

ESTABLISHED TURNKEY RESTAURANT OPPORTUNITY FOR SALE | PROPERTY & BUSINESS



VALENTI'S RESTAURANT

1200 E VENICE AVE | VENICE, FL 34285



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

VALENTI'S RISTORANTE

1200 E Venice Ave | Venice, FL 34285

EXCLUSIVELY LISTED BY



AIDEN HAWKINS

SENIOR ASSOCIATE
DIRECT (813) 600-5908
MOBILE (305) 394-5735
aiden.hawkins@matthews.com
License No. SL3577905 (FL)



JAKE LURIE

VP & ASSOCIATE DIRECTOR
DIRECT (813) 488-0853
MOBILE (561) 512-1658
jake.lurie@matthews.com
License No. SL3510801 (FL)

BROKER OF RECORD

KYLE MATTHEWS
License No. CQ1066435 (FL)

TABLE OF CONTENTS

PROPERTY OVERVIEW	03
PROPERTY PHOTOS	04
MARKET OVERVIEW	07



MARKET PRICE

List Price



1991

Year Built



±20,400

Vehicles Per Day



±5,878 SF

GLA



±0.98 Acres

Lot Size



42

Parking Spaces

PROPERTY OVERVIEW

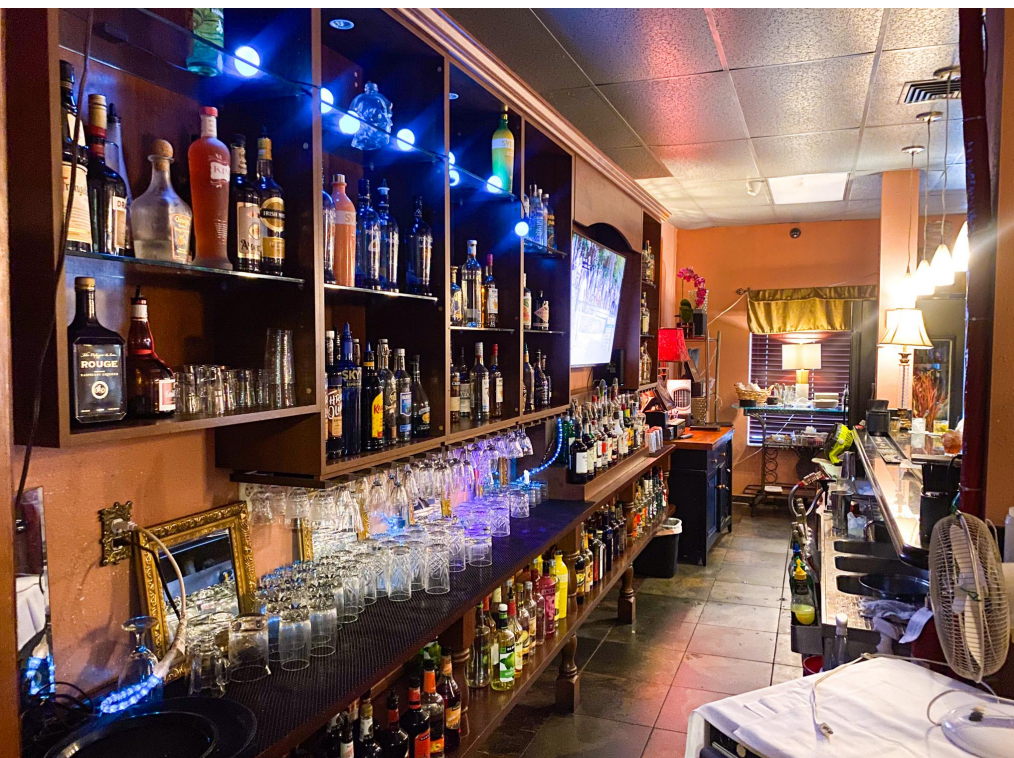
- **Established Turnkey Restaurant Opportunity** – Operating for over 30 years, Valenti's Ristorante is a well-known and highly regarded dining destination in Venice, benefiting from strong brand recognition and a loyal customer base. This fully built-out, well-maintained restaurant offers a seamless, turn-key opportunity for a new owner or operator to step in and continue operations with minimal capital investment required.
- **Value-Add Potential** – Investors and operators have the opportunity to expand operations, enhance marketing strategies, or implement new revenue streams, such as catering, events, or extended hours.
- **Large Lot with Strong Infrastructure** – The ±5,878 SF building, built in 1991, sits on ±0.98 acres and features a well-maintained interior, along with ample parking (42 spaces, ±7.15/±1,000 SF ratio).
- **Highly Visible, Accessible Corridor** – Situated directly on East Venice Avenue, one of the city's most traveled east-west thoroughfares (±20,400 VPD), providing excellent daily exposure to both local and tourist traffic.
- **Affluent & Growing Demographics** – Surrounded by strong residential communities with average household incomes exceeding \$92,000 within a 5-mile radius, fueling demand for quality dining and retail.
- **Established Commercial Corridor** – Surrounded by a strong mix of national and regional retailers including Publix, Chase Bank, Dairy Queen, Wells Fargo, 7-Eleven, and more, creating consistent cross-traffic and complementary customer draw.



PROPERTY PHOTOS



INTERIOR PHOTOS





WELLFIELD PARK



THE WATERFRONT ON HATCHETT CREEK
116 UNITS



WELLS
FARGO



ASTON GARDENS AT PELICAN POINTE
341 UNITS



**SUBJECT
PROPERTY**

EVENICE AVE ±20,400 VPB

MARKET OVERVIEW

Venice, FL, is a growing Gulf Coast city in Sarasota County, strategically positioned along U.S. Highway 41, a primary commercial corridor that drives significant traffic and consumer activity. The city attracts a strong mix of year-round residents, seasonal visitors, and retirees, creating a steady customer base for retail and restaurant businesses. The area benefits from a well-established economic foundation supported by healthcare, tourism, and a growing retiree population. Key employers include Sarasota Memorial Hospital Venice, PGT Innovations, and Tervis, providing stable local employment. The healthcare sector, in particular, continues to expand, increasing demand for dining and retail options.

Venice has a robust retail and dining market, with national and regional brands operating successfully alongside local businesses. The presence of large shopping centers, including Venice Village Shoppes and Jacaranda Plaza, ensures consistent consumer traffic. The city's proximity to I-75 enhances accessibility and draws visitors from surrounding communities.

The demographic profile of Venice is attractive for casual dining concepts like Applebee's, with a strong mix of middle-income households and retirees with disposable income. Seasonal residents and tourists further supplement customer demand, particularly during the winter months.



\$181.3 Million

HOSPITALITY/FOOD SERVICES SALES



\$756.8 Million

ANNUAL RETAIL SALES



DEMOGRAPHICS

POPULATION

1-MILE

3-MILE

5-MILE

Five-Year Projection	9,912	64,244	113,527
Current Year Estimate	8,564	55,111	97,540
2020 Census	7,748	47,263	84,624
Growth Current Year-Five-Year	3.10%	3.30%	3.30%
Growth 2020-Current Year	2.60%	4.20%	3.80%

HOUSEHOLDS

1-MILE

3-MILE

5-MILE

Five-Year Projection	5,316	33,129	57,228
Current Year Estimate	4,588	28,394	49,132
2020 Census	4,161	24,448	42,863
Growth Current Year-Five-Year	3.20%	3.30%	3.30%
Growth 2020-Current Year	0.60%	1.80%	2.30%

INCOME

1-MILE

3-MILE

5-MILE

Average Household Income	\$69,716	\$86,787	\$92,356
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ECONOMY

Venice, Florida's economy is driven by a combination of tourism, healthcare, retail, and residential development. As a coastal city in Sarasota County, Venice benefits from a steady influx of seasonal residents and tourists, particularly during the winter months. The hospitality and food service industries play a significant role in the local economy, with restaurants, hotels, and retail businesses capitalizing on increased consumer spending during peak travel seasons. The city's location along U.S. Highway 41 and its proximity to I-75 enhance accessibility, ensuring a consistent flow of visitors and customers to commercial establishments. Additionally, Venice has a well-established retiree population, contributing to economic stability through steady demand for healthcare services, dining, and leisure activities.

Healthcare and construction are two of the most significant economic drivers in Venice. The expansion of Sarasota Memorial Hospital – Venice has reinforced the city's status as a medical hub, attracting healthcare professionals and boosting job growth. Residential development continues to expand, with master-planned communities and new housing projects increasing the local population and driving demand for retail and dining establishments. The retail sector generates significant revenue, with major shopping centers and national chains operating successfully alongside local businesses. With a strong consumer base, ongoing infrastructure development, and a growing workforce, Venice presents long-term economic sustainability and investment potential for commercial real estate assets.

ATTRACTIONS

Venice is known for its Gulf Coast beaches, scenic parks, and unique attractions that draw visitors year-round. The city is often referred to as the "Shark Tooth Capital of the World," with Caspersen Beach being a popular spot for fossil hunting. Venice Beach, with its clear waters and proximity to the historic downtown area, is another major draw for both locals and tourists. Outdoor enthusiasts take advantage of the city's extensive network of parks and trails, including the Venetian Waterway Park and the Legacy Trail, which provide scenic biking and walking paths along the Intracoastal Waterway.



#1 in Best Places to Live in FL
(SARASOTA COUNTY, U.S. NEWS & WORLD REPORT)



#1 Best Counties for Retirees in America
(U.S. NEWS & WORLD REPORT)



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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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