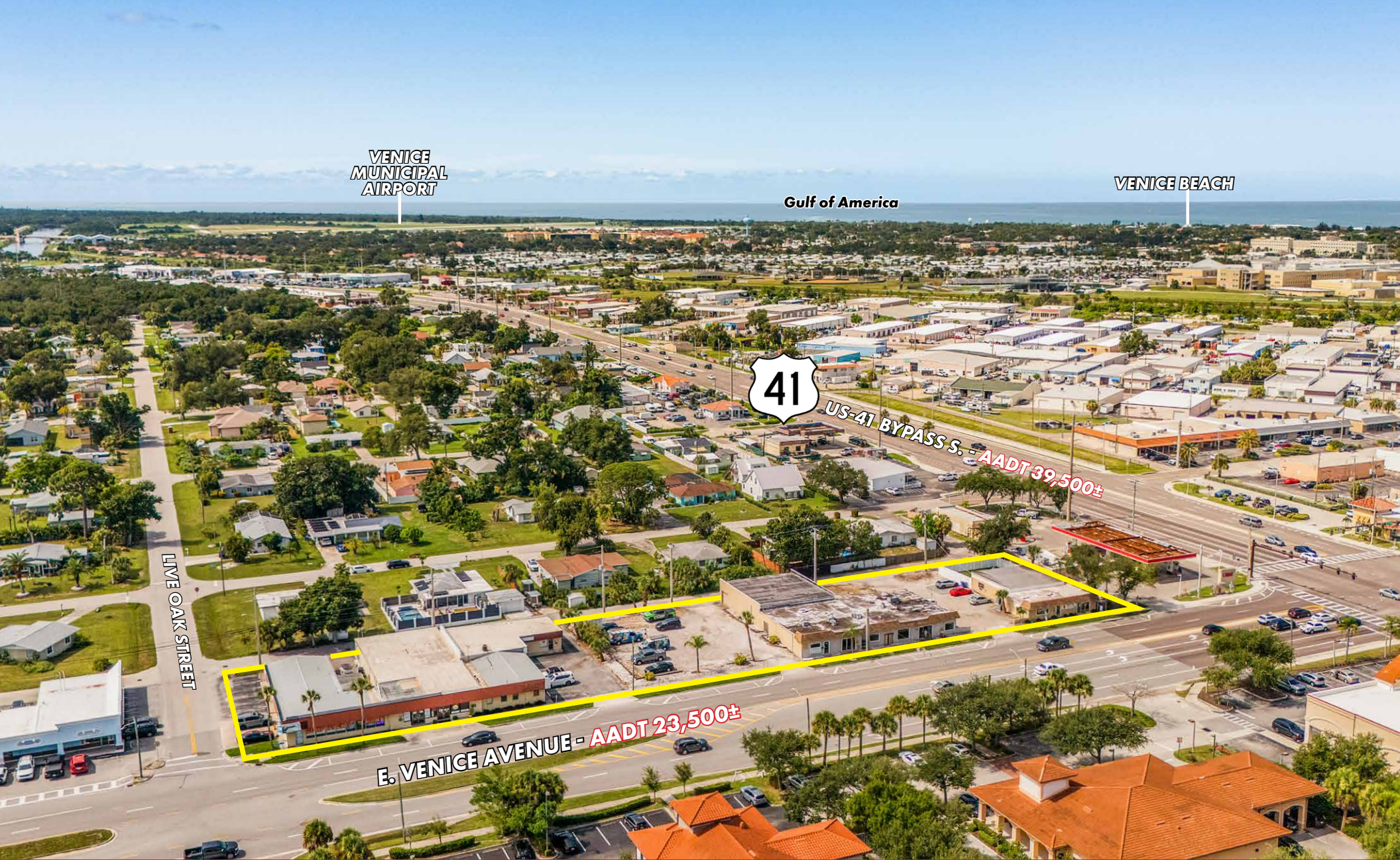




VENICE
MUNICIPAL
AIRPORT

Gulf of America

VENICE BEACH



US-41 BYPASS S. - AADT 32,500±

LIVE OAK STREET

E. VENICE AVENUE - AADT 23,500±

LSI
COMPANIES

OFFERING MEMORANDUM

EAST VENICE AVENUE COMMERCIAL

PRIME COMMERCIAL REDEVELOPMENT SITE - VENICE, FL

PROPERTY SUMMARY

Property Address: 712 E. Venice Avenue
Venice, FL 34285

County: Sarasota

Property Type: Commercial

Property Size: 1.25± Acres

No. of Parcels: 6

Zoning: Commercial General (CG)

Future Land Use: Commercial

STRAP Number(s): 0410040072; 0410040068;
0410040066; 0410040062;
0410040059; 0410040055

CALL FOR PRICING

SALE OR GROUND LEASE AVAILABLE

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Thomas Sear
Research & Sales Associate



Max Molloy, CCIM
Senior Broker Associate



DIRECT ALL OFFERS TO:

Thomas Sear - tsear@lsicompanies.com | (440) 668-9426

Max Molloy, CCIM - mmolloy@lsicompanies.com | (941) 916-9525

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

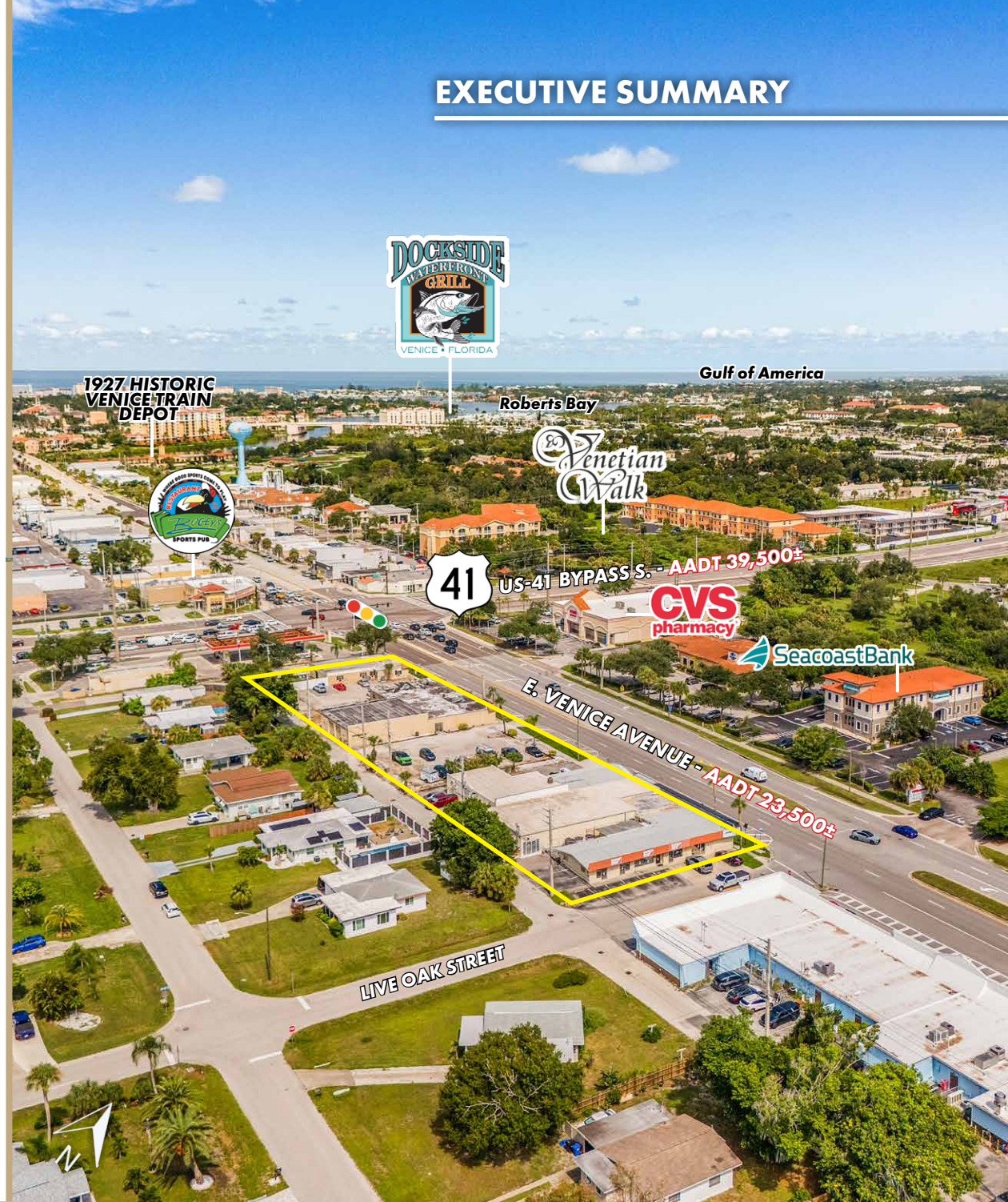
LSI Companies is pleased to present a prime commercial redevelopment opportunity located at 712 E. Venice Avenue, Venice, Florida 34285. This 1.25± acre assemblage consists of six separate parcels and offers approximately 475 feet of frontage along East Venice Avenue, one of the area's primary commercial corridors.

The property is conveniently located immediately east of the signalized intersection of U.S. 41 Bypass and East Venice Avenue, providing excellent visibility and access within a well-established commercial area. The site benefits from (3) existing right-in/right-out access points along East Venice Avenue, as well as rear alley-style access from Live Oak Street. Please refer to the survey for detailed site dimensions, access locations, and parcel configuration.

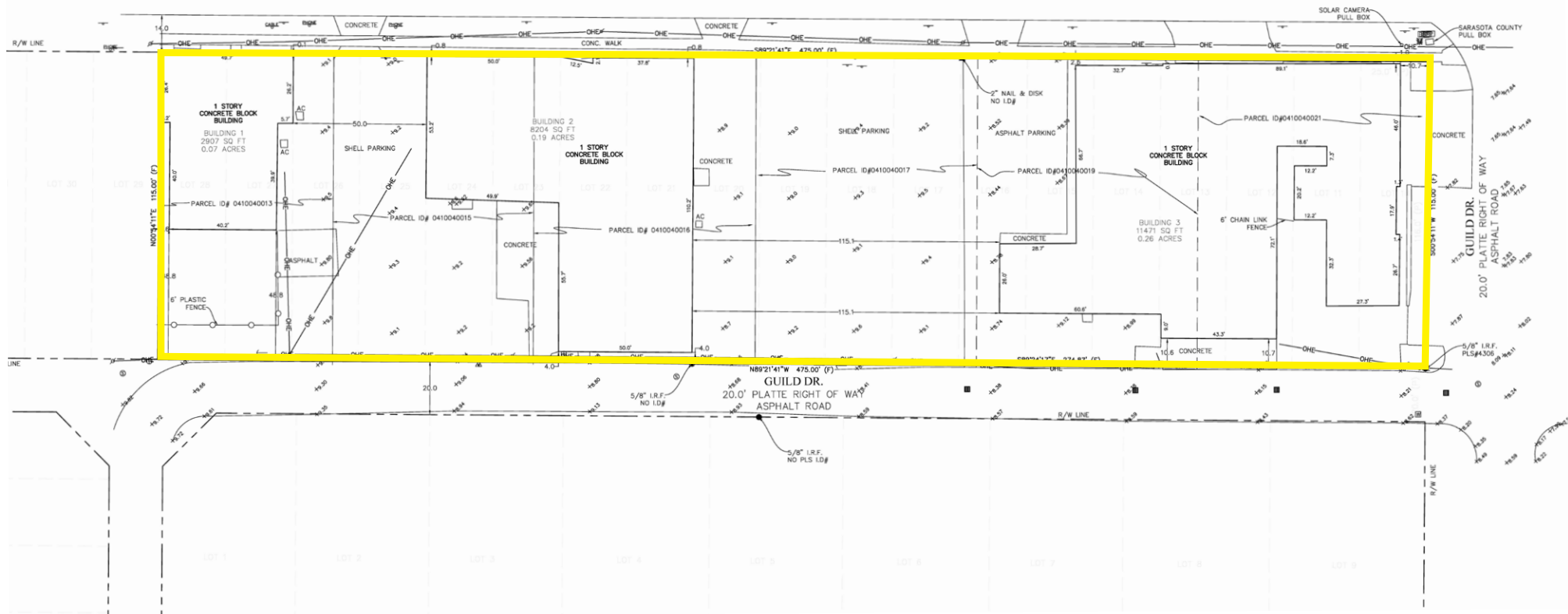
The property is currently zoned CG (Commercial General) by the City of Venice, allowing for a broad range of potential commercial uses. Its prominent frontage, multiple points of access, and flexible site configuration make it well suited for a variety of redevelopment concepts, including retail, medical office, restaurant, service-commercial, or other permitted commercial uses.

Ownership is open to an outright sale or ground lease of all or a portion of the property, providing flexibility for users, developers, and investors seeking a highly visible location along East Venice Avenue.

EXECUTIVE SUMMARY



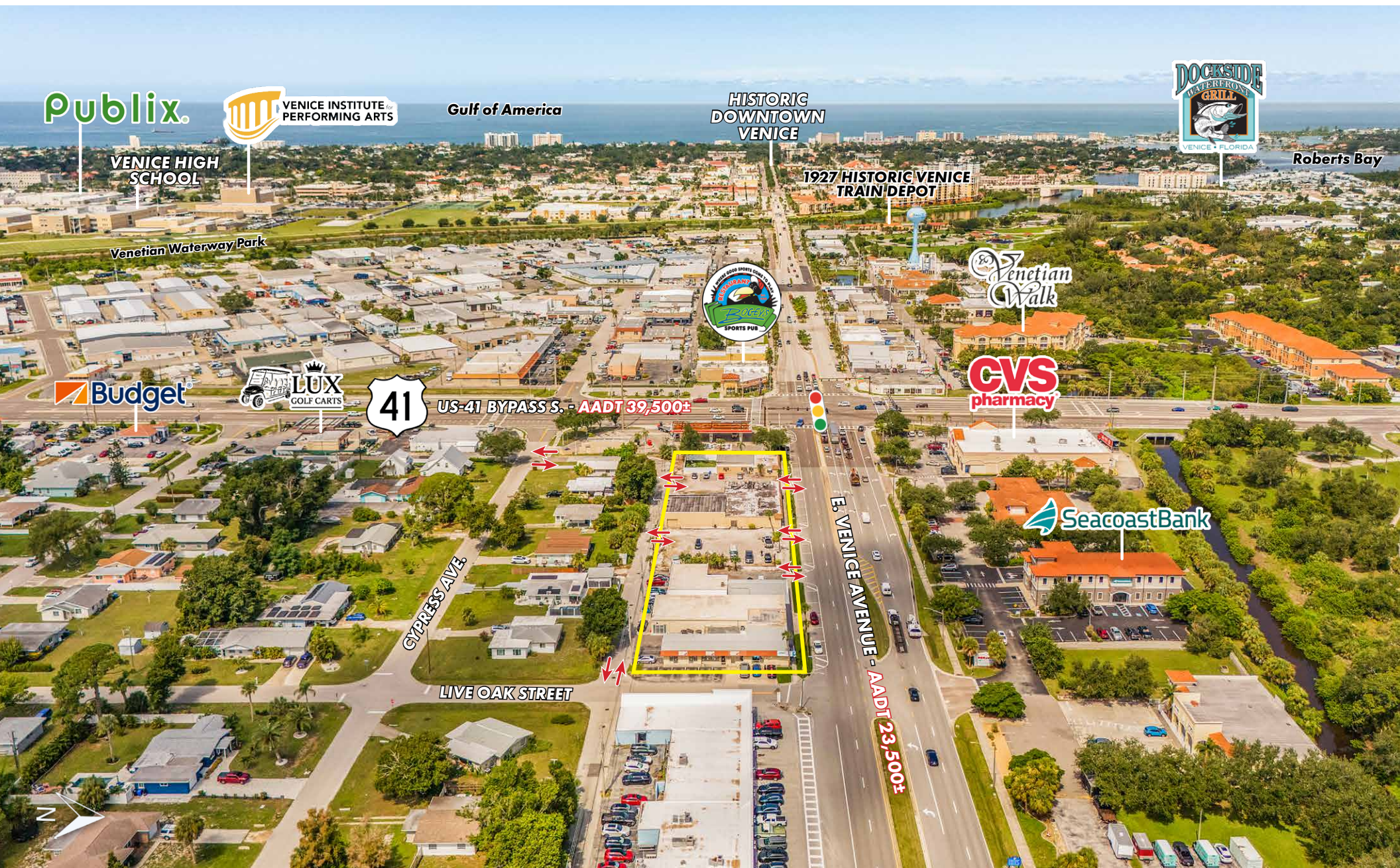
E. VENICE AVENUE - AADT 23,500±



BUILDING EXTERIORS



PROPERTY AERIAL



PROPERTY AERIAL



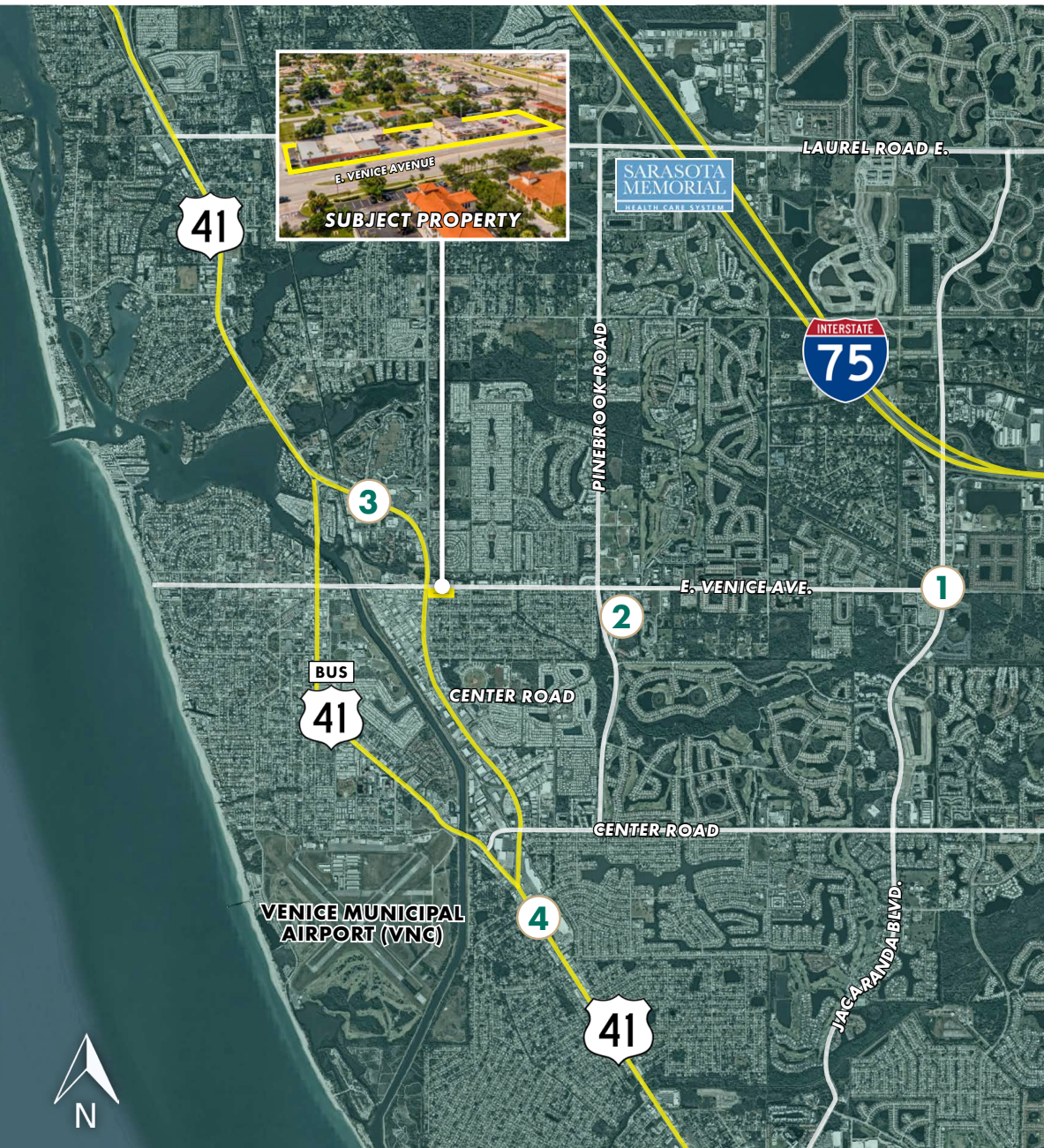
PROPERTY AERIAL



PROPERTY AERIAL



RETAIL MAP



1. JACARANDA SHOPPING CENTER



2. VENICE COMMONS



3. BIRD BAY PLAZA



4. US-41 & SHAMROCK BLVD.



LOCATION MAP



AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



15,719

HOUSEHOLDS



8,643

MEDIAN INCOME



\$65,740

3 MILE RADIUS

POPULATION



63,445

HOUSEHOLDS



32,604

MEDIAN INCOME



\$79,979

5 MILE RADIUS

POPULATION



109,434

HOUSEHOLDS



55,977

MEDIAN INCOME



\$86,588

LOCATION HIGHLIGHTS

- 0.9± miles to Historic Downtown Venice's shops, restaurants, and services
- 1.5± miles to Venice Beach
- 2± miles to Venice Municipal Airport (VNC)
- 3.8± miles to I-75 (Jacaranda Blvd)
- 8.4± miles to Wellen Park
(#3 top-selling master-planned community in US)





LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Buyer, neither their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer and with significant experience in entitlement and development process of Charlotte County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.