

# 2996 Executive Drive

Retail  
Property  
For Lease

2996 Executive Drive, Venice, FL 34292



## VIDEO

### Property Description

Only 2 units left in this brand new retail center. Spaces available from 2,480 SF to 5,455 SF. The last 2 units can be combined. 13' wide patio in front of the property runs the length of the building which provides great space for outside dining.

### Property Highlights

- Great Number of Businesses Surrounding Location
- High Traffic and Visibility
- Opportunity to Work Within Exciting Architectural Design

### OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Number of Units:	4
Available SF:	2,480 - 5,455 SF
Building Size:	12,941 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,464	19,826	44,900
Total Population	3,025	38,890	89,739
Average HH Income	\$115,556	\$108,562	\$108,963



### Loyd Robbins

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Sarasota FL 34239

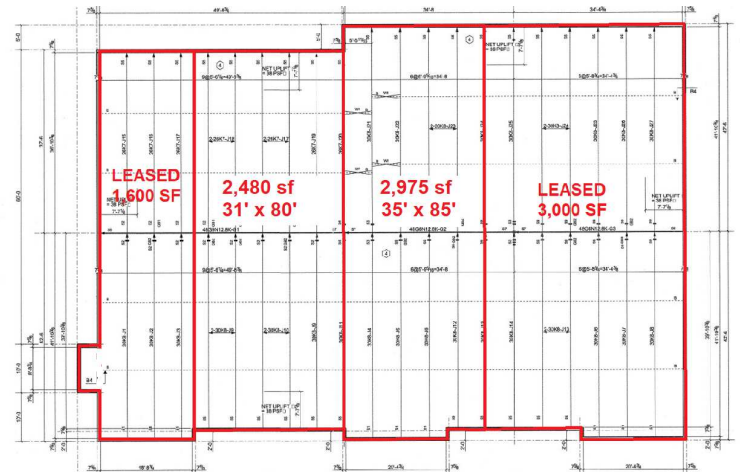
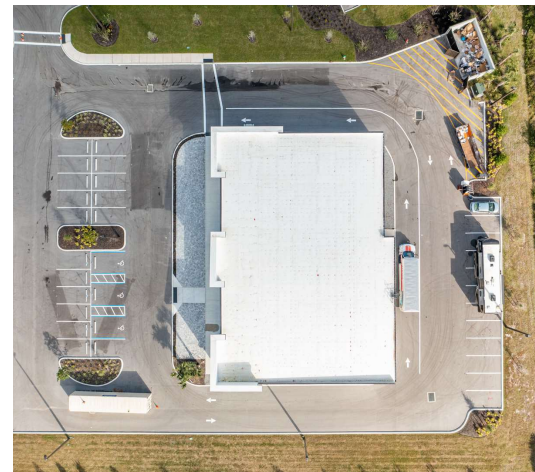
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# Imagine Your Business Here!

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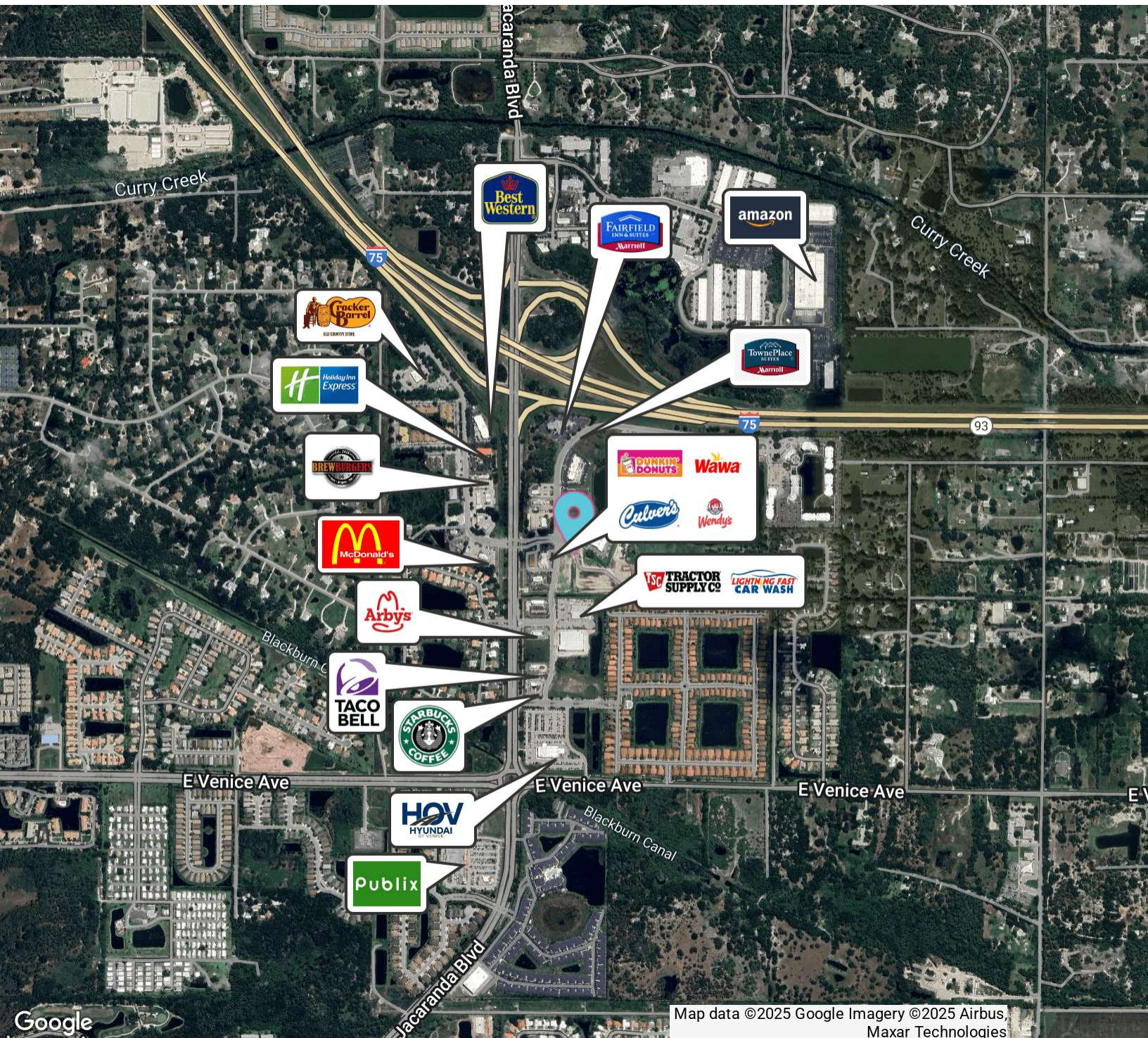
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# Frontage on Executive Drive

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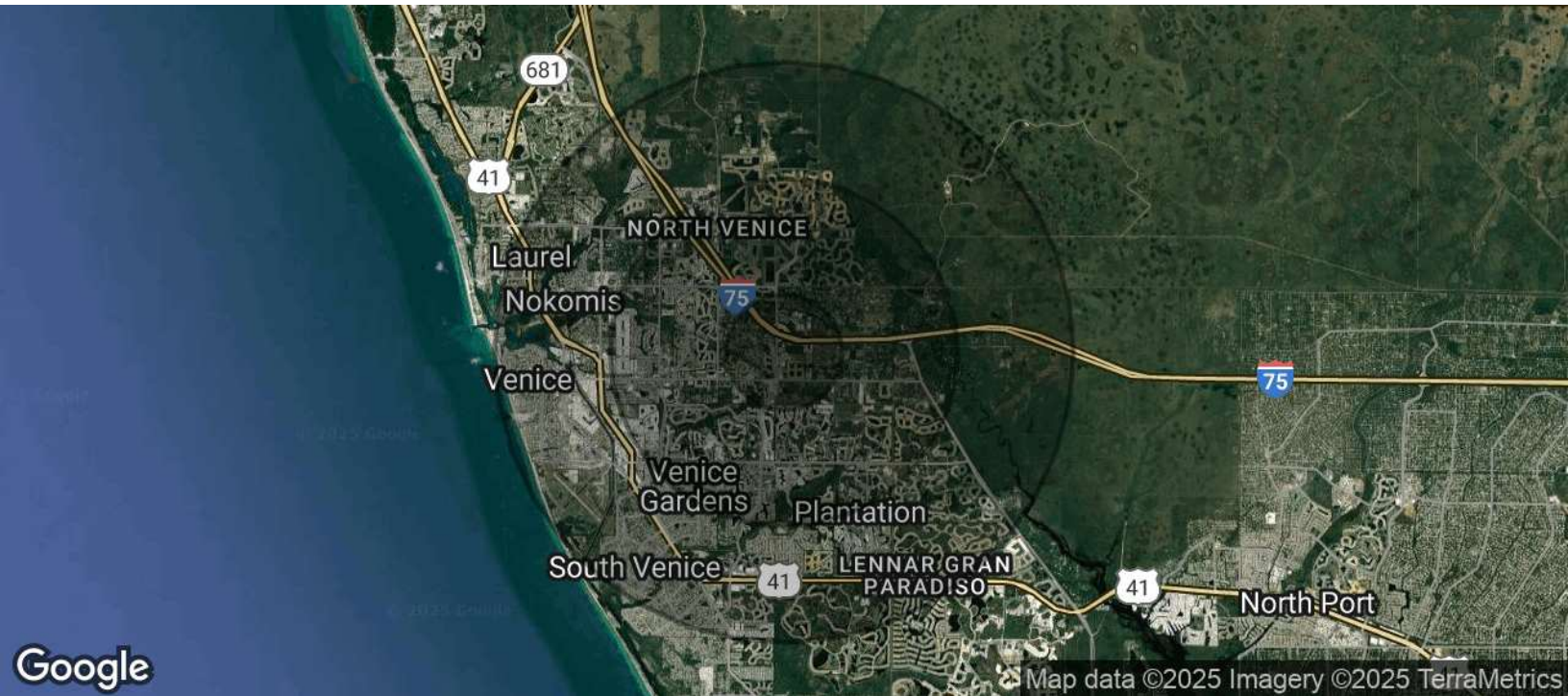
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# High Traffic Area

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,025	38,890	89,739
Average Age	60	64	61
Average Age (Male)	59	63	61
Average Age (Female)	61	64	62
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,464	19,826	44,900
# of Persons per HH	2.1	2	2
Average HH Income	\$115,556	\$108,562	\$108,963
Average House Value	\$503,829	\$452,466	\$458,417

*Demographics data derived from AlphaMap*



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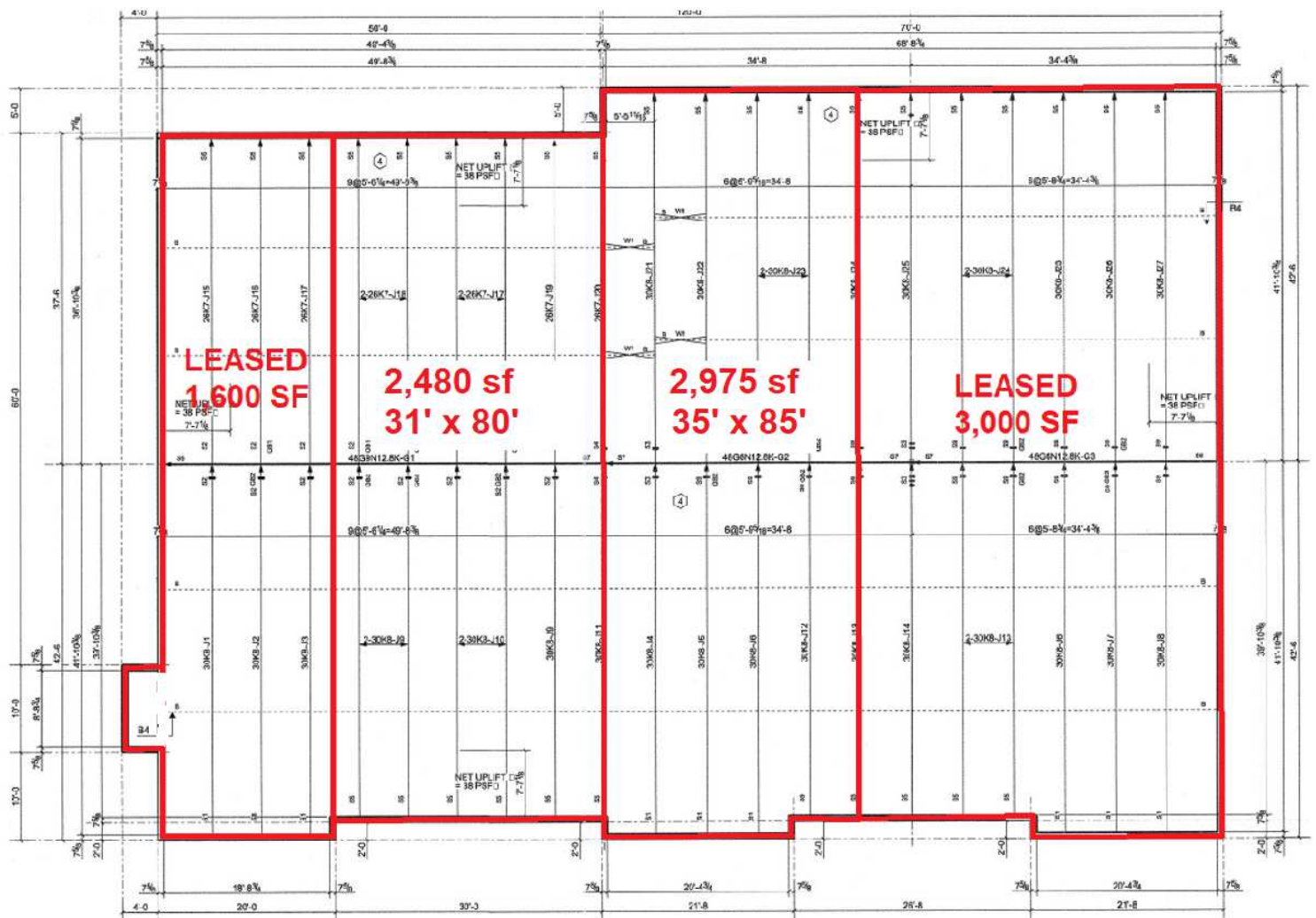
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# Site Plan

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