILD TO SUIT

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

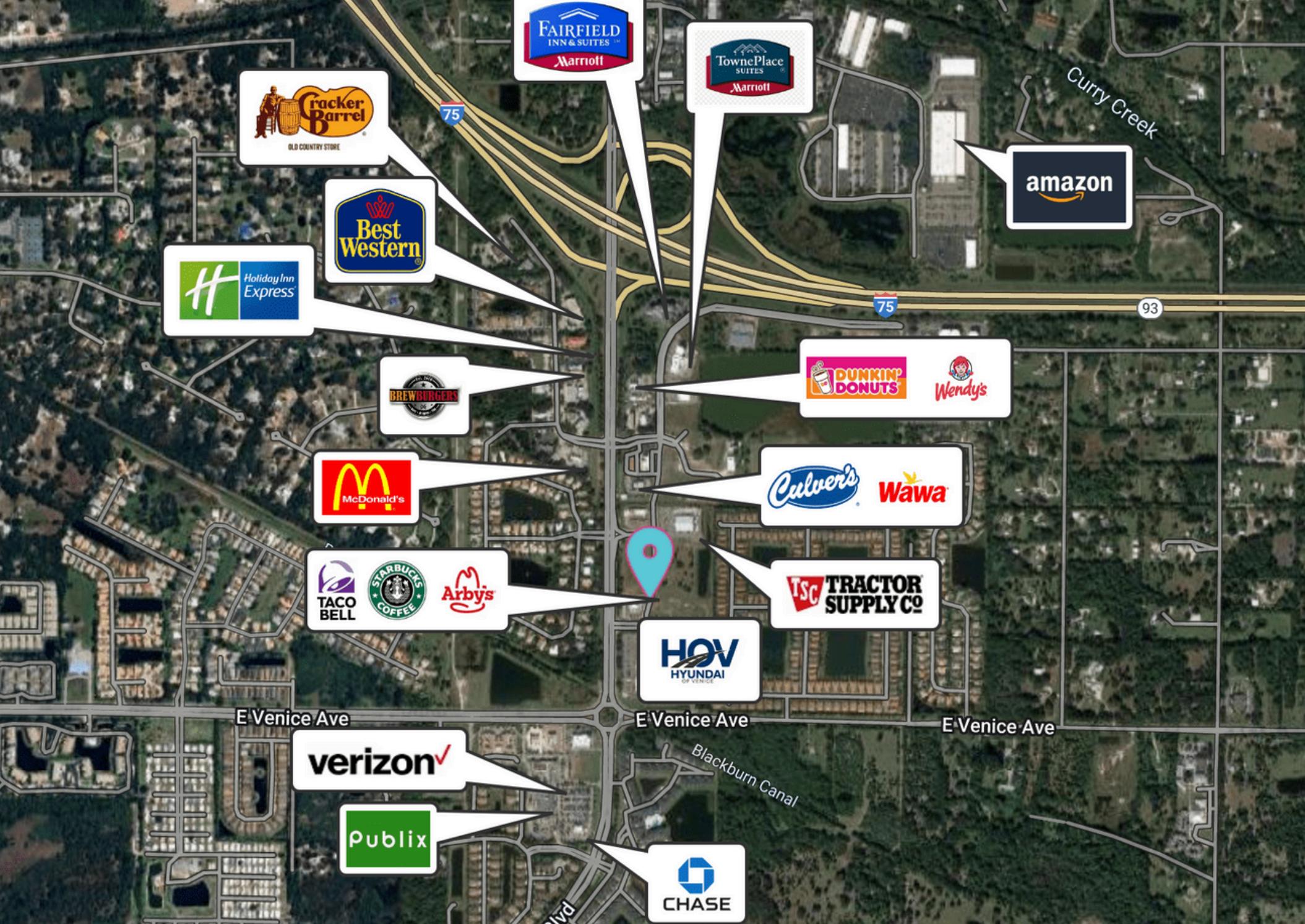
Join WAWA, Culver's,  
Starbucks, Tractor Supply,  
Arby's, Taco Bell, Lighting  
Fast Car Wash & More!

226 feet of frontage on  
Jacaranda Blvd.  
Exposure to over 36,000  
vehicles per day.









# DEMOGRAPHICS

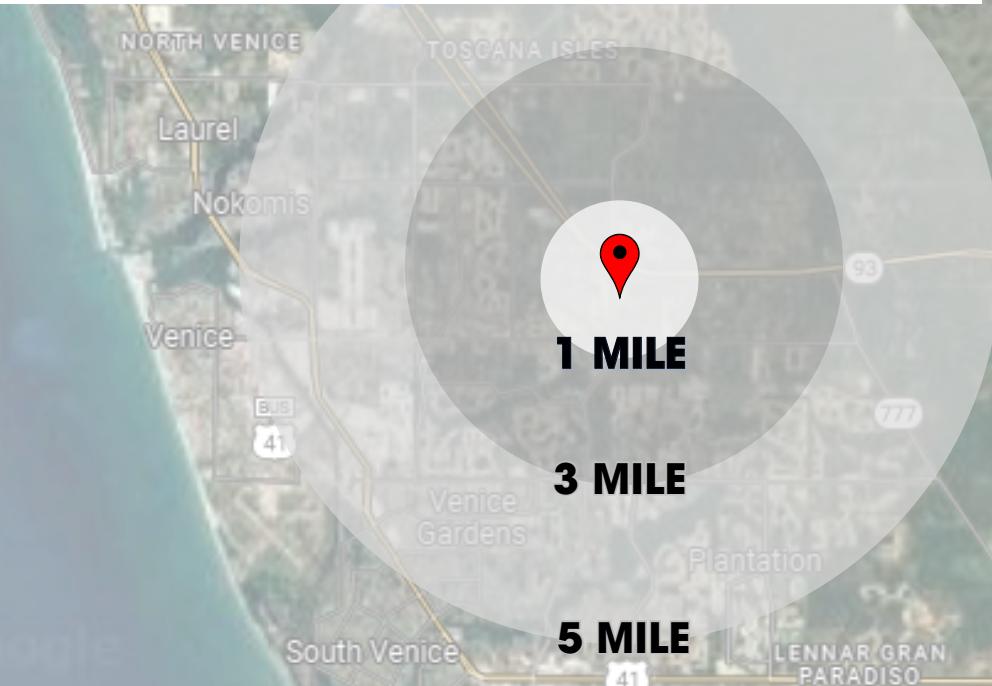
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,093	39,544	92,141
Average Age	62	64	61
Average Age (Male)	61	63	61
Average Age (Female)	63	64	62
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,020	20,015	46,309
# of Persons per HH	2	2	2
Average HH Income	\$112,273	\$108,527	\$109,246
Average House Value	\$492,596	\$442,681	\$458,954

Demographics data derived from AlphaMap

## DRIVE TIMES



<b>Nokomis</b>	<b>5 min</b>
<b>Osprey</b>	<b>13 min</b>
<b>Wellen Park</b>	<b>15 min</b>
<b>Englewood</b>	<b>21 min</b>
<b>Sarasota</b>	<b>30 min</b>
<b>Port Charlotte</b>	<b>42 min</b>
<b>Tampa</b>	<b>60 min</b>



# VENICE, FL

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.

It's known for Venice Beach, with its offshore coral reef, and Caspersen Beach, where shark teeth are often found. 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.

Venice was voted as a top 10 Happiest Seaside Towns by Coastal Living.

## SURROUNDING



Venice was voted as a top 10 Happiest Seaside Towns by Coastal Living. In the latest of the ubiquitous "best of" lists, Venice was named the second most livable city in Florida by the U.S. Chamber of Commerce. Venice was one of eight Southwest Florida communities tapped for the list of 100 Best Cities to Live in Florida.

## ARTS AND THEATRE



Venice Theatre is the largest per-capita community theater in the United States with an operating budget of almost three million dollars.

## HISTORY

Venice, Florida is famous for its world-class beaches and stunning natural beauty. However, this Gulf Coast city isn't only known for its 14 miles of beach: it's also a fascinating town with a rich history and culture.



# JACARANDA JUNCTION NNN LAND LEASE OR BUILD TO SUIT

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*Information deemed reliable but not guaranteed. Prices subject to change without notice.*