

**420 S Tamiami Trail  
Venice FL**



**OFFERING MEMORANDUM**



# ADVISORY TEAM

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The third Robbins generation, Kevin, Troy, Derek and Emerson, as of 2023 own and operate Harry E. Robbins Associates, Inc.

Kevin Robbins joined in 2002 and is the President of Robbins Commercial. Troy Robbins is the Broker and Chief Operating officer of Harry E. Robbins Associates, Inc. joined as a sales agent in 2006 and earned his broker's license in 2016. Derek Robbins joined as a sales agent in 2017, and to complete the family dynamic Emerson Robbins joined as a sales associate in 2021.

Now in it's 52nd year, the Robbins brothers are proud to carry on the Robbins Real Estate legacy alongside the great staff and agents that are licensed with Harry E. Robbins Associates, Inc. Their extensive history and experience in the Sarasota market and community allows for an unparalleled level of service!



## **CONFIDENTIALITY & DISCLAIMER**

### **Confidentiality Agreement for Marketing Brochure Recipients**

Thank you for reviewing our Marketing Brochure. Please be aware that all information contained herein is considered proprietary and confidential. It is intended only for the recipient who received it from Harry E. Robbins Associates, INC. / Realtor and should not be disclosed to any other individual or entity without the written consent of the sender. While the Marketing Brochure provides a brief overview of the subject property and is meant to entice prospective buyers, it is not a replacement for thorough due diligence. Harry E. Robbins Associates, INC. / Realtor has not made any warranty or representation regarding the income or expenses of the property, its future financial performance, the presence or absence of hazardous materials, its compliance with regulations, the physical condition of the property, or the financial status of any tenant. While the information contained in this Marketing Brochure has been obtained from sources we believe to be reliable, Harry E. Robbins Associates, INC. / Realtor has not verified the information and will not investigate these matters. We make no warranty or representation regarding the accuracy or completeness of the information provided, and it is the responsibility of potential buyers to verify all information. The seller retains the right to determine the offer and acceptance process, including acceptance or rejection of any offer, at their sole discretion. The seller is only obligated to uphold duly executed and enforceable agreements, if any. Please keep this information confidential and privileged.

## **NON-ENDORSEMENT NOTICE**

### **Disclaimer for Harry E. Robbins Associates, INC. / Realtor**

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## **TRANSACTION GUIDELINES**

Aside from the limitations mentioned in this document, the Seller retains the right to accept or decline any offer at any time. Furthermore, they may choose to extend the submission deadline for any reason at their sole discretion.

## **OFFERING GUIDELINES**

Distribution of this offering is limited to a select group of qualified investors and handled exclusively by Institutional Property Advisors. The Seller will choose the potential investor based on a range of factors, such as the offered price, urgency of deadlines for hard earnest money, financial capability, level of discretion in investing funds, experience, reputation, and any other relevant factors.

## **CALL FOR OFFERS**

A call for offers will be held and investors will be notified about the date by separate email if sales agent chooses to do so. Your proposal should be delivered to our Sales Agent:

Attention: Kevin Robbins  
Kevin@robbinscommercial.com

## **FORM OF PROPOSALS**

When submitting a property purchase proposal, include key acquisition details such as purchase price, deposit, and closing periods. Also, provide sources of equity, a description of purchase principals, and anticipated conditions for executing transaction documents. This ensures a smooth process.





# Executive Summary



# Executive Summary



420 S. Tamiami Trail is a three-story office building in the heart of downtown Venice. The building is elevator serviced, has wide hallways and is ready for the discerning buyer's touch to make it their next great property! The building features great exposure on Tamiami Trail, easy ingress/egress with two entrances and abundant parking around and under the building.

Venice is located between Fort Myers and Tampa Bay on the beautiful Gulf Coast of Florida. The beachside city of Venice boasts some of the most stunning buildings and boulevards whose designs display the look of an Italian city. Some of the best Gulf beaches are here too. It is known as "The Shark Tooth Capital of the World" due to its abundance of shark teeth that wash up on the beaches. Venice is also home to the Venetian Waterway Park, a scenic trail that follows the Intracoastal Waterway. The city's historic downtown offers an array of unique shops, restaurants, and attractions plus a brand-new branch of Sarasota Memorial Hospital further east of downtown which make this a top 'move to' destination!



**Land Acres:**  
**0.80 AC**



**Building Size :**  
**25,355 SF**



**Building Height:**  
**3 Stories**



**Zoning:**  
**ST2A - ST2A**



**Use:**  
**Office**



A three-story office building located in the heart of downtown Venice.

This space has the potential to be transformed into a modern office setting or other uses.

## Investment Highlights

The building offers excellent visibility on Tamiami Trail, convenient access with two entrances, and ample parking both around and beneath the building.

The building features elevator service, spacious hallways, and awaits the discerning buyer's personal touch to transform it into their next exceptional property!

The opening of a new branch of Sarasota Memorial Hospital east of downtown has made it a sought-after relocation spot!

The historical downtown of Venice features a variety of distinctive shops, restaurants, and attractions.





# Property Overview







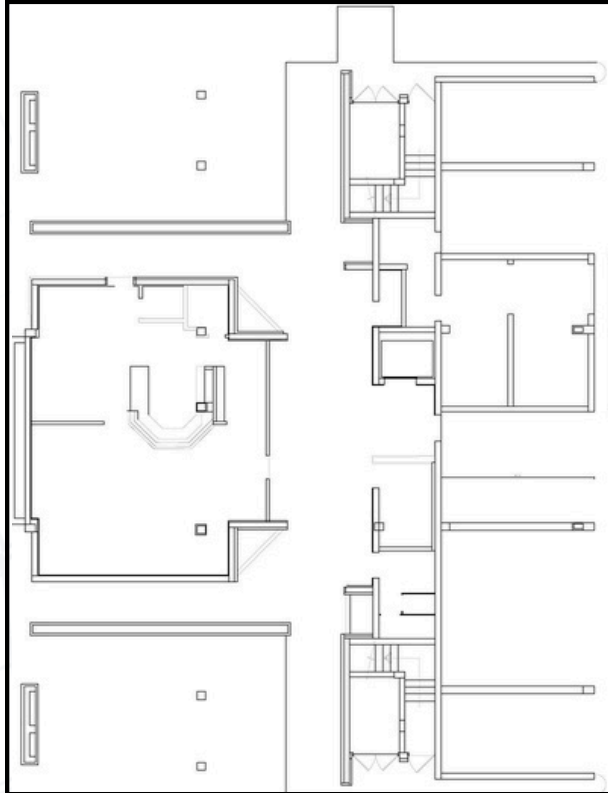


# Interior Photos

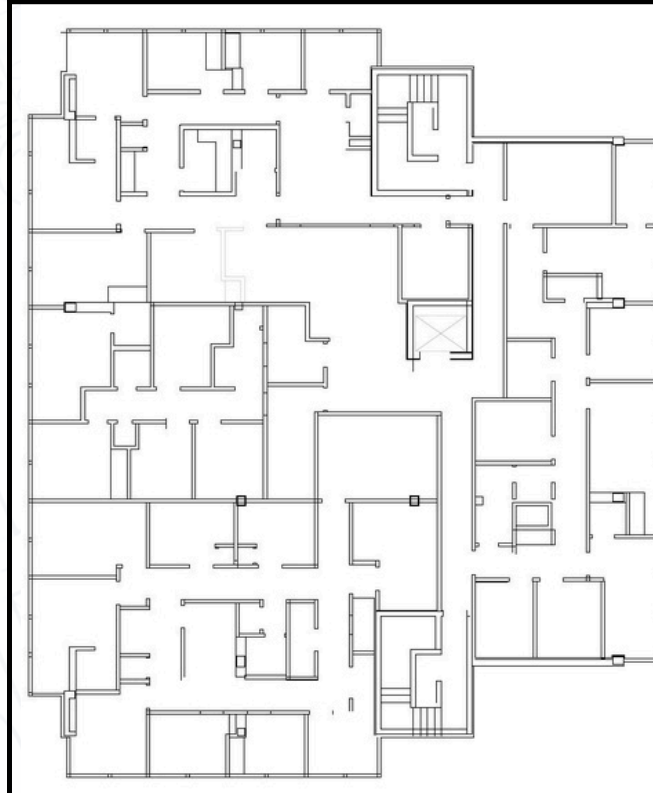




# Building Floorplan



Floor 1



Floor 2




Floor 3

# Location Overview






# LOCATION OVERVIEW

  
**27,382**  
TOTAL  
POPULATION

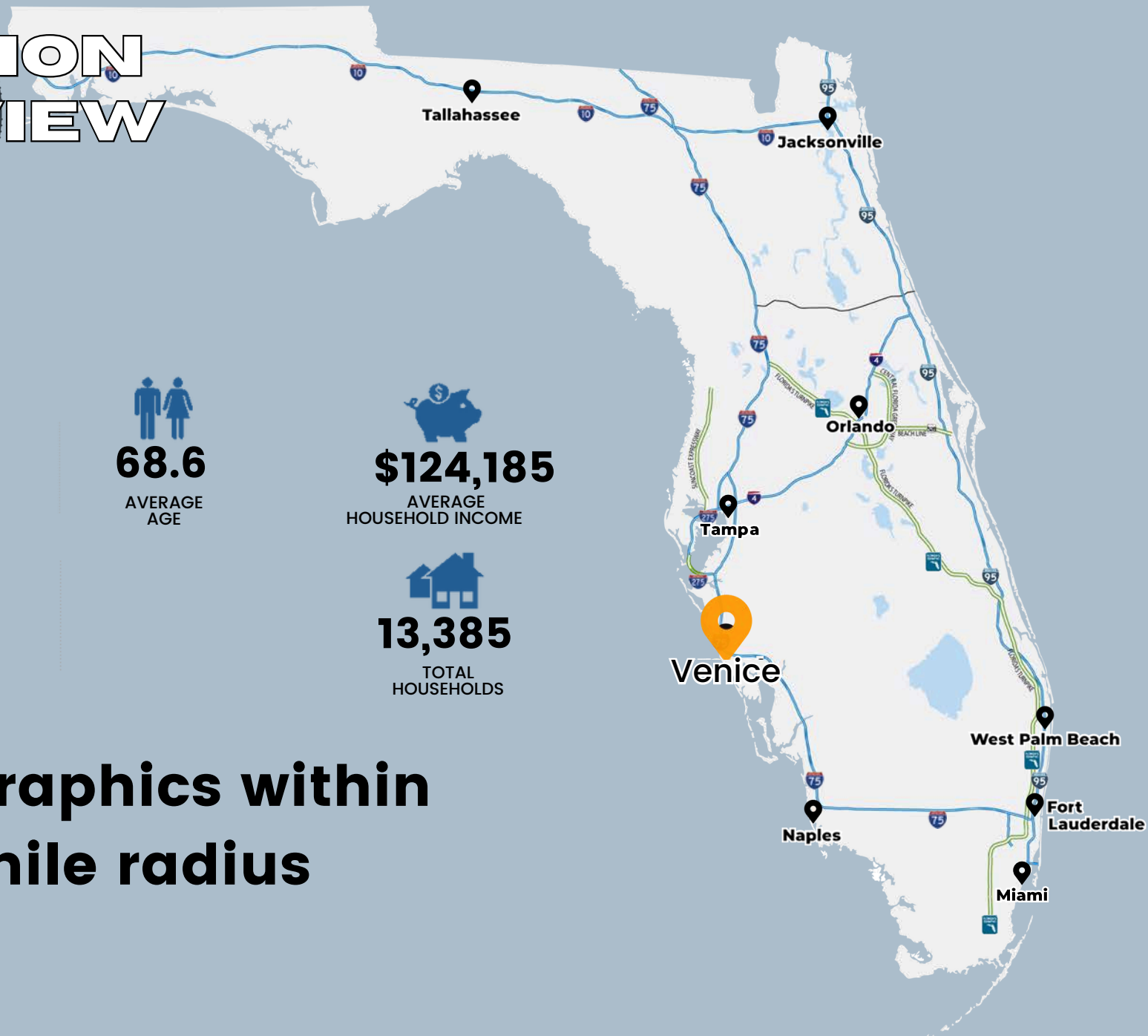
  
**68.6**  
AVERAGE  
AGE

  
**\$124,185**  
AVERAGE  
HOUSEHOLD INCOME

  
**\$469,156**  
MEDIAN HOUSING  
VALUE

  
**13,385**  
TOTAL  
HOUSEHOLDS

## Demographics within 3-mile radius



Located on the Southwest Coast of Florida, just south of Sarasota, Venice boasts an impressive 14 miles of beautiful beaches.

Venice Beach, the city's most renowned coastal area, is a certified Blue Wave Beach. It is conveniently located within walking distance of the downtown area.

Over 35 miles of the most beautiful coastline beaches in the world

# VENICE

Venice, FL has a population of 26,047, and is part of a larger metropolitan area with a total population of 833,716.

The average household income in the Sarasota- Bradenton-North Port metro area is nearly \$90,000



# VENICE, FL

## Discovering the Charms of Venice, Florida

Venice, located in Sarasota County, Florida, is a beautiful city that encompasses "Venice Island" – a portion of the mainland that can be accessed through bridges crossing the Intracoastal Waterway. Nokomis lies to the north, while Englewood is south of the city.

Venice offers visitors the chance to enjoy its various attractions such as the Venice Beach, which boasts an offshore coral reef, and Caspersen Beach, known for its abundance of shark teeth. Venetian Waterway Park is another must-visit location, where multi-use trails run alongside the Intracoastal Waterway.

If you're looking for a relaxing green space, Centennial Park is a great option with its interactive fountain, and the Monty Andrews Arboretum at West Blalock Park is a serene location to take a stroll. Oscar Scherer State Park is home to Florida scrub jays and offers great wildlife sightings.



## SURROUNDING

Venice has been making waves in the "best of" lists. It was voted as one of the top 10 Happiest Seaside Towns by Coastal Living. Additionally, it ranked second in the most livable cities in Florida list, as per the U.S. Chamber of Commerce. The city also made it to the 100 Best Cities to Live in Florida list, along with seven other Southwest Florida communities.



## Arts & Theatre

Discover the Largest Per-Capita Community Theater in the US Venice Theatre, with an operating budget of almost three million dollars, holds the title of the largest per-capita community theater in the United States.



## History

Venice, Florida, is renowned for its breathtaking natural beauty and world-class beaches. But did you know that this Gulf Coast city is also steeped in fascinating history and culture? Explore this captivating town beyond its 14 miles of pristine coastline to uncover its rich cultural heritage.



## AGENT CONTACT



**TROY ROBBINS**

**Harry E. Robbins Associates, Inc**

**941-356-1613**

**Troy@RobbinsCommercial.com**



**RICO BOERAS**

**Harry E. Robbins Associates, Inc**

**941.374.7426**

**Rico@RobbinsCommercial.com**





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