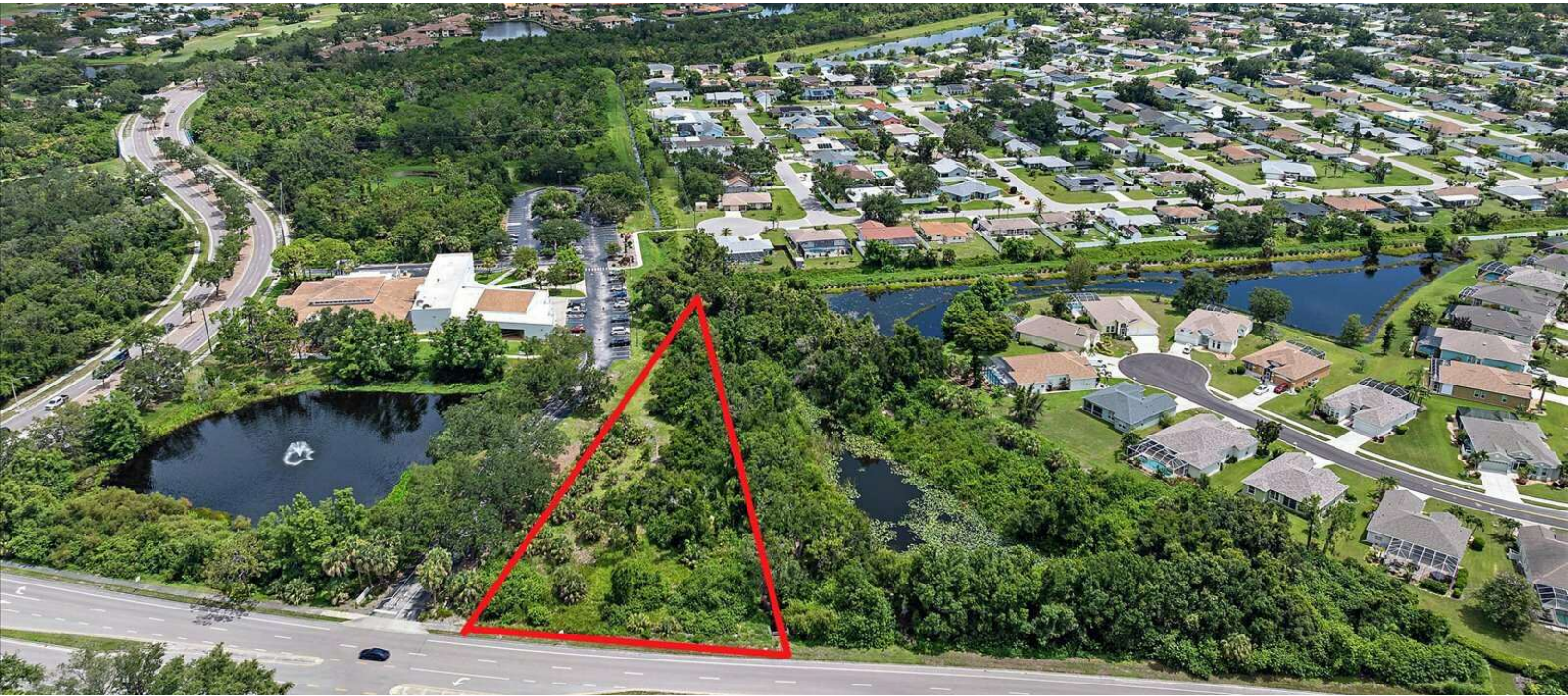


Woodmere Park Vacant Land Opportunity

4141 Woodmere Park Blvd, Venice, FL 34293

Land For
Sale



Property Description

.95 Acre Professional Office Development Site. Located next to Venice Library and at Venice's major shopping hub directly behind Home Depot, Publix, Super Walmart, Target & more!

Easy access to Venice, Wellen Park & Englewood.

(Current zoning is RMF-2 but being changed to OPI)

OFFERING SUMMARY

Sale Price:	\$725,000
Lot Size:	40,826 SF .95 ACRES

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,347	24,338	47,561
Total Population	6,676	49,515	94,922
Average HH Income	\$99,262	\$102,983	\$108,378



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Professional Office Development Site

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Near Shopping & Dining

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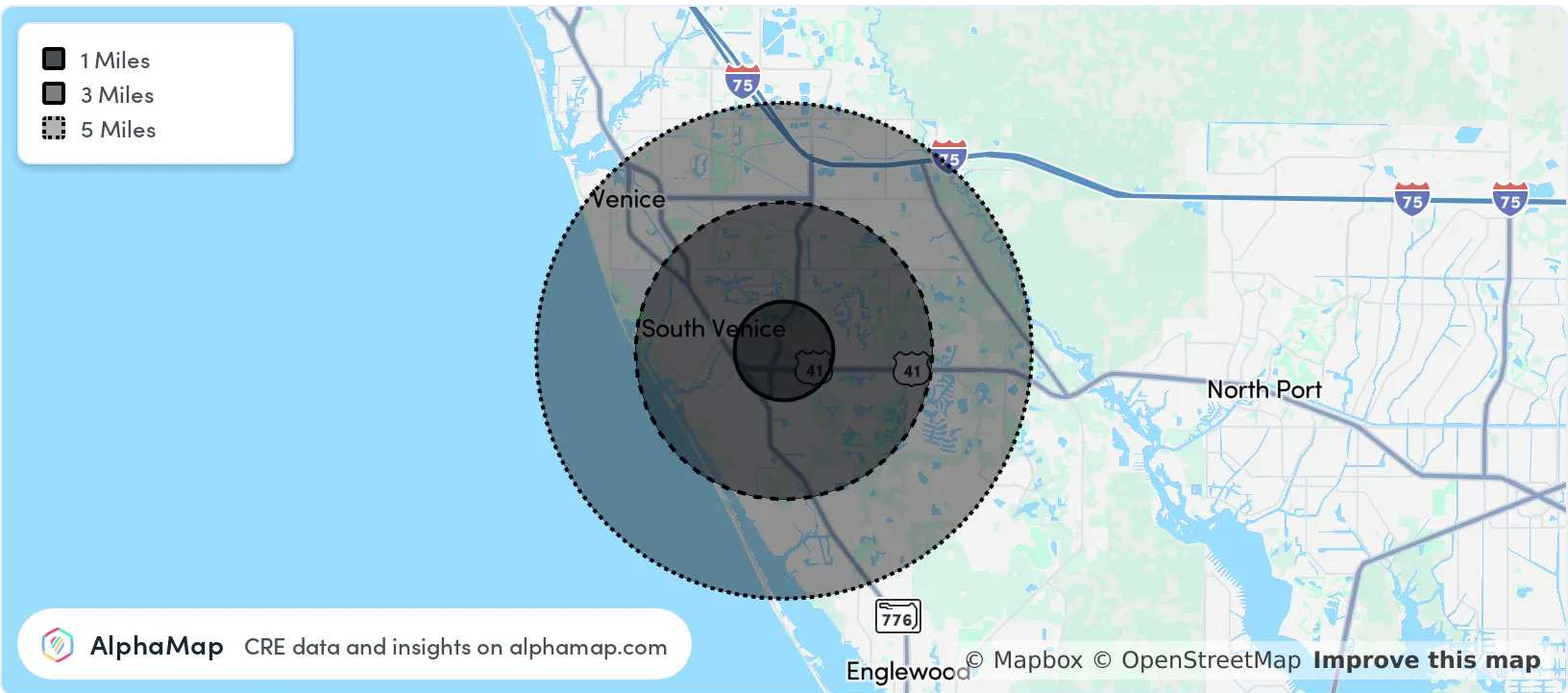


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Favorable Demographics

Land For
Sale

4141 Woodmere Park Blvd, Venice, FL 34293



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,676	49,515	94,922
Average Age	59	60	62
Average Age (Male)	58	59	61
Average Age (Female)	61	61	62

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,347	24,338	47,561
Persons per HH	2	2	2
Average HH Income	\$99,262	\$102,983	\$108,378
Average House Value	\$357,717	\$401,388	\$452,955
Per Capita Income	\$49,631	\$51,491	\$54,189

Map and demographics data derived from AlphaMap



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