

South Bridge Park Office Condo Unit

1521 Tamiami Trl S #3A-3K, #2, Venice, FL 34285

Office
Condo
For Sale



Property Description

Located within the established South Bridge Park office complex, this 1,198 SF office condominium offers an attractive professional environment just minutes from Historic Downtown Venice, Venice Beach, US-41, and Sarasota Memorial Hospital - Venice.

The thoughtfully designed floor plan features a welcoming reception area, multiple private offices, 2 of which are executive sized, a kitchenette, private restroom, and plenty of storage. Attractive wood flooring throughout the suite and abundant natural light make this move-in-ready office condo even more appealing. The efficient layout is ideal for attorneys, accountants, financial advisors, insurance agencies, therapists, medical professionals, or a variety of other professional office users.

Situated along South Tamiami Trail, the property offers excellent accessibility with convenient parking for clients and employees in a mature campus setting shaded by beautiful live oak trees. Whether you're looking to own your office instead of leasing or expand your professional practice, this is an outstanding opportunity in one of Venice's most desirable business locations.

OFFERING SUMMARY

Sale Price:	\$250,000
Building Size:	1,198 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,862	23,915	42,242
Total Population	5,522	46,951	83,772
Average HH Income	\$90,809	\$109,064	\$116,458



Loyd Robbins

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



3580 S. Tuttle Ave
Sarasota FL 34239
www.rerobbins.com

Move-In Ready

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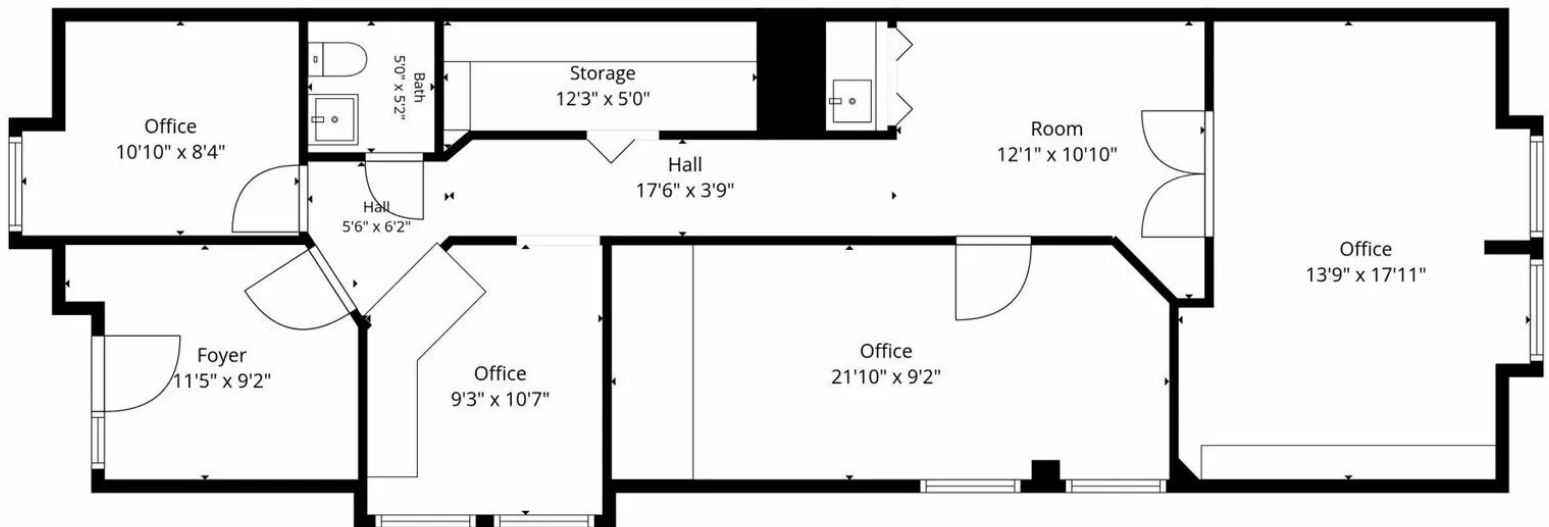


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Versatile Floor Plan

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Floor Plan Created By FI Media Solutions, Measurements Deemed Highly Reliable But Not Guaranteed.



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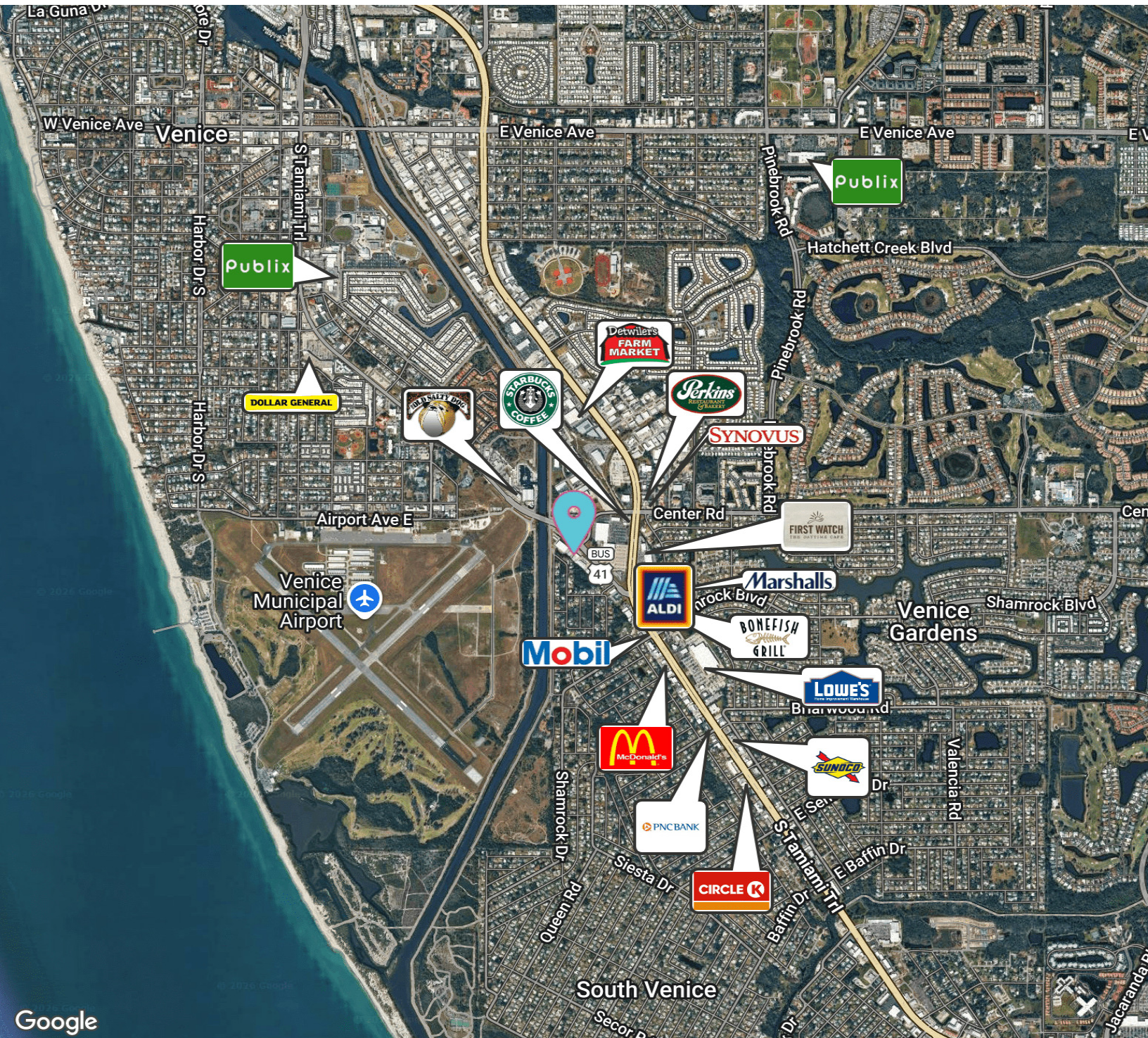
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Centrally Located

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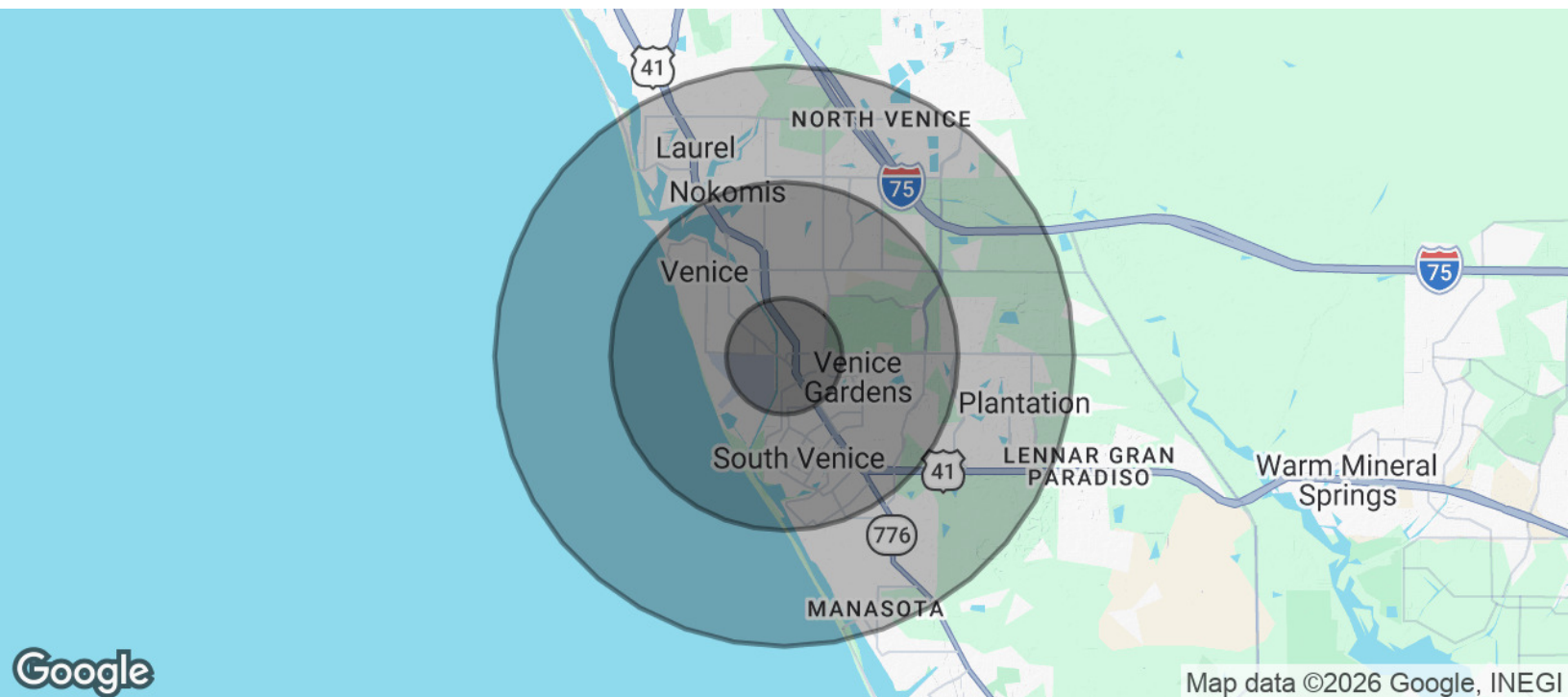
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Stable Market with Rapid Growth

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,522	46,951	83,772
Average Age	63.1	62.5	62.5
Average Age (Male)	61.4	61.2	61.9
Average Age (Female)	64.3	63.1	62.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,862	23,915	42,242
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$90,809	\$109,064	\$116,458
Average House Value	\$284,715	\$377,676	\$386,837

2023 American Community Survey (ACS)



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