

Grow Your Business in the Heart of Downtown Venice

304 W. Venice Ave., Venice, FL 34285

Retail or
Office
For Lease



Property Description

Your downtown Venice address is waiting! Flexible ground-floor suites available for retail, restaurant, professional office, wellness, and other service-oriented concepts. Businesses can choose an individual suite or combine.

With storefront visibility, a walkable shopping and dining setting, and convenient access to the Island of Venice Community, this is an opportunity that fits both the business and the market it serves. Suites delivered as a vanilla shell.

Property Highlights

- High Walkability Score
- Popular Shopping & Dining Area
- Direct Access on Venice Ave

OFFERING SUMMARY

Lease Rate:	\$32.00-\$36.00/SF/Annual NNN
Number of Units:	4
Available SF:	1,382 - 8,461
Building Size:	42,657 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,796	18,689	36,618
Total Population	6,914	35,101	72,072
Average HH Income	\$120,281	\$129,788	\$120,846



Loyd Robbins

Principal Broker
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3580 S. Tuttle Ave
Sarasota FL 34239

www.rerobbins.com

Available Units

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Lease Information

Retail Lease Type:	NNN	Office Lease Type:	Gross
Total Space:	1,134 - 4,159 SF	Lease Rate:	\$32.00-\$36.00 SF/Yr NNN

Available Spaces

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	1,151 SF	NNN	\$32.00 - \$36.00 SF/yr	An efficient ground-floor suite on the southwest side of the building, well suited for a professional office or service-oriented business. The suite is expected to be delivered as a vanilla shell and has access to shared building restrooms.
Suite 103	Available	1,382 - 4,159 SF	NNN	\$32.00 - \$36.00 SF/yr	A storefront opportunity directly on W. Venice Avenue with floor-to-ceiling windows, natural light, and strong visibility to pedestrian and vehicle traffic. The space offers potential for boutique retail, a small café, specialty service, showroom, or professional business. Suite 103 may be combined with Suite 104 for 4,159 SF.
Suite 104	Available	2,777 - 4,159 SF	NNN	\$32.00 - \$36.00 SF/yr	The largest individual suite, positioned on the east end of the building near Daiquiri Deck. Its size and location make it a compelling option for a restaurant concept, larger retail user, wellness business, or professional office, subject to use approvals and build-out requirements. Suite 104 may be combined with Suite 103 for 4,159 SF.
Suite 105	Available	1,134 SF	NNN	\$32.00 - \$36.00 SF/yr	A right-sized suite on the south side of the building facing the rear parking area. The layout offers potential for boutique retail, personal services, wellness, or a small professional office. The suite is expected to be delivered as a vanilla shell.
Suite 208	-	400 SF	Gross	\$900 per month	2nd Floor Single office suite in the Venetian Plaza



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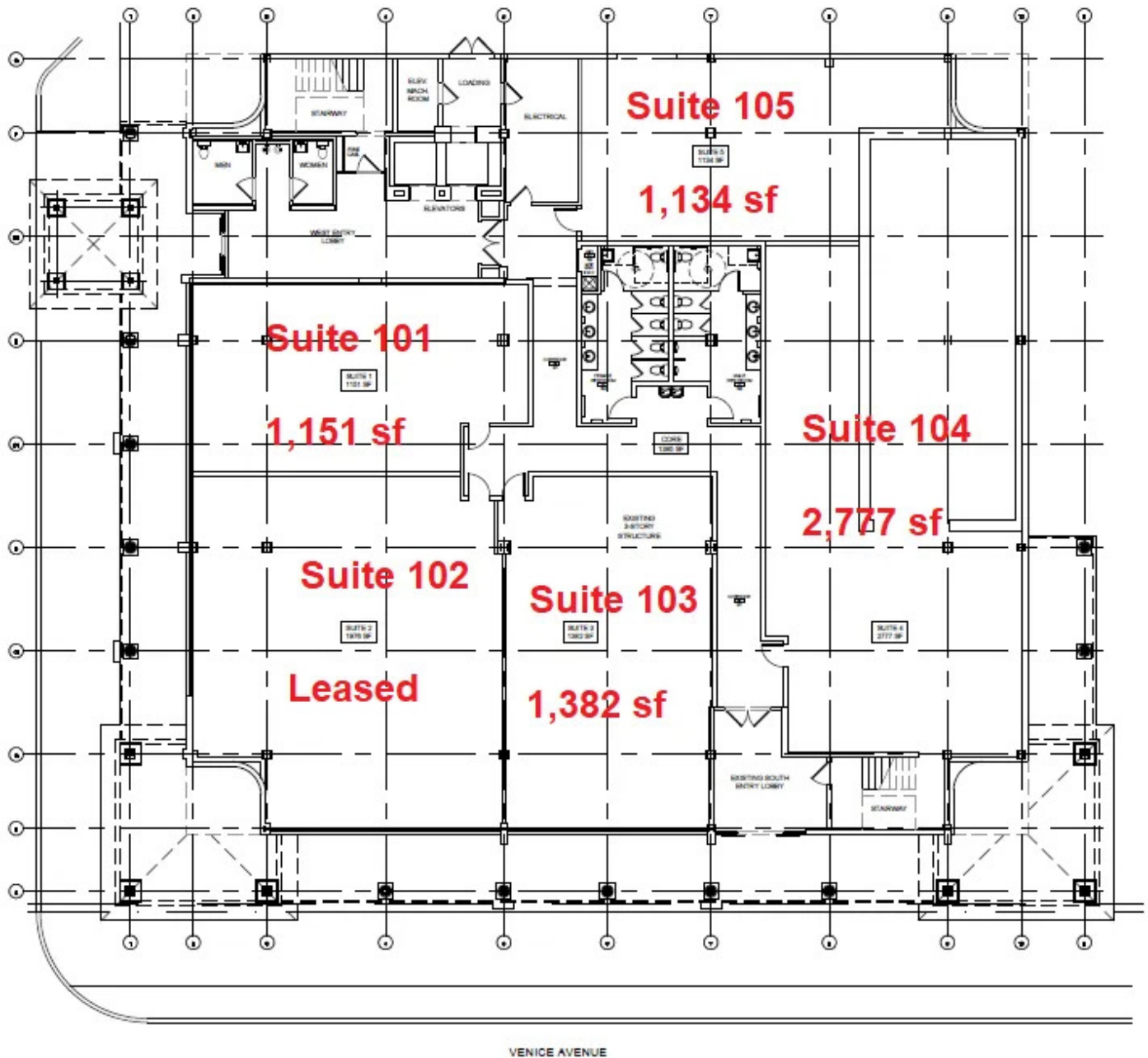
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Venetian Plaza

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Office
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Busy Tourist Area

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Downtown Island of Venice

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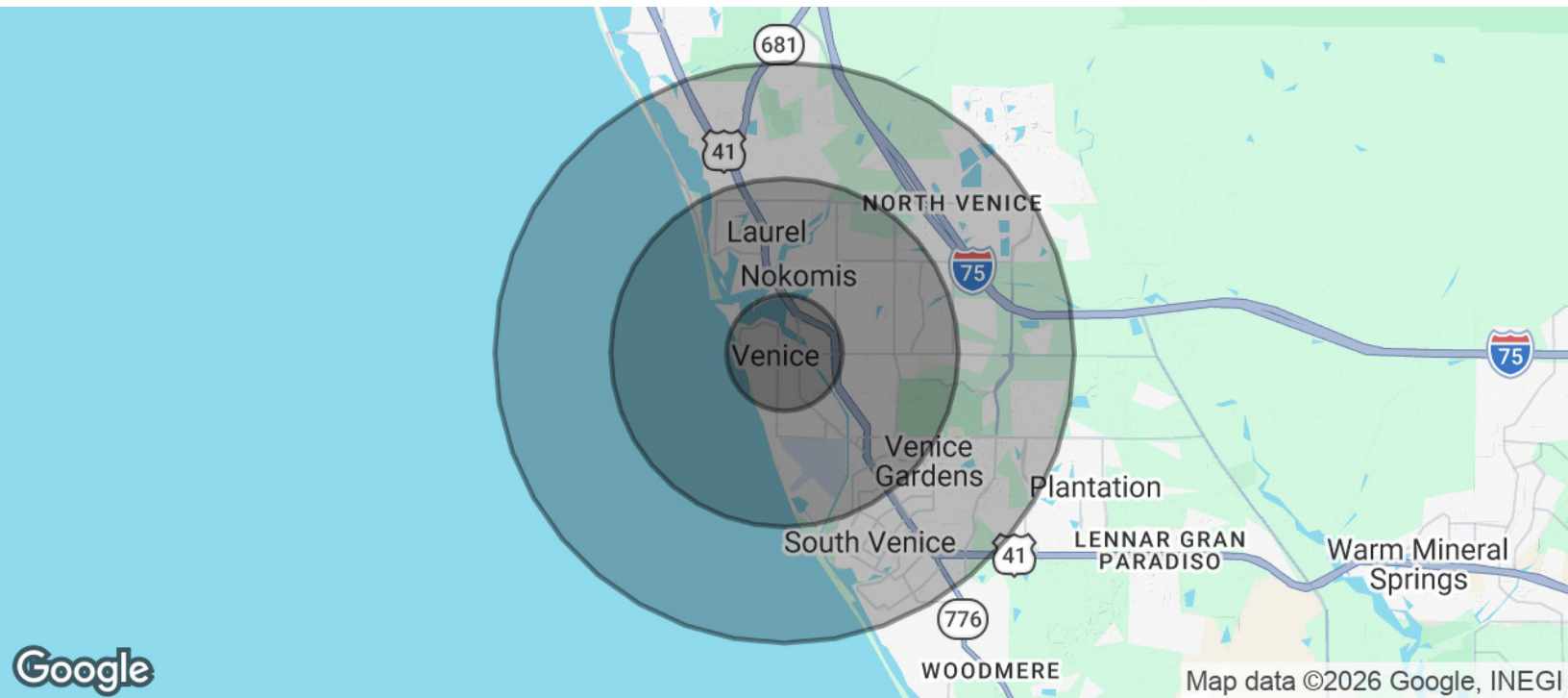


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Rapidly Growing Area

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,914	35,101	72,072
Average Age	67.9	65.0	62.7
Average Age (Male)	68.8	64.7	61.6
Average Age (Female)	67.6	65.4	63.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,796	18,689	36,618
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$120,281	\$129,788	\$120,846
Average House Value	\$568,122	\$394,747	\$395,069

2023 American Community Survey (ACS)



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