

Pad-Ready 1.28± AC Parcel On Busy Retail Corridor

HIGH-VISIBILITY RETAIL DEVELOPMENT OPPORTUNITY



PROUDLY PRESENTED BY:



MIKE MIGONE, CCIM

Senior Investment Advisor
O: 941.812.7437
mike.migone@svn.com
FL #BK399768



RYAN MCDONALD

Advisor
80: 941.487.6989
ryan.mcdonald@svn.com



WWW.SUNCOASTSVN.COM

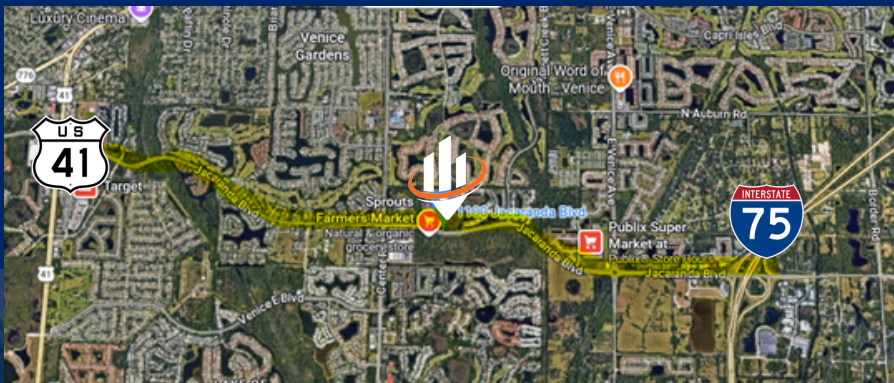
PROPERTY HIGHLIGHTS

- **Approved retail site next to Sprouts with utilities in place and immediate development potential on busy retail corridor.**

Introducing a premier investment opportunity in Venice. This 1.28-acre retail parcel is pad-ready for immediate development, with utilities already at the site and full approvals in place for a car wash, allowing a buyer to move forward quickly with fewer delays in the entitlement process.

Located on Jacaranda Boulevard, a major corridor connecting Interstate 75 to U.S. Route 41, the property offers excellent accessibility, strong daily traffic exposure, and a rapidly growing surrounding market.

Jacaranda Boulevard Connects Interstate 75 to U.S. Route 41



PROPERTY HIGHLIGHTS

- Approved Retail Site
- Direct Jacaranda Frontage
- Next Store Top Sprouts Grocery Market
- Fully Approved for Car Wash Use

PROPERTY DETAILS

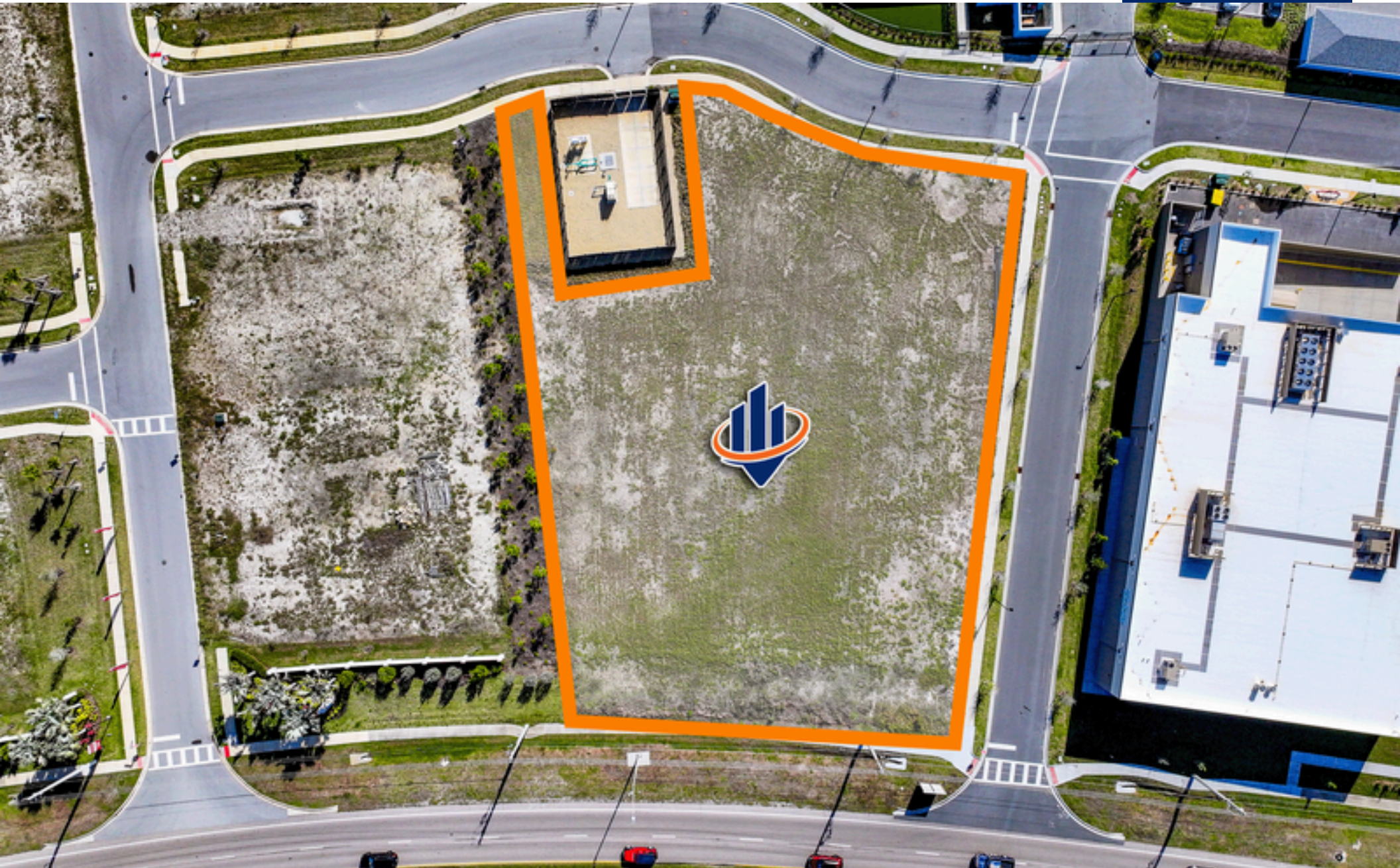
PRICE	\$2,900,000
LOT SIZE	1.28 ACRES

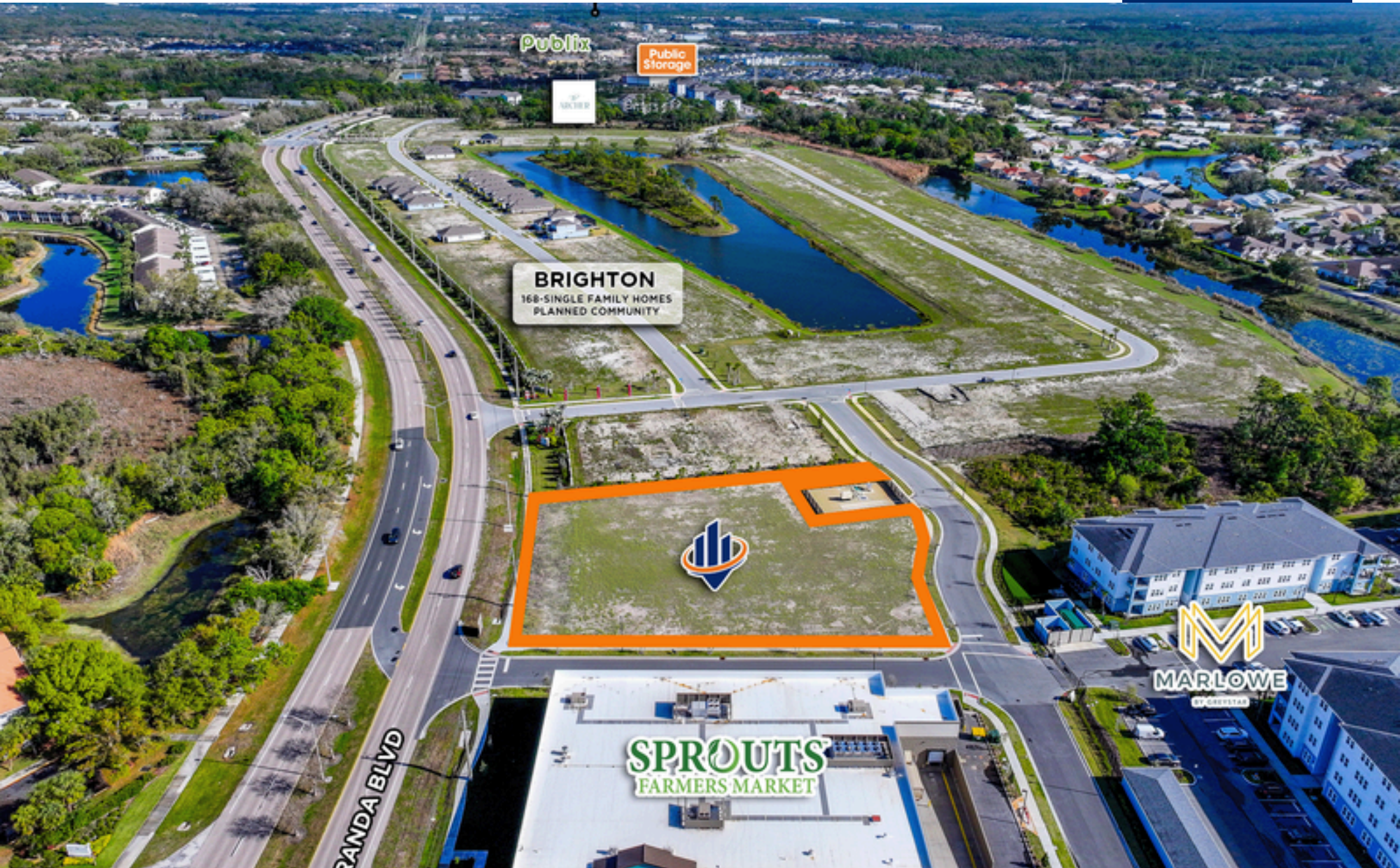
Scan to See Aerial Video









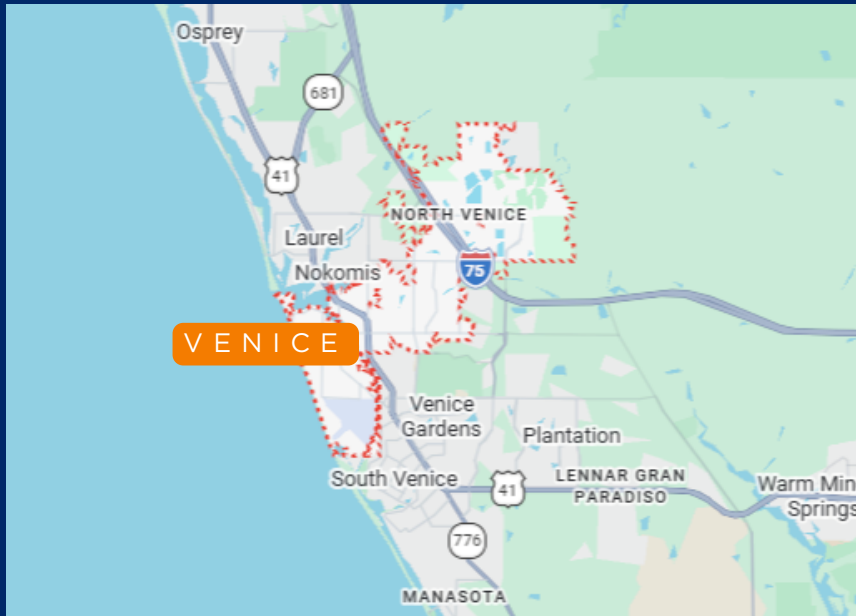






LOCATION OVERVIEW

CAPITALIZE ON GROWTH | OPPORTUNITY | LOCATION



TOTAL POPULATION (2024)*
29,902



EST HOUSING UNITS BY 2050
24,932



EMPLOYMENT GROWTH SARASOTA COUNTY BY 2050
+30-40%



+17.4%

POPULATION GROWTH
(2020 - 2024)

~3

MILES

*From Historic Downtown
Venice*

~18

MILES

To Downtown Sarasota

~14



MILES

To Downtown Englewood

*Source: [Census Bureau](#);

LOCATION OVERVIEW

Venice City, Florida

		1 MILE	3 MILES	5 MILES
	POPULATION			
	Total Population	6,044	46,525	91,796
	Average Age	67.1	62.7	62.5
	Average Age (Male)	64.3	61.8	62.2
	Average Age (Female)	67.2	63.2	62.7
	HOUSEHOLD & INCOME			
	Total Households	3,186	23,256	45,754
	Average HH Income	\$104,701	\$103,581	\$117,511
	Average House Value	\$422,231	\$393,131	\$439,061



80.4% Owner-Occupied Housing Unit Rate (2020-2024)

*Source: Buildout

LOCATION OVERVIEW

Venice, FL | Thriving Emerging Market Opportunity

Venice, Florida is a coastal city in Sarasota County on Florida's Gulf Coast, part of the rapidly growing North Port-Sarasota-Bradenton metropolitan area. Known for its beaches, historic downtown, and quality of life, Venice has developed into one of Southwest Florida's most attractive residential and commercial markets.

Population growth has been strong. According to the U.S. Census Bureau, the population increased from 25,463 in 2020 to an estimated 29,902 in 2024, representing 17.4% growth in just four years.

Venice's demographics also create consistent demand for retail, healthcare, and service businesses. Census data shows that 61.4% of residents are age 65 or older, supporting strong demand for medical, lifestyle, and neighborhood-serving commercial uses.

The city is widely recognized for its coastal lifestyle and tourism appeal and is often referred to as the "Shark Tooth Capital of the World," attracting visitors and supporting the local economy through tourism and recreation.

With continued population growth, high homeownership, and a stable service-oriented economy tied to migration and lifestyle demand, Venice remains a growing Gulf Coast market with strong fundamentals for retail, healthcare, and neighborhood commercial investment.

Sources

- U.S. Census Bureau – QuickFacts: Venice city, Florida
- <https://www.census.gov/quickfacts/venicecityflorida>
- U.S. Census Bureau – American Community Survey demographic data
- <https://www.census.gov>
- City of Venice tourism description / geographic context

LOCATION OVERVIEW

Venice, FL | Top 5 Attractions Near the Property**HISTORIC DOWNTOWN VENICE**

Approximately 3 miles west, Downtown Venice features a walkable historic district with boutiques, restaurants, galleries, and Centennial Park events.

VENICE BEACH & FISHING PIER

A popular Gulf Coast destination known for shark tooth hunting, scenic sunsets, and the iconic Venice Fishing Pier.

THE LEGACY TRAIL

An 18+ mile paved recreational trail connecting Venice to Sarasota, widely used for cycling, jogging, and outdoor recreation.

CASPERSEN BEACH

One of the most natural shorelines on Florida's Gulf Coast, known for wildlife, nature trails, and exceptional fossil shark tooth hunting.

WELLEN PARK

A rapidly growing master-planned community and regional destination featuring CoolToday Park (spring training home of the Atlanta Braves), retail, dining, and residential development.



DISCLAIMER

- The material contained in this brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisors listed in this brochure, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

COLLECTIVE STRENGTH. ACCELERATED GROWTH.



WWW.SUNCOASTSVN.COM