

## VENICE OFFICE

710 COMMERCE DRIVE UNIT 105, VENICE, FL



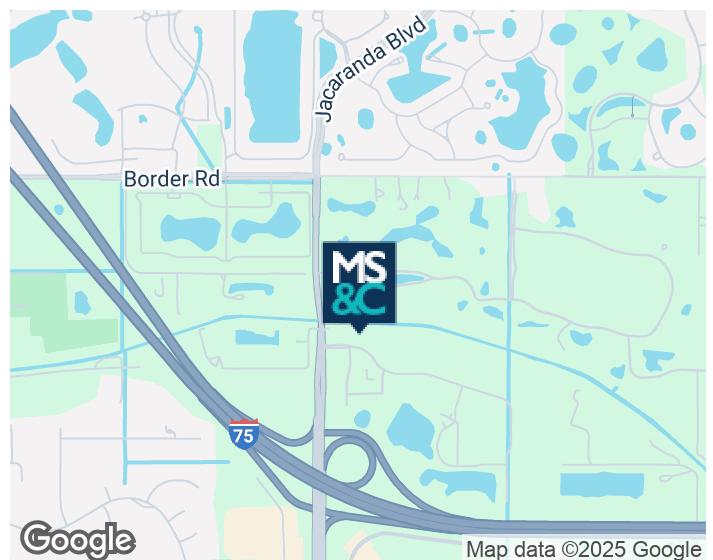
### ADDRESS

**710 Commerce Drive Unit 105  
Venice, FL 34292**

### PROPERTY FEATURES

- Sublease opportunity through 6/30/28
- Ample parking
- Convenient access to major highways
- 1,034 SF
- \$9.99/NNN
- CAM estimated at \$3.14/SF

|                           | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------------|-----------|-----------|-----------|
| <b>Total Households:</b>  | 989       | 15,286    | 41,691    |
| <b>Total Population:</b>  | 2,111     | 30,048    | 82,848    |
| <b>Average HH Income:</b> | \$129,825 | \$113,414 | \$108,872 |



### PRESENTED BY:

#### SPENCER BRANNEN

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# UNIT 105

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### OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Lease Rate:    | \$9.99 SF/yr (NNN) |
| Building Size: | 22,350 SF          |
| Available SF:  | 1,034 SF           |
| Year Built:    | 2002               |
| Renovated:     | 2014               |
| Zoning:        | ILW                |

### PROPERTY OVERVIEW

This space offers an exceptional opportunity for your next office location. This meticulously maintained property boasts a spacious layout, and versatile floor plan tailored to meet your business needs. With ample parking, convenient access to major highways, and a professional environment, this property provides the ideal setting for success. The listing encompasses the front office portion only totaling 1,034 SF, with a large open room along with two offices and an ADA restroom. This space offers the ability to place your signage along front of the space; being at the of the entrance of Commerce Dr provides great exposure for your brand. This sublease opportunity that expires on June 30th, 2028.

### LOCATION OVERVIEW

Enjoy convenient location with easy access off of I-75, ensuring effortless commuting for employees and visitors. Amazon delivery station at the end of Commerce Dr signaling growth in the area and potential for more development. Access directly to Jacaranda Blvd which offers many dining and fuel options.

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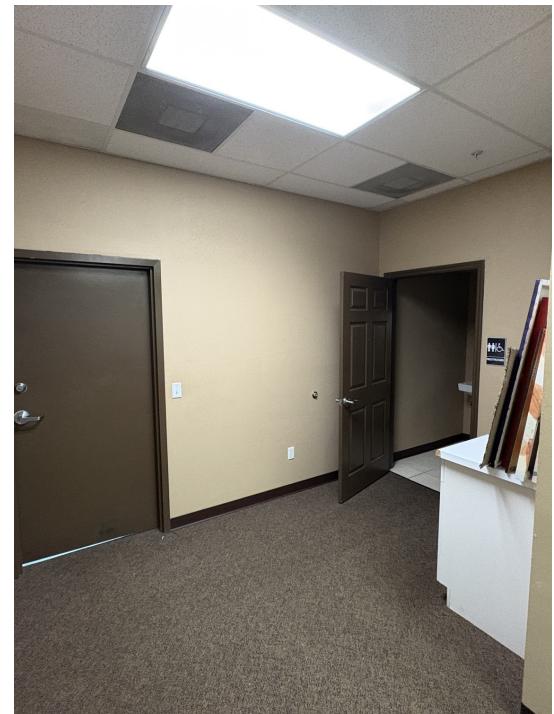
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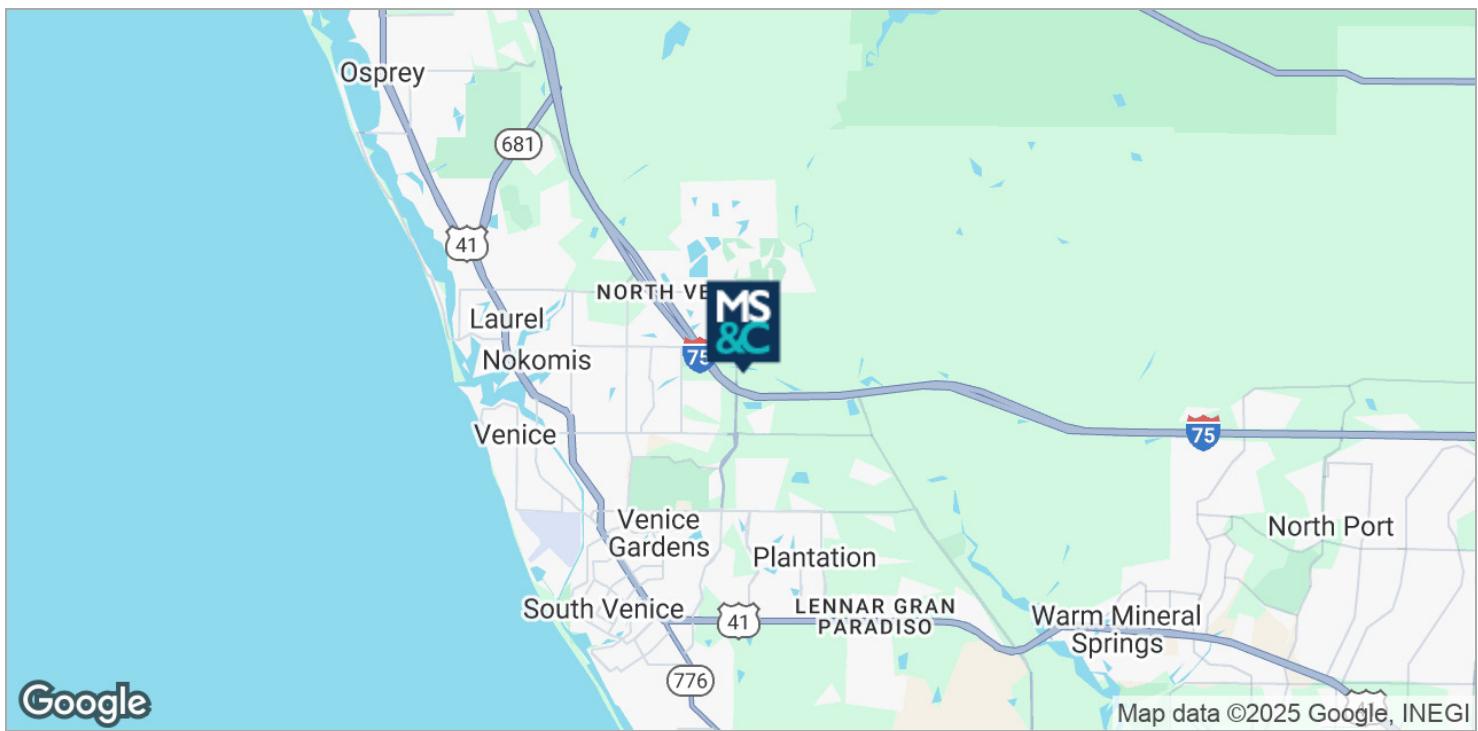
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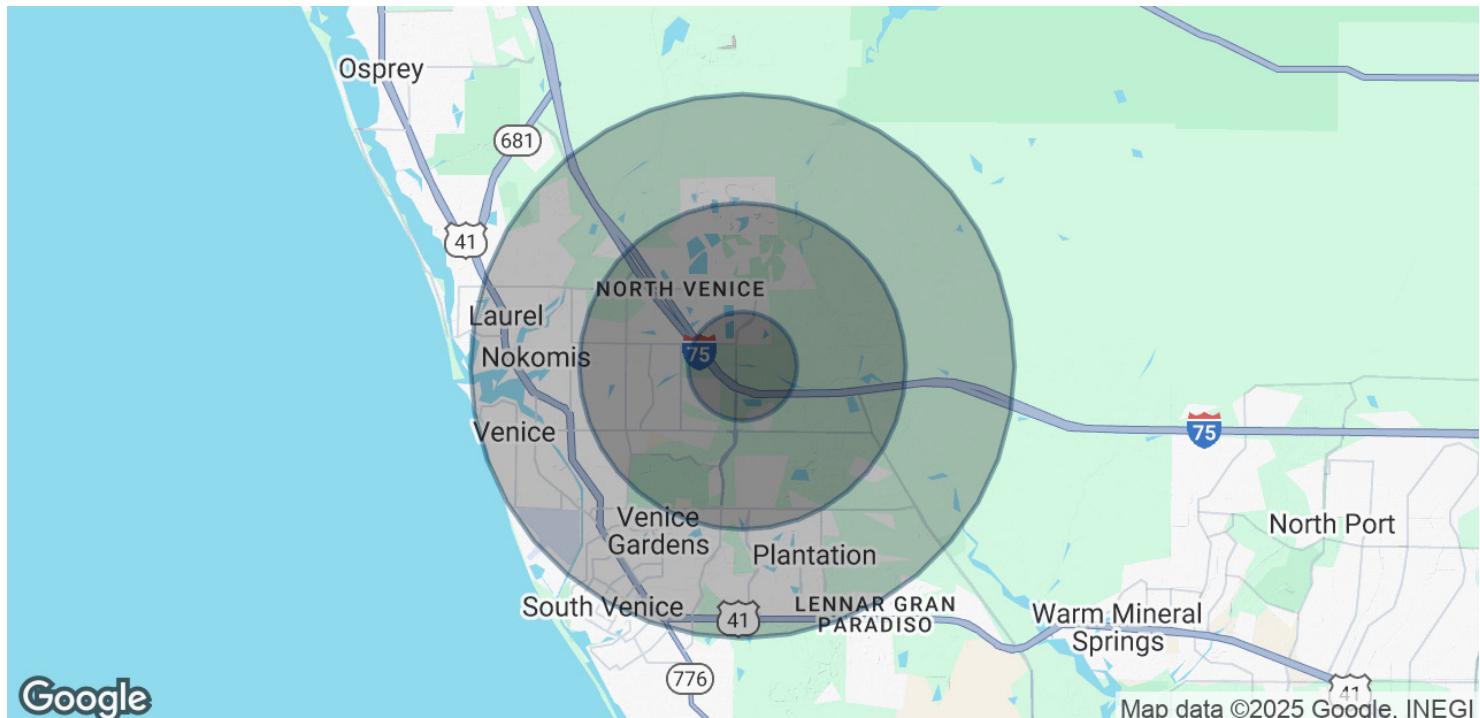
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### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 2,111  | 30,048  | 82,848  |
| Average Age          | 59     | 64      | 62      |
| Average Age (Male)   | 58     | 64      | 61      |
| Average Age (Female) | 59     | 64      | 62      |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 989       | 15,286    | 41,691    |
| # of Persons per HH | 2.1       | 2         | 2         |
| Average HH Income   | \$129,825 | \$113,414 | \$108,872 |
| Average House Value | \$542,045 | \$492,727 | \$464,678 |

Demographics data derived from AlphaMap

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### PROFESSIONAL BACKGROUND

Spencer Brannen is a Sarasota native whose roots run deep in the community. With a passion for real estate, he's excited to bring his local knowledge to the industry. An admirer of his mother's commitment to improving lives through The Salvation Army, Spencer values compassion, trust, and honesty. He's pursuing a business degree and draws inspiration from his grandfather, a respected realtor. Spencer loves Sarasota's charm, beautiful beaches, and tight-knit community. Embarking on his real estate career, he aims to make a positive impact. He joined Michael Saunders & Company due to their reputation for professionalism and integrity and adds to this his core values of authenticity, honesty and hard work. Spencer's goal is to enhance Sarasota's allure and become an essential part of its real estate landscape.

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## COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.