



5 ACRES WITH LAUREL RD ADDRESS

3530 LAUREL RD E #A , NORTH VENICE, FL 34275

TAMMY SHAW

SENIOR COMMERCIAL ADVISOR | BROKER ASSOCIATE

941.769.2222

TAMMYSHAW@MSCCOMMERCIAL.COM

MSC | COMMERCIAL
REAL ESTATE

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

Sale Price	\$1,500,000
------------	--------------------

PROPERTY INFORMATION

LOCATION INFORMATION

Building Name	5 Acres with Laurel Rd address
Street Address	3530 Laurel Rd E #A
City, State, Zip	North Venice, FL 34275
County	Sarasota
Market	Sarasota
Sub-market	Venice
Township	38S
Range	19E
Section	34
Side of the Street	South
Signal Intersection	No
Road Type	Private
Market Type	Large
Nearest Highway	Interstate I-75
Nearest Airport	SRQ Sarasota

Property Type	Land
Property Subtype	Other
Zoning	OUE - OPEN USE ESTATE
Lot Size	5 Acres
APN #	0389002009
Lot Frontage	330 ft
Lot Depth	674 ft
Corner Property	No
Traffic Count	22200
Traffic Count Street	22,200 AADT traffic count on Laurel & Knights Trail with with 84,500 AADT on I75
Traffic Count Frontage	0
Waterfront	No
Power	Yes
Rail Access	No
Soil Type	Sandy

PARKING & TRANSPORTATION

Street Parking	No
----------------	----

UTILITIES & AMENITIES

Gas / Propane	No
Irrigation	No
Water	Yes
Telephone	Yes
Cable	No
Sewer	No

BUILDING INFORMATION

Number of Lots	1
Best Use	Mixed Use



VIDEO

PROPERTY DESCRIPTION

5 acres in a fast-growing developing area. The whole property is fenced, currently used for boat storage and repair. Property has 3 older buildings, on sewer system plus city water and power. Located in the City of Venice, Near I-75. Prime commercial opportunity located along Laurel Road East, one of North Venice’s primary growth corridors, benefiting from strong visibility, accessibility, and proximity to I-75, residential communities, and expanding commercial development.

The property is situated within the Laurel East Future Land Use designation, which supports commercial, employment, and mixed-use development, making it well-positioned for long-term growth and a variety of business uses.

This location offers excellent access for both local and regional traffic, with Laurel Road East serving as a major east-west connector between Venice, North Venice, and surrounding residential and employment centers. The area continues to experience steady population growth and infrastructure investment, enhancing long-term value. Call for details

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	5 Acres

DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total Households	644	59,979	380,784
Total Population	1,135	123,710	874,889
Average HH Income	\$69,827	\$71,484	\$66,084



PROPERTY HIGHLIGHTS

- OUE - Future Land Use Laurel East Mixed Use
- Fast developing area, near new Sarasota Memorial Hospital and a lot of new multifamily units.
- This has driveway easement onto private property.
- Property sits behind City of Venice Park
- Currently used as a boat manufacturer. Stiletto Catamarans
- Offering a wide variety of uses.



ADDITIONAL PHOTOS

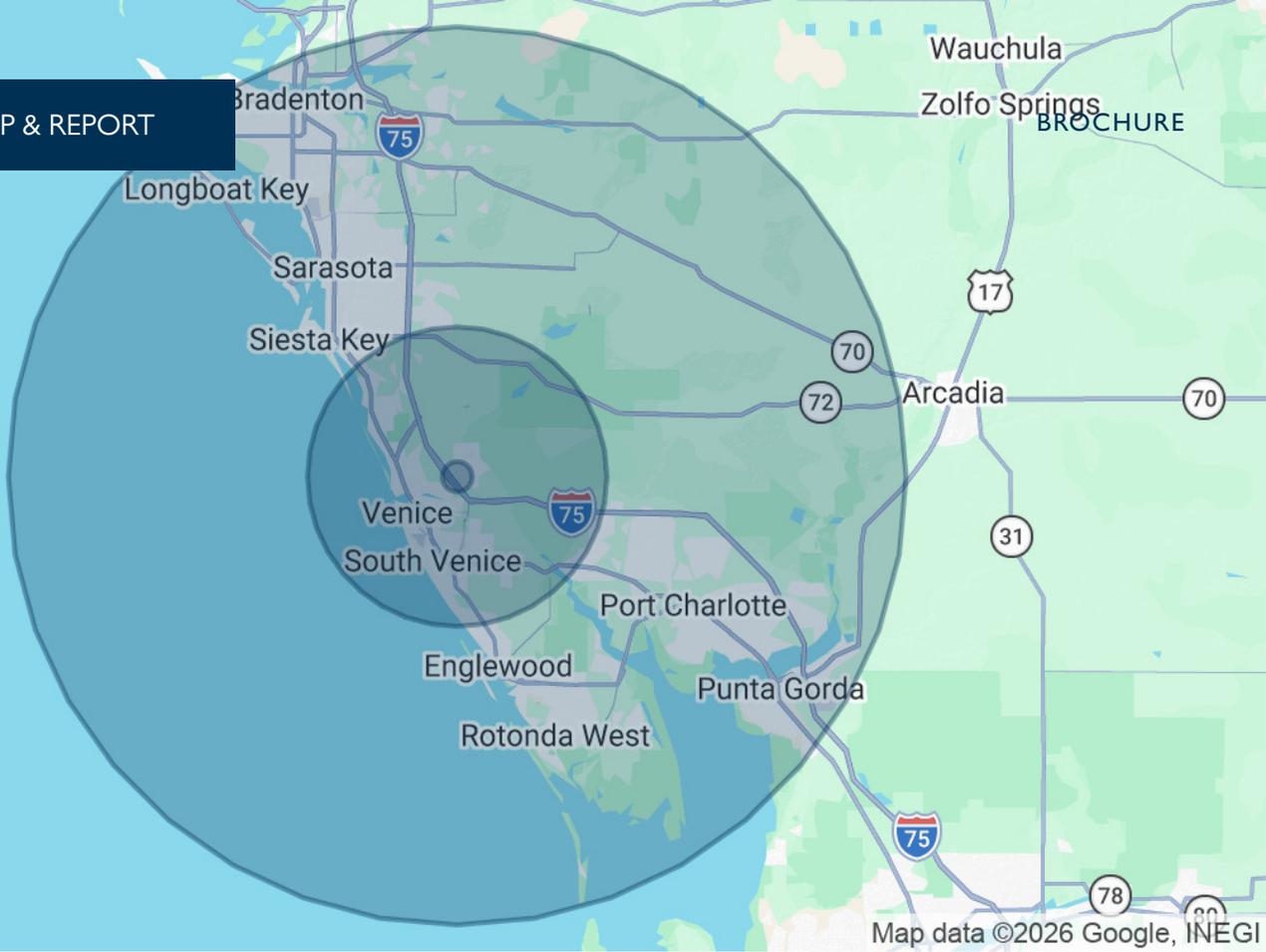
BROCHURE





Map data ©2026 Google

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	10 MILES	30 MILES
Total Population	1,135	123,710	874,889
Average Age	66.8	59.4	49.1
Average Age (Male)	66.5	59.1	48.1
Average Age (Female)	66.9	59.7	50.1
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	644	59,979	380,784
# of Persons per HH	1.8	2.1	2.3
Average HH Income	\$69,827	\$71,484	\$66,084
Average House Value	\$493,217	\$329,897	\$293,503

2020 American Community Survey (ACS)

AERIAL MAP

BROCHURE



Google

Imagery ©2026 Airbus, Maxar Technologies

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

8 | 1605 Main Street, Suite 500, Sarasota, FL 34236 • 941.957.3730 • www.MSCcommercial.com

MSC | COMMERCIAL
REAL ESTATE



TAMMY SHAW

Senior Commercial Advisor | Broker Associate

TammyShaw@msccommercial.com

Direct: 941.769.2222 | Cell: 941.769.2222

FL #BK3336061

PROFESSIONAL BACKGROUND

Tammy Shaw epitomizes integrity, energy, hard work, and creative service in every detail of your real estate transaction. Tammy grew up in Carrollton, Ohio and started cultivating her sales drive at the age of 16, selling advertising. She has continued to be a rising star and has since built a successful career in her own business for over 32 years. She has useful experience in every aspect of transactions, for the buyers, sellers, investors, and banks. She has been trained and inspired in sales by some of the best from Dale Carnegie to Tom Hopkins and many more. Five words you can count on from Tammy Shaw are love, integrity, commitment, passion, and fun from the first phone call to the close. Contact her today and get started. My mission statement is, my promise to you

- * To provide the most accurate and up-to-date information, skilled analysis and sound real estate advice.
- * To make the buying and selling of real estate as cost effective as possible while maintaining the highest level of service.
- * To be known as the most professional team of Real Estate Agents whose goals are positive, team oriented, solution based, and with a clear focus on commercial investing, developing, and leasing in retail, office, industrial, multifamily, hotel and special purpose real estate.
- * To act responsibly both in the community and civically; providing updated content and responding to community needs on an ongoing basis; while maintaining the highest standards of quality, customer convenience and satisfaction

EDUCATION

Broker Real Estate License Florida

Certified Commercial Investment Member CCIM Completed courses:

Commercial Real Estate Negotiations

Financial Analysis for Commercial Investment Real Estate

Investment Analysis for Commercial Investment Real Estate

User Decision Analysis for Commercial Investment Real Estate

Market Analysis for Commercial Investment Real Estate

MSC Commercial
1605 Main Street Suite 500
Sarasota, FL 34236
941.957.3730



COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.