

I-75 & RIVER ROAD INTERCHANGE PAD

2701 N River Road | Venice, FL 34292 | Sarasota County
Development Site For Sale



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



**CALL FOR
PRICE**



**1.76 AC
SIZE**

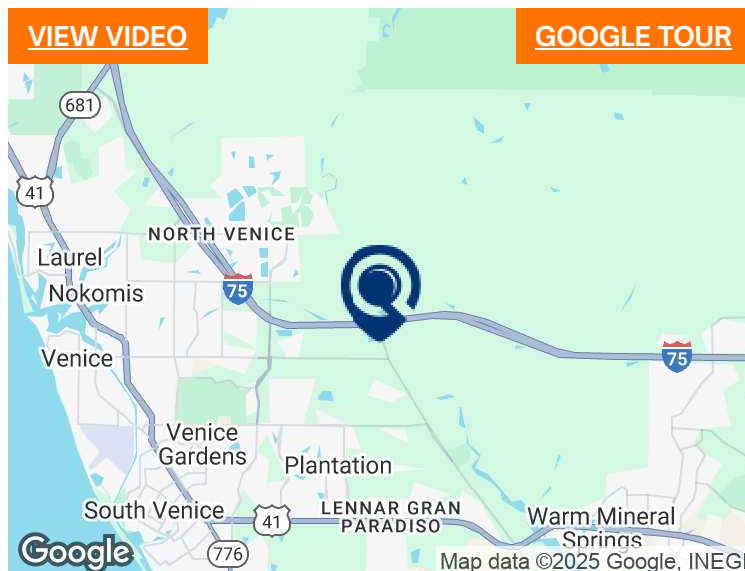


**CHI
ZONING**

- 1.76 AC Commercial Highway Interchange Pad in Venice.
- Pad-ready: Utilities and storm water in place.
- Immediately off I-75, exit 191, at the SWC of N River Road (24,000 CPD) and E Venice Ave (19,000 CPD).
- Potential Uses: Hotel, Automotive Services, Office, Retail, Full Service/Fast Food Restaurant & Storage.
- River Road is the most direct route to the New Atlanta Braves Spring Training Complex.
- River Road is currently being widened.
- Adjacent to Caribbean Village by D.R. Horton, a 178-unit gated community.

[VIEW VIDEO](#)

[GOOGLE TOUR](#)



[PROPERTIES.LQCRE.COM/RIVER-ROAD-OUTPARCELS](https://properties.lqcre.com/river-road-outparcels)



**5-MI POPULATION
61,904**



**5-YR POP. INCREASE
2.0%**



**5-MI AVG INCOME
\$134,377**



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1614 Colonial Blvd #101
Fort Myers, FL 33907
LQCRE.COM

Brett Low
Senior Associate
D: 239.275.4922 x275
C: 941.536.3538
brettlow@lqcre.com

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

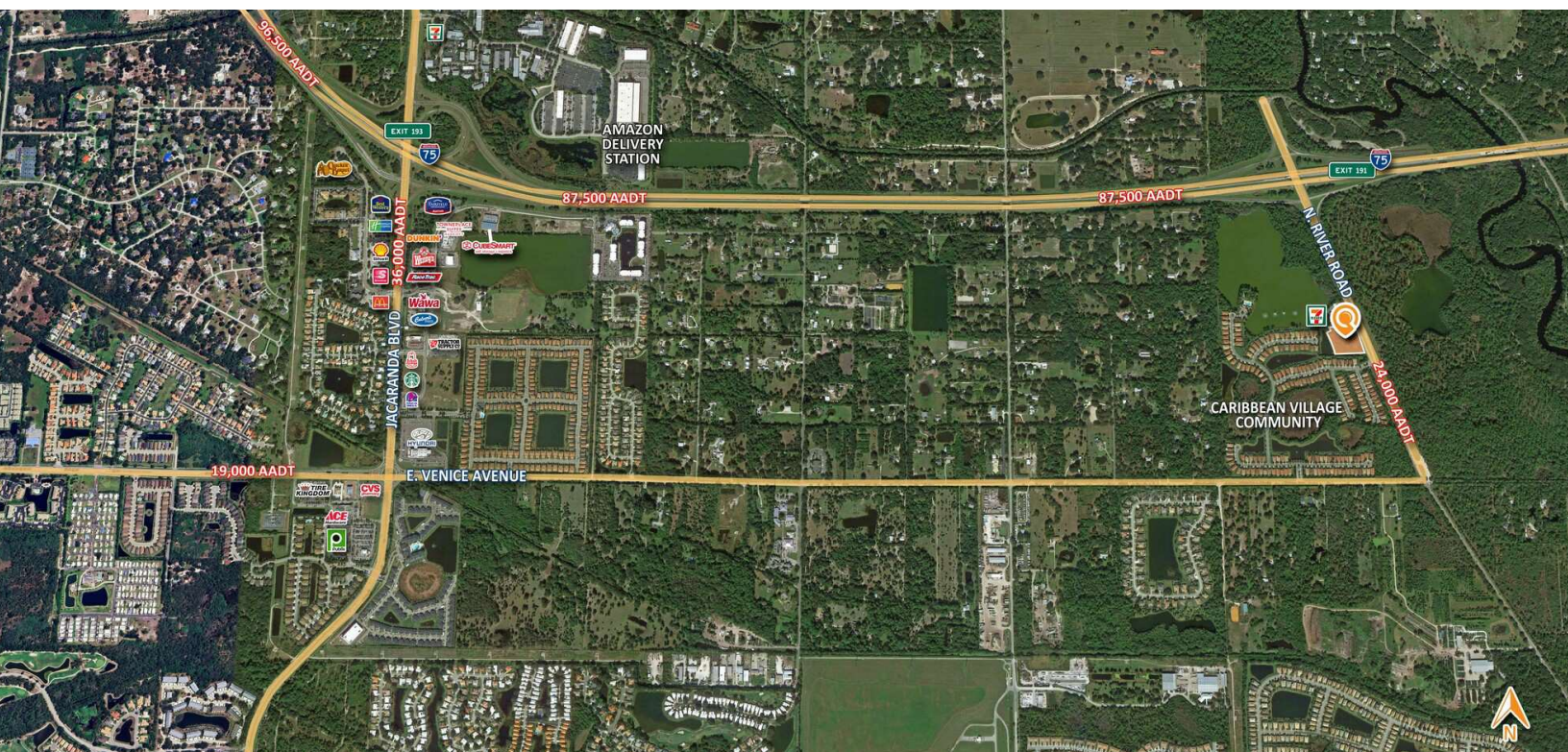
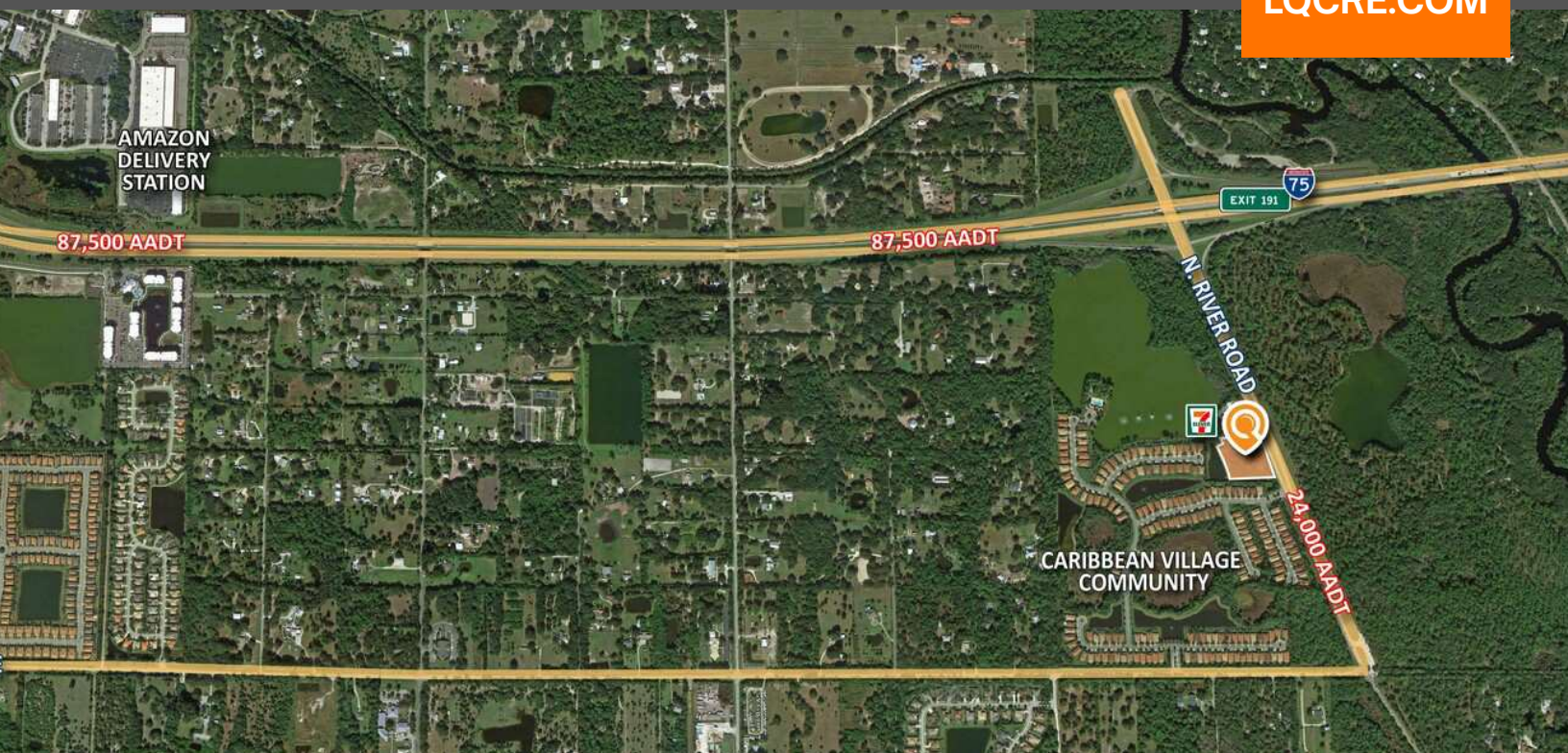
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