

# FREESTANDING DRIVE-THRU OUTPARCEL FOR LEASE

1670 US Highway 41 Bypass S, Venice, FL



ALEX SCHEBOVITZ  
ASCHEBOVITZ@ARENAREI.COM  
(954) 599-3804

DRIVE THRU | 7,535 SF  
EXISTING BANK BUILDING

GEORGE SARKISIAN  
GEORGES@ARENAREI.COM  
(561) 322-8713








# PROPERTY HIGHLIGHTS



- Former 7,535 sf bank building with three drive-thru lanes on a 1.7-acre hard corner.
- Zoning CSC
- Approximately 443' of frontage on Tamiami Trail, and 550' on US Hwy 41 which boasts strong visibility to the combined 62,036 vehicles per day.
- Access via Tamiami Trail and US-41 Bypass and shared access with adjoining property.
- National retailers in the immediate area are Lowe's, Aldi's Marshalls, Petco, Harbor Freight, Office Depot, LA Fitness, Bonefish Grill, Jersey Mikes, Culver's, and more.

## DEMOGRAPHICS

|  | 1 Mile   | 3 Mile   |
|--|----------|----------|
|  Population          | 6,563    | 48,324   |
|  Households         | 10,100   | 58,288   |
|  Median Age        | 64.9     | 64.9     |
|  Median HH Income  | \$54,505 | \$63,057 |
|  Daytime Employees | 4,825    | 25,652   |
| Population Growth '23 - '28  | 0.6%     | 0.6%     |
| Household Growth '23 - '28   | 0.7%     | 0.6%     |

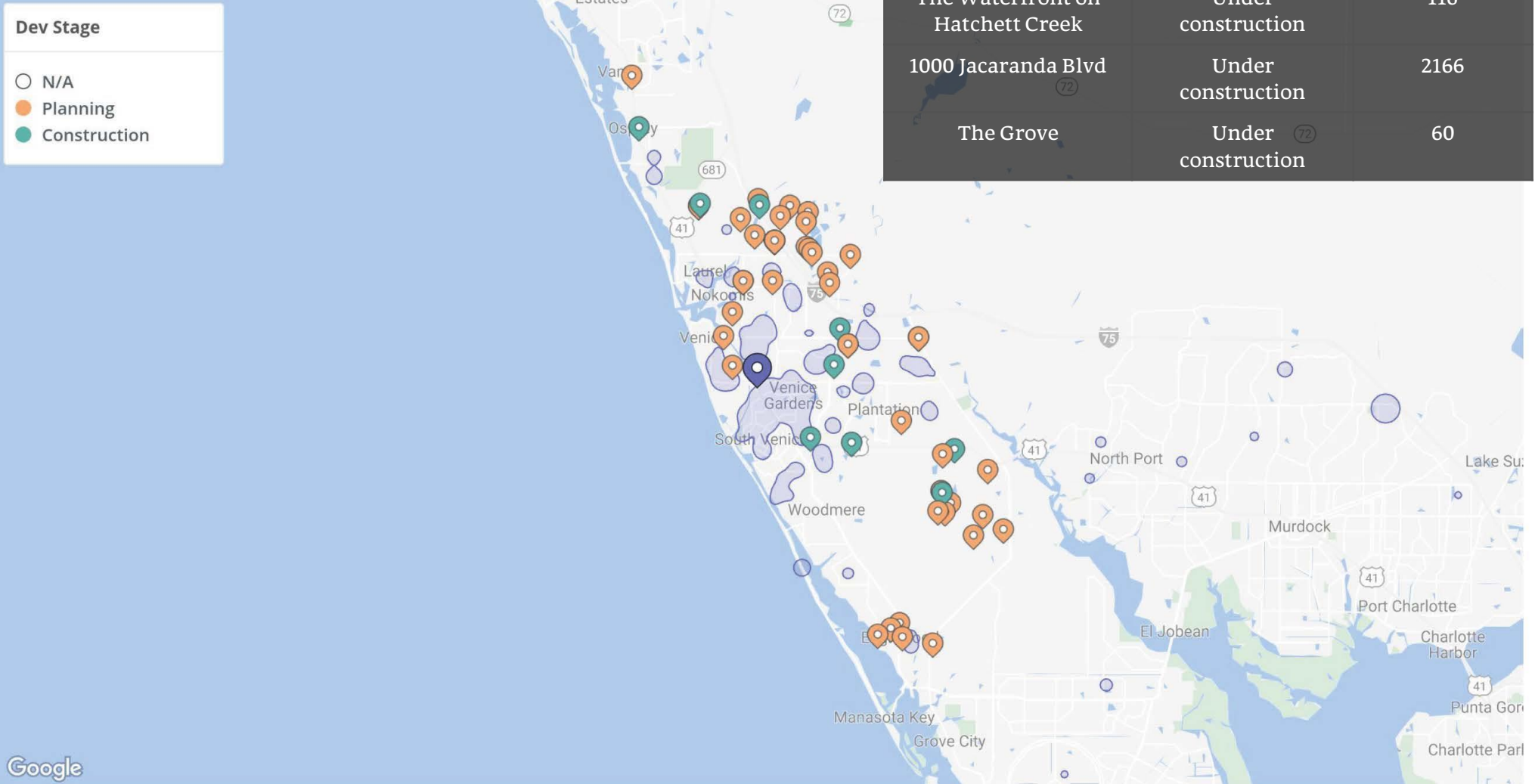


# RESIDENTIAL DEVELOPMENT IN AREA



## Planned Development

- **Building at 1670 US Highway 41 Bypass S**  
1670 U.S. 41 Bypass S, Venice, FL 34293



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.