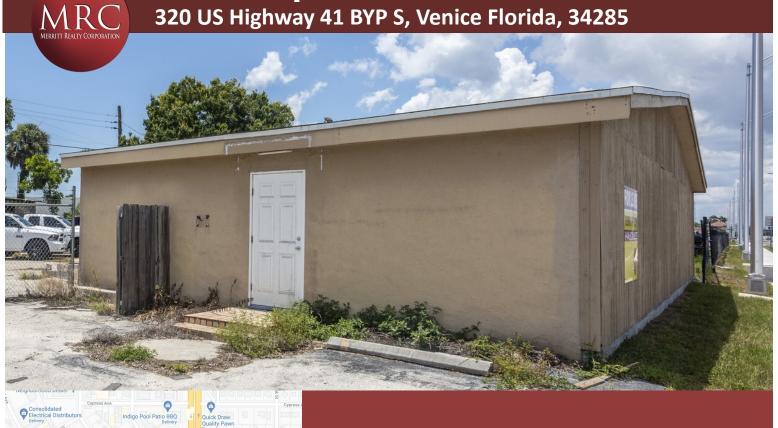
For Lease **Retail Space**

320 US Highway 41 BYP S, Venice Florida, 34285



Control	ss Ave		
Consolidated	ss ave	0	Cypress /
Electrical Distributors Delivery	Indigo Pool Patio BBQ Delivery	Quick Draw Quality Pawn	
Carnion St.		Pawn shop	
Angels Thrift Store	Clyde Butcher Venice Gallery & Studio	Budget Car Rental	Laurel Av
Thrift store	Sallery & Studio		
ialties		AAMCO Transmissions & Total Car Care	
Co	bra Hose of Venice Truck Toys of Ve	nice 9 -5550 555	р
Filling Systems	Truck accessories st	Groveland Ave	Groveland
			Live
	Venice Mercato	+	Oak St
	Son St. Venice Mercaro		i bomb
	94	Myrtle Ave	Myrtle Av
	Curry Truck & Auto		
Ng US Post Office ₩	Auto repair snop		B
US POST OFFICE OF THE PROPERTY		Emergency Dentistry	
Annus Post Office	0-4	Pineland Ave	Pineland A
Age age	Gardenmasters of SW FI		Ę I
2	C C	Admiralty Marine	ive Oak

DEMOGRAPHICS	3 MILES	5 MILES
POPULATION	74,927	121,151
HOUSEHOLDS	36,421	58,316
AVE. HH INCOME	59,261	60,962

PROPERTY HIGHLIGHTS

Merritt Realty is thrilled to announce this proposed redevelopment location right off US-41/Tamiami Trail in Venice, Florida. This redevelopment property is ideal for retail by being situated right off US-41/Tamiami Trail with a traffic count of 37,000. This property's location provides adequate parking, as well as visibility to travelers. With the location off of the major roadway, this property has access to a total population of 443,465 and 182,842 households within a 5 mile radius. The medium household income within this 5 mile radius is \$66,258. This property is further situated to allow access to amenities such retail shops and restaurants.

PROPERTY INFORMATION

TYPE: Retail

TRAFFIC COUNTS: 37,000

- Heavy Traffic
- Lots of Parking
- **Great Visibility**
- On A Major Roadway

CALL TODAY, TO SET UP A VIEWING OF THIS GREAT PROPERTY.







Terry Purdy, Broker/Owner

941-320-6079

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Web: www.gomerritt.com

Fax: 800.393.0422 261 S. Tamiami Trail ~ Nokomis, FL 34275 **GOmerritt**