

OFFICE BUILDING

720 COMMERCE DR, VENICE, FL



ADDRESS

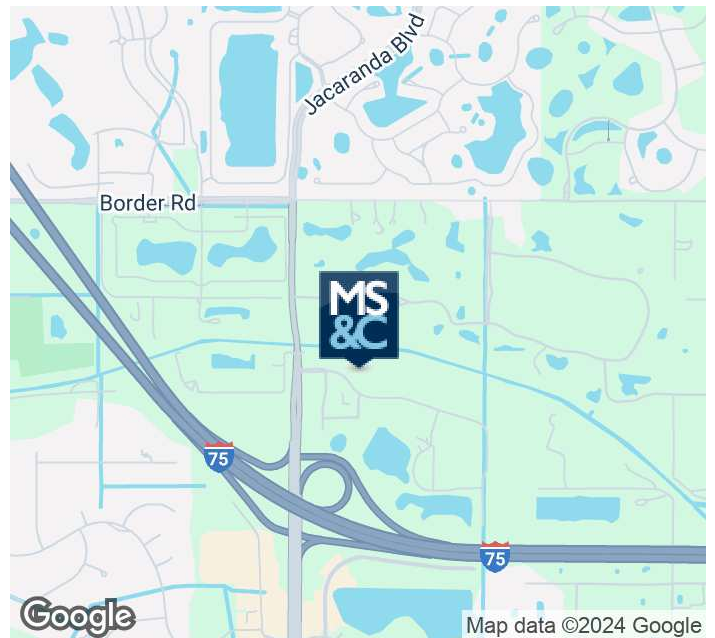
**720 Commerce Dr
Venice, FL 34292**

PROPERTY FEATURES

- Spacious and versatile floor plans
- Ample parking
- Convenient access to I-75
- Well-maintained property
- Ideal for office or light industrial use

	1 Mile	3 Miles	5 Miles
Total Households:	1,027	14,991	41,692
Total Population:	2,197	29,452	82,849
Average HH Income:	\$129,327	\$113,229	\$108,873

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

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SPENCER BRANNEN

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OFFERING SUMMARY

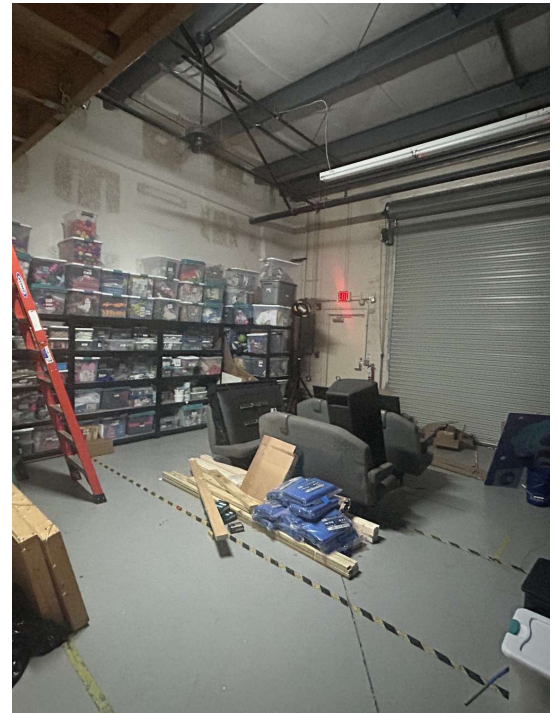
Lease Rate:	\$13.00 SF/yr (NNN)
Available SF:	7,560 SF
Year Built:	1998
Zoning:	ILW
Market:	Sarasota
Submarket:	Venice

PROPERTY OVERVIEW

This space offers an exceptional opportunity for your next office location. This meticulously maintained property boasts spacious layouts, and versatile floor plans tailored to meet your business needs. With ample parking, convenient access to major highways, and a professional environment, this property provides the ideal setting for success. Whether you're seeking a flagship headquarters or a growing business location, this impressive property offers the flexibility and functionality to elevate your operations.

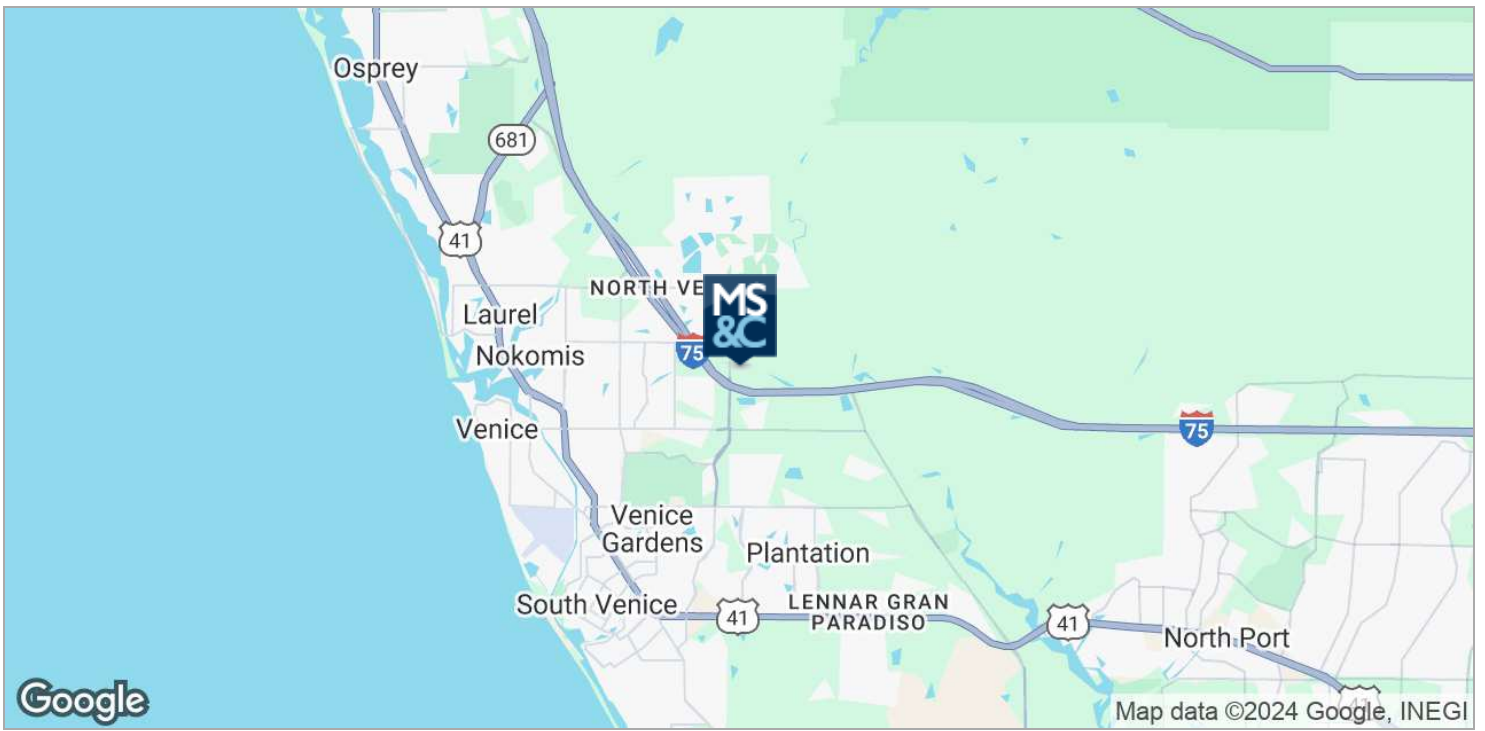
LOCATION OVERVIEW

Enjoy convenient location with easy access off of I-75, ensuring effortless commuting for employees and visitors. Amazon delivery station at the end of Commerce Dr signaling growth in the area and potential for more development. Access directly to Jacaranda Blvd which offers many dining and fuel options.



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Michael Saunders & Company



Licensed Real Estate Broker

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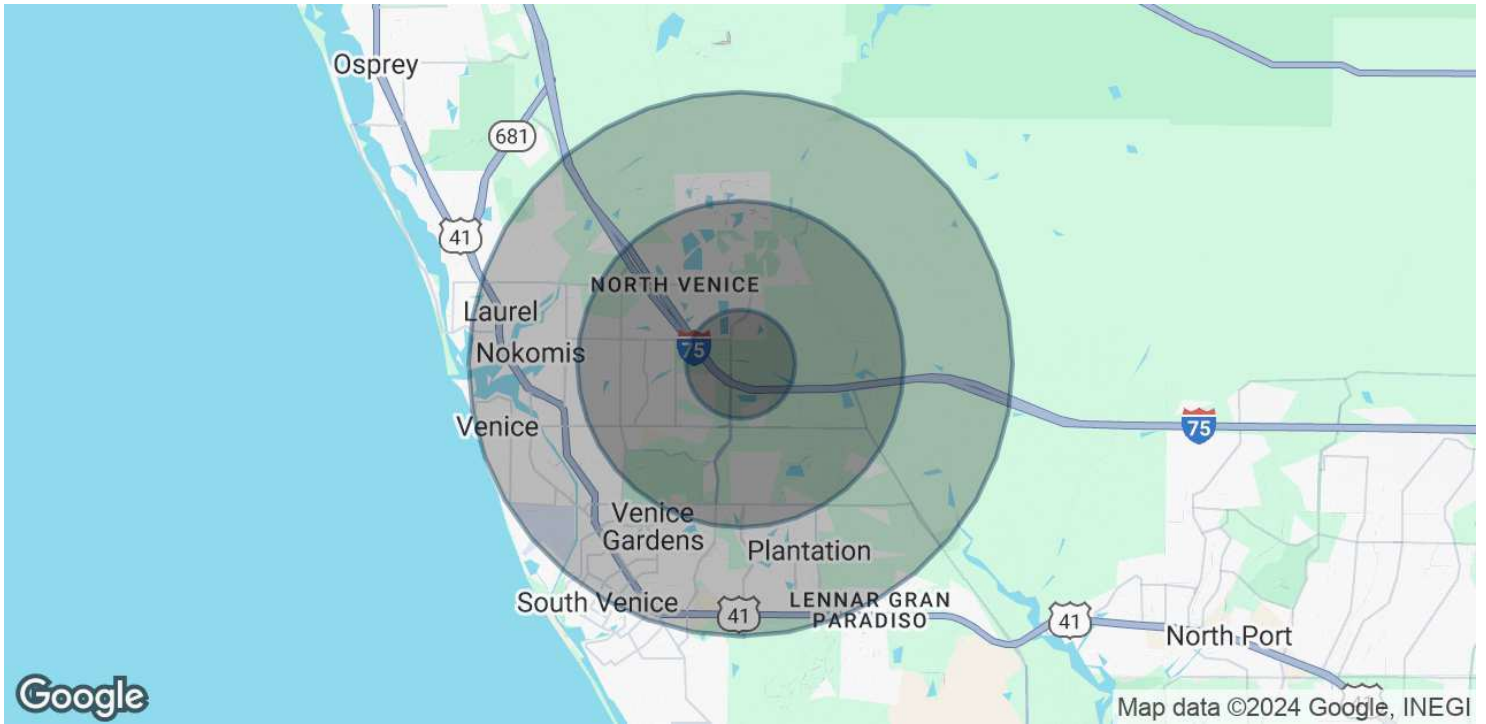
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,197	29,452	82,849
Average Age	58	64	62
Average Age (Male)	58	64	61
Average Age (Female)	59	64	62

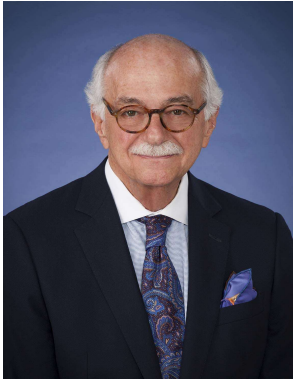
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,027	14,991	41,692
# of Persons per HH	2.1	2	2
Average HH Income	\$129,327	\$113,229	\$108,873
Average House Value	\$541,014	\$490,088	\$464,680

Demographics data derived from AlphaMap

LEON DELIETO SR., P.A.

Broker Associate



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PROFESSIONAL BACKGROUND

Lee DeLieto, Sr. joined the Commercial Group at Michael Saunders & Company more than 25 years ago, and has repeatedly received "Top Commercial Real Estate Producer" recognition. His knowledge of the Sarasota, Manatee and Charlotte county areas has allowed businesses to find commercial real estate that matches each client's specific needs.

Lee's Commercial Real Estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition.

Lee has the proven ability to make your next investment, lease, acquisition/sale a profitable experience. There is no secret to Lee's success – solid commercial real estate knowledge and years of experience in helping clients achieve their goals.

Lee was joined by his son Lee Jr. in 2005 who is committed to the goals and work ethics established by Lee Sr.

DeLieto Team currently includes three licensed commercial Realtors.

EDUCATION

Syracuse University. Bachelor of Arts
University of Rochester Simon School of Business MBA in Finance and Economics

MEMBERSHIPS & AFFILIATIONS

Corporate Professional Affiliations:

Commercial Real Estate Alliance (CREA)
Realtor Association of Sarasota and Manatee (RASM)

Community & Professional Affiliations:

Board Chair Sarasota County Boys & Girls Clubs
Founding BOD Member Insignia Bank (Now Centennial Bank)
Trustee Plymouth Harbor Foundation
BOD SW Florida Chapter of American Red Cross Sarasota
Sarasota Alumni Club of Phi Delta Theta, Past President
Syracuse University Alumni Club
Past President of Downtown Sarasota Kiwanis Club
Argus Foundation, Corporate Member
Tiger Bay Forum Member