

Venice Island Commercial Site

705 S Tamiami Trl, Venice, FL 34285

Land
For Sale



Property Description

1.44 Acre site located on the Island of Venice, Florida. Parcel has over 220 feet of frontage on S. Tamiami Trail (Business US 41), 420 feet on Fairway Drive and 220 feet on Guild Drive. Currently zoned Residential Multi-family and Commercial Mixed-Use.

Great exposure to over 29,500 vehicles per day with favorable demographics for success for a multitude of property usages.

Adjoining 2.4 Acres of Commercial Property is also available. Contact lister for additional information.

OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	1.44 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,349	22,080	40,366
Total Population	6,065	42,638	79,417
Average HH Income	\$89,852	\$94,878	\$100,868



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com

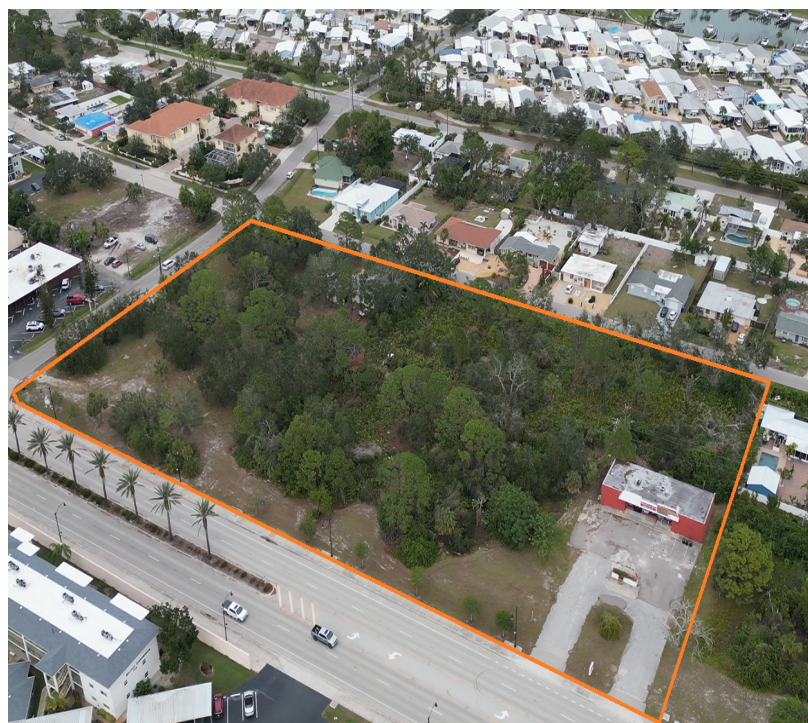


3580 S. Tuttle Ave
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Development Opportunity

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High Traffic Area

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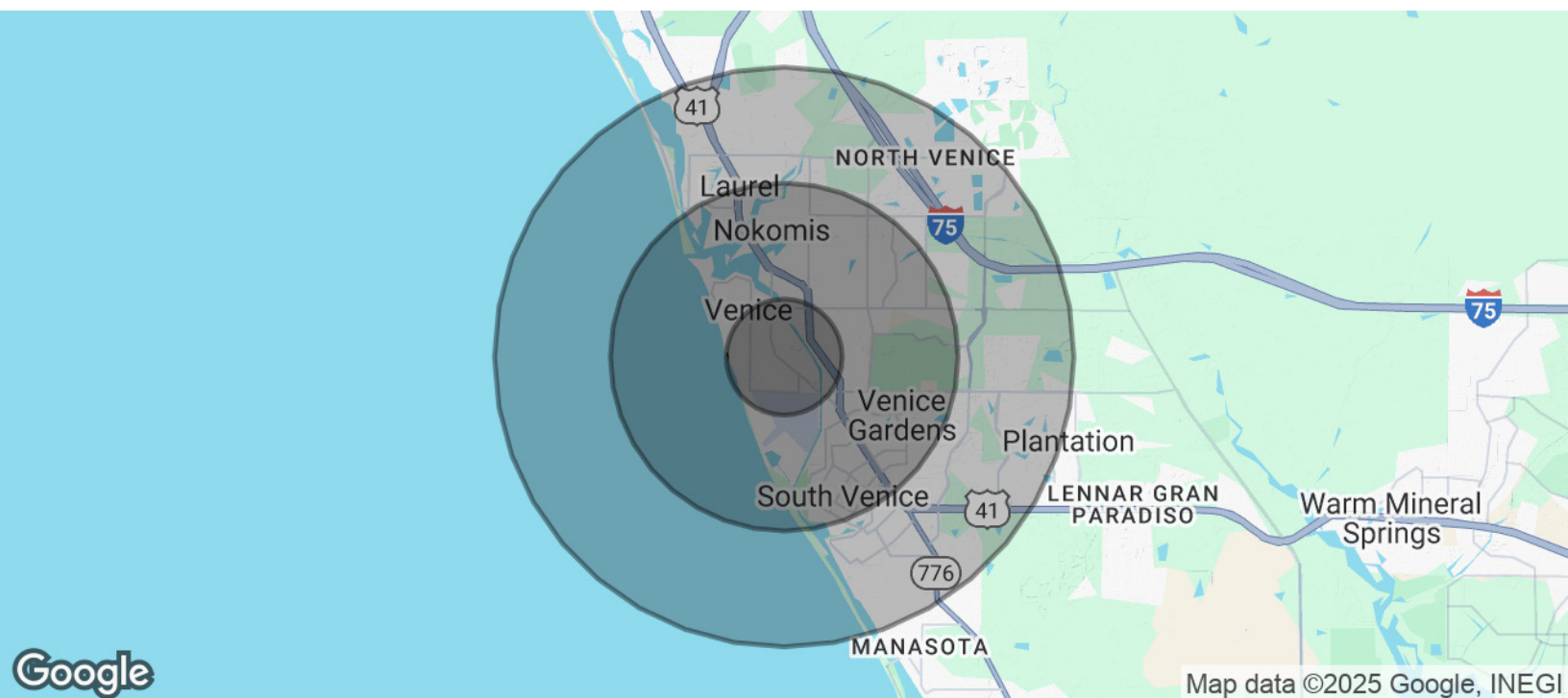


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Favorable Demographics for Commercial Development

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For Sale

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,065	42,638	79,417
Average Age	67	62	61
Average Age (Male)	66	61	60
Average Age (Female)	67	62	62
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,349	22,080	40,366
# of Persons per HH	1.8	1.9	2
Average HH Income	\$89,852	\$94,878	\$100,868
Average House Value	\$518,704	\$448,642	\$448,179

Demographics data derived from AlphaMap



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