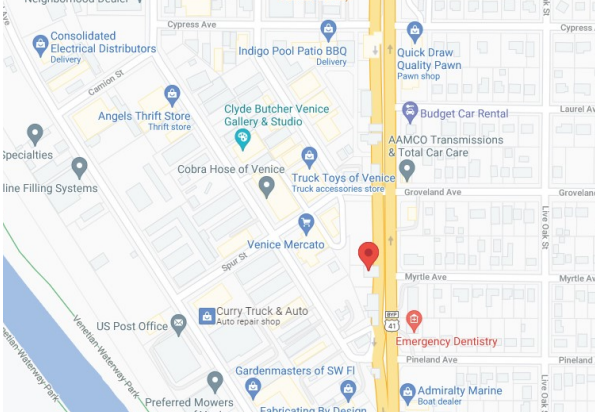


**MRC**  
MERRITT REALTY CORPORATION

# For Lease Retail Space

320 US Highway 41 BYP S, Venice Florida, 34285



## 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.**

**gomerritt.com**





Terry Purdy, Broker/Owner

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