



OFFERING MEMORANDUM

BROKER:
Loyd Robbins
BK#3577625
O: 941.957.9300 x307
C: 941.356.9659
E: Loyd@RERobbins.com

CO-LISTING AGENT:
Dan McLeroy
O: 941.957.9300 x534
C: 941.321.7573
E: Dan@RERobbins.com

www.rerobbins.com



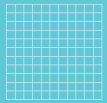
VENICE ISLAND LEASE OPPORTUNITY

304 W VENICE AVE., VENICE, FL 34285

EXECUTIVE SUMMARY



ISLAND OF VENICE



8,461 SF NET
LEASABLE AREA
(ALL OR PART)

Island of Venice Ground Floor Space For Lease Former Bank Location

Potential Uses Include Restaurant, Retail, or General Office

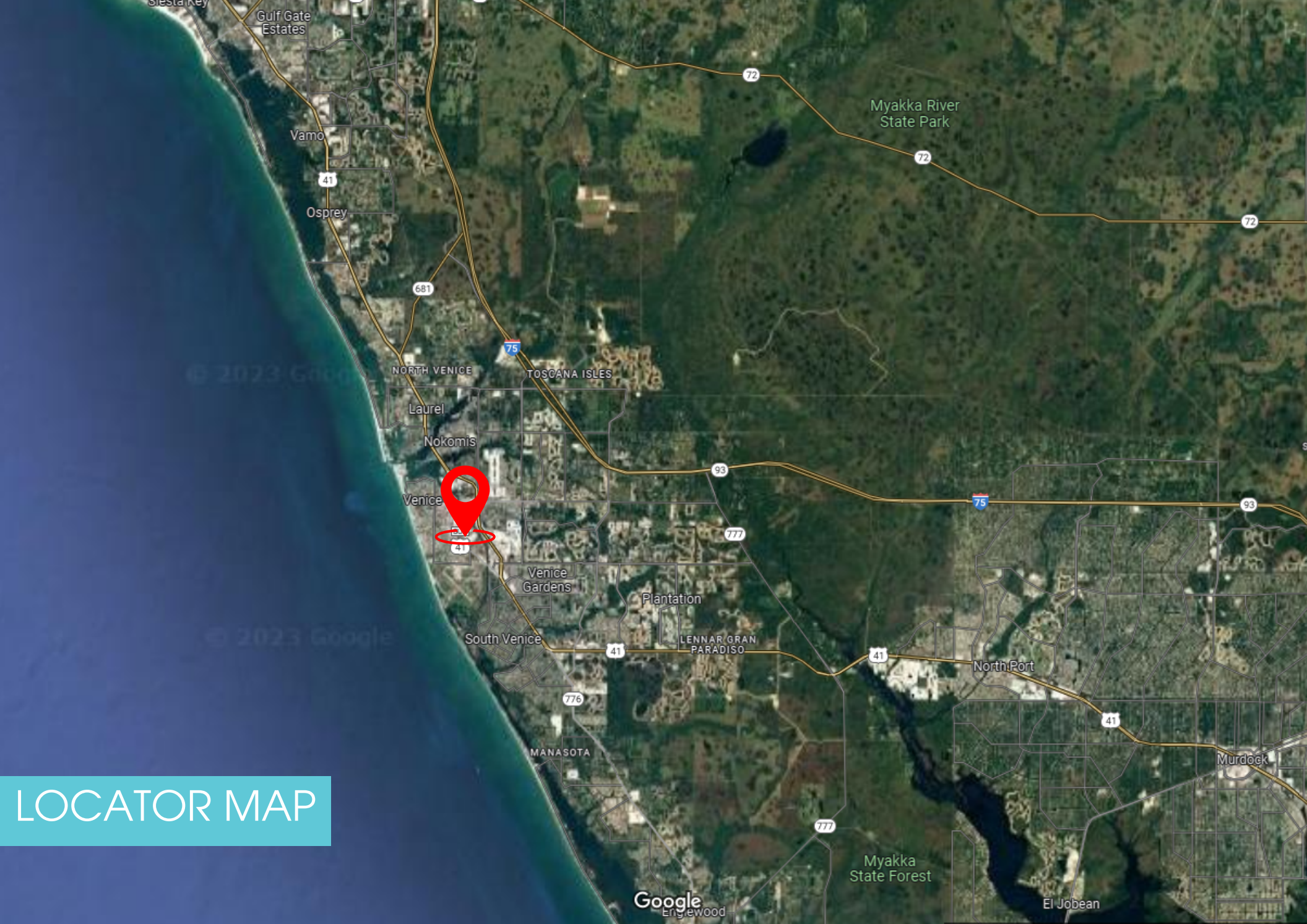
High Vehicle Traffic Area with high Walkability Score

5 Mile Population of 74,150 with an average household income of \$86,894



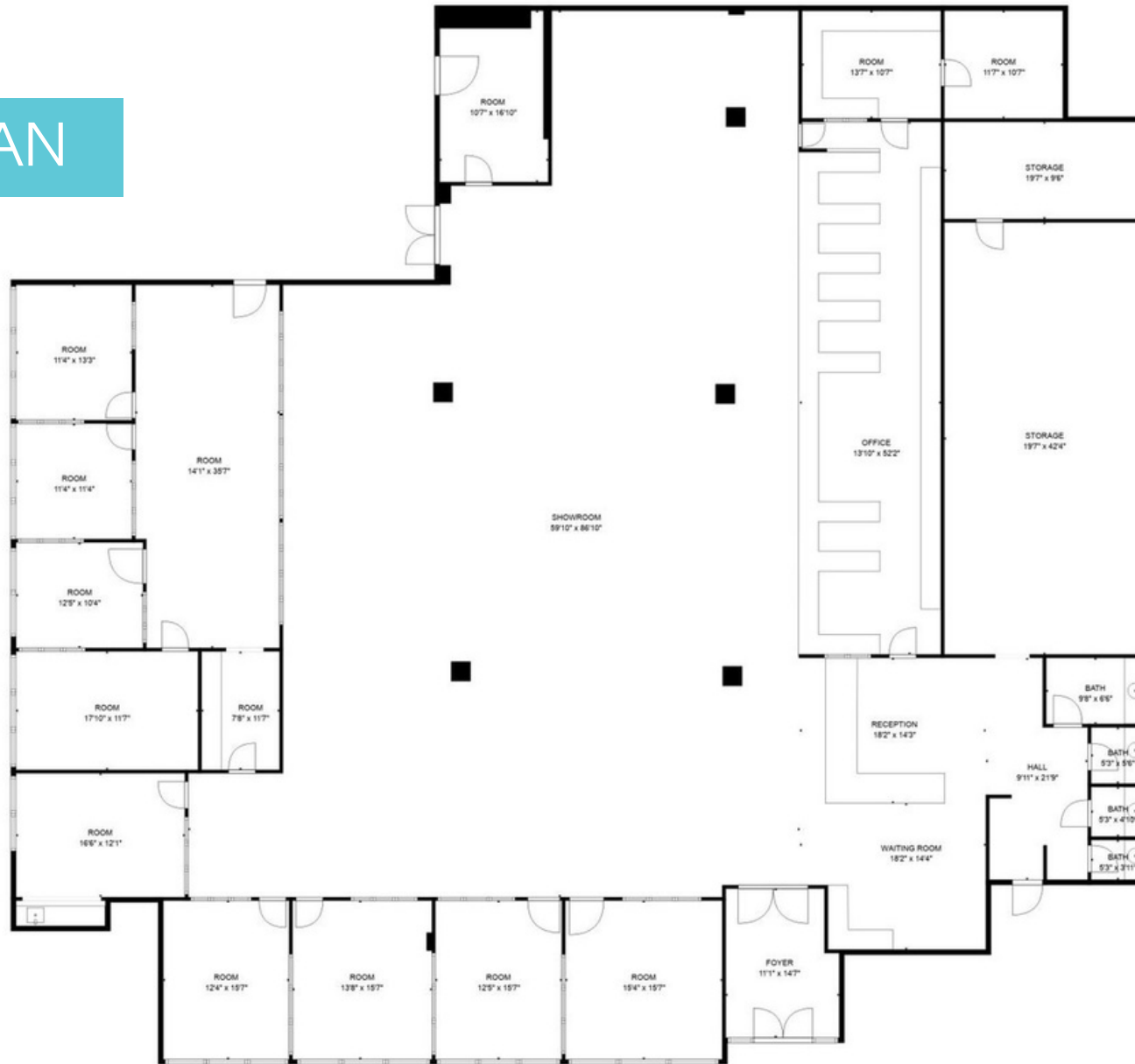
RETAIL MAP





LOCATOR MAP

FLOOR PLAN



GROSS INTERNAL AREA
FLOOR 1: 8461 sq. ft
EXCLUDED AREAS: STORAGE: 1021 sq. ft
TOTAL: 8461 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

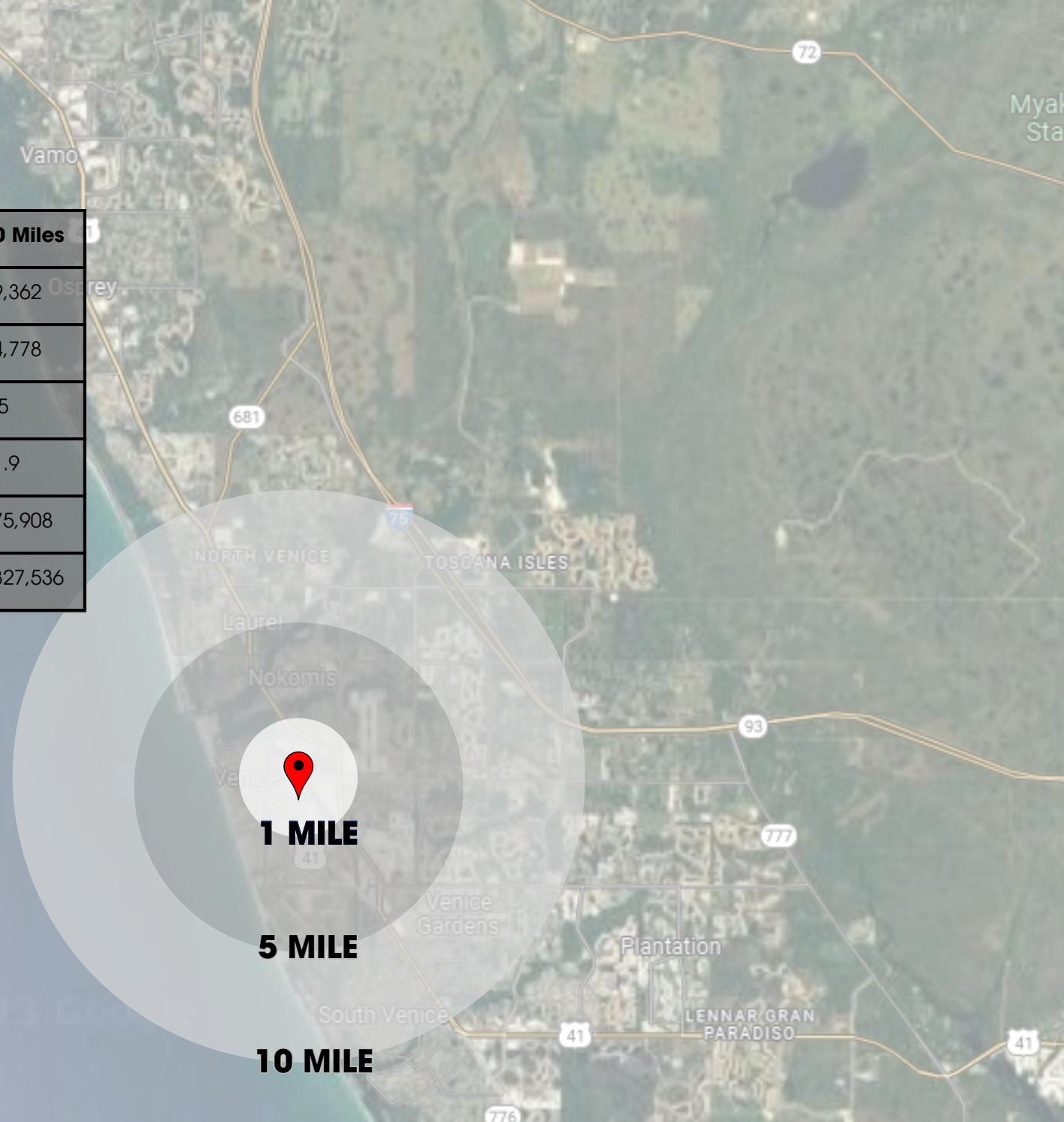
DEMOGRAPHICS

2021 SUMMARY	1 Mile	5 Miles	10 Miles
Population	6,164	34,474	69,362
Households	6,116	24,954	44,778
Ave HH Size	1	1.4	1.5
Average Age	66.8	63	61.9
Avg HH Income	\$57,148	\$72,767	\$75,908
Avg House Value	\$370,231	\$347,036	\$327,536

DRIVE TIMES



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





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.



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