

I-75 & RIVER ROAD DEVELOPMENT SITE

2901 N River Road | Venice, FL 34292 | Sarasota County
Interchange Development Site For Sale



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



CALL FOR
PRICE



8 ACRES
SIZE

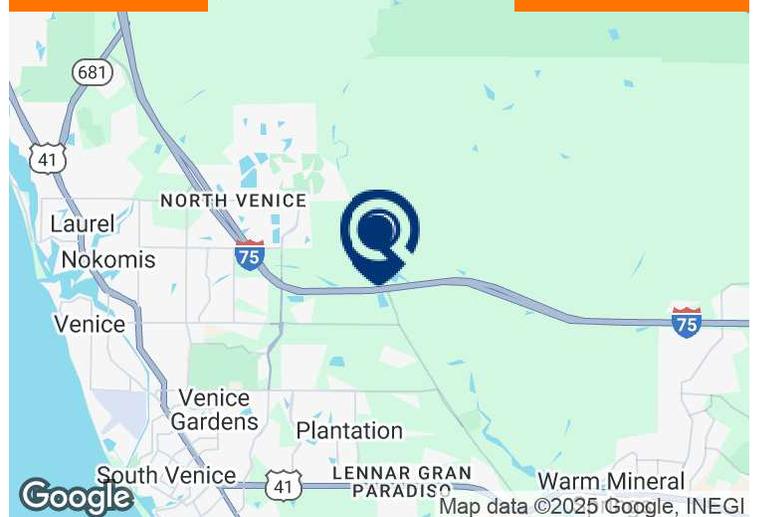


CHI
ZONING

- 8± AC Commercial Highway Interchange Site in Venice.
- Immediately off I-75, exit 191, at the SWC of N River Road (24,000 CPD).
- Zoning Uses: All Office, Urgent Care, Hotel, Auto Service and Car Wash, Restaurant, Retail & Storage
- Site condition: Raw land with permitting in place for the access road and utilities stubbed into lot line.
- River Road is currently being widened.
- Minutes from 'Wellen Park Community' (36,630 homes upon buildout).

VIEW VIDEO

GOOGLE TOUR



PROPERTIES.LQCRE.COM/2901-RIVER-ROAD-PARCEL



5-MI POPULATION
61,904



5-YR POP. INCREASE
2.0%



5-MI AVG INCOME
\$134,377

 **LQ Commercial**
REAL ESTATE SERVICES
1614 Colonial Blvd #101
Fort Myers, FL 33907
LQCRE.COM

Brett Low
Senior Associate
D: 239.275.4922 x275
C: 941.536.3538
brettlow@lqcre.com

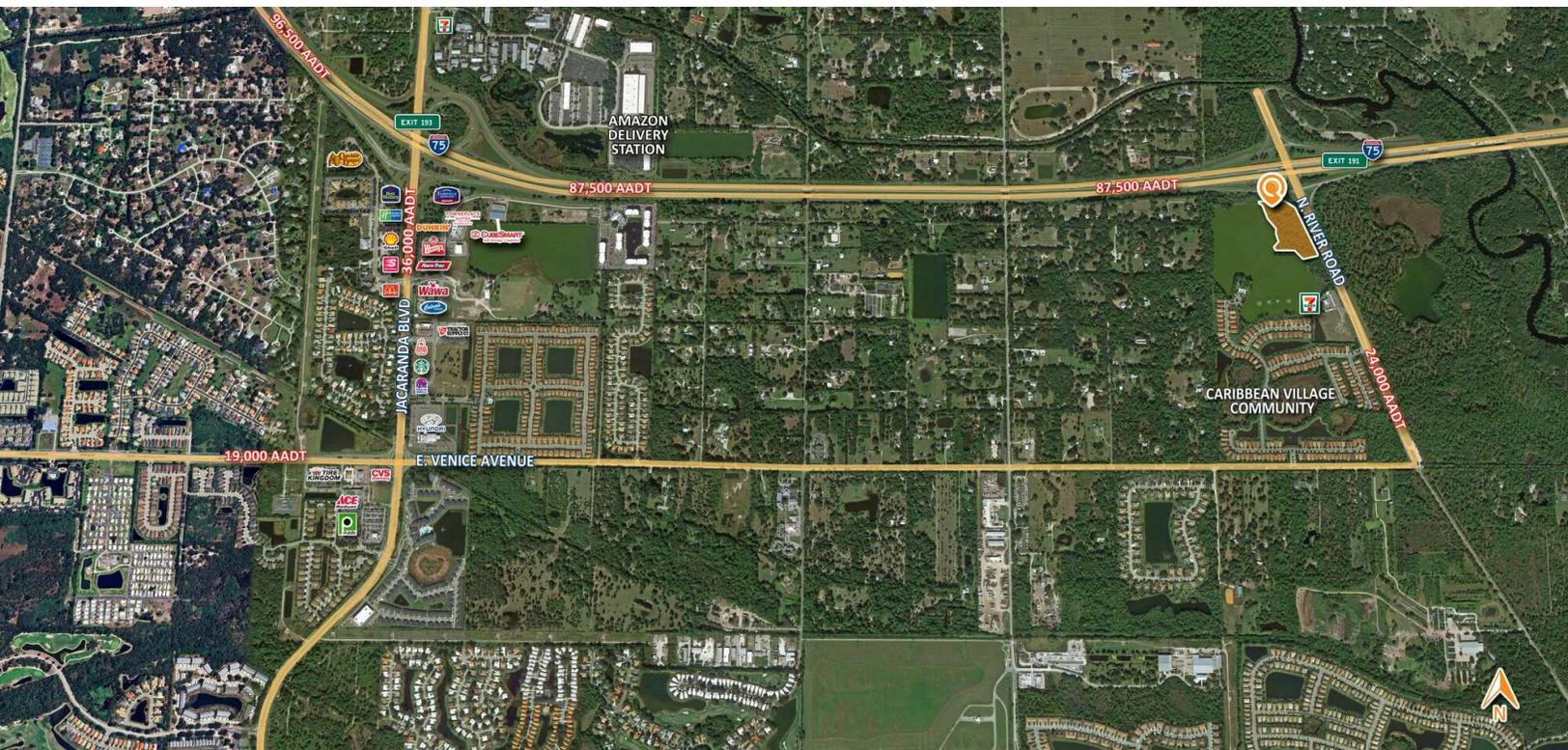
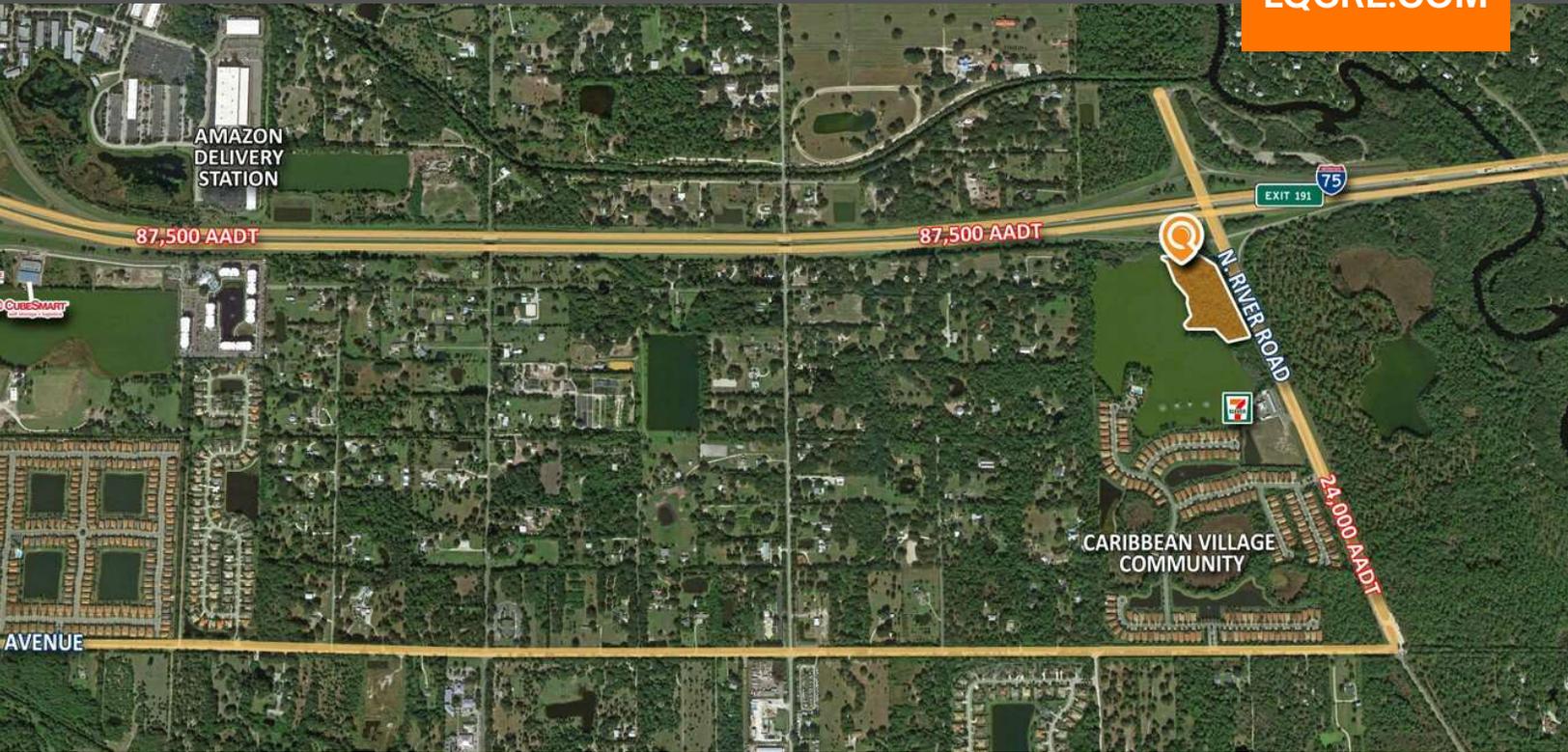
I-75 & RIVER ROAD DEVELOPMENT SITE

2901 N River Road | Venice, FL 34292 | Sarasota County
Interchange Development Site For Sale



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



 **LQ Commercial**
REAL ESTATE SERVICES
1614 Colonial Blvd #101
Fort Myers, FL 33907
LQCRE.COM

Brett Low
Senior Associate
D: 239.275.4922 x275
C: 941.536.3538
brettlow@lqcre.com