



OFFERING MEMORANDUM

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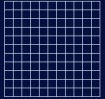
GROW YOUR BUSINESS IN THE HEART OF DOWNTOWN VENICE

304 W VENICE AVE., VENICE, FL 34285

EXECUTIVE SUMMARY



ISLAND OF VENICE



1,382 - 8,461 SF
NET LEASABLE AREA



GROUND FLOOR
RETAIL & OFFICE
SUITES



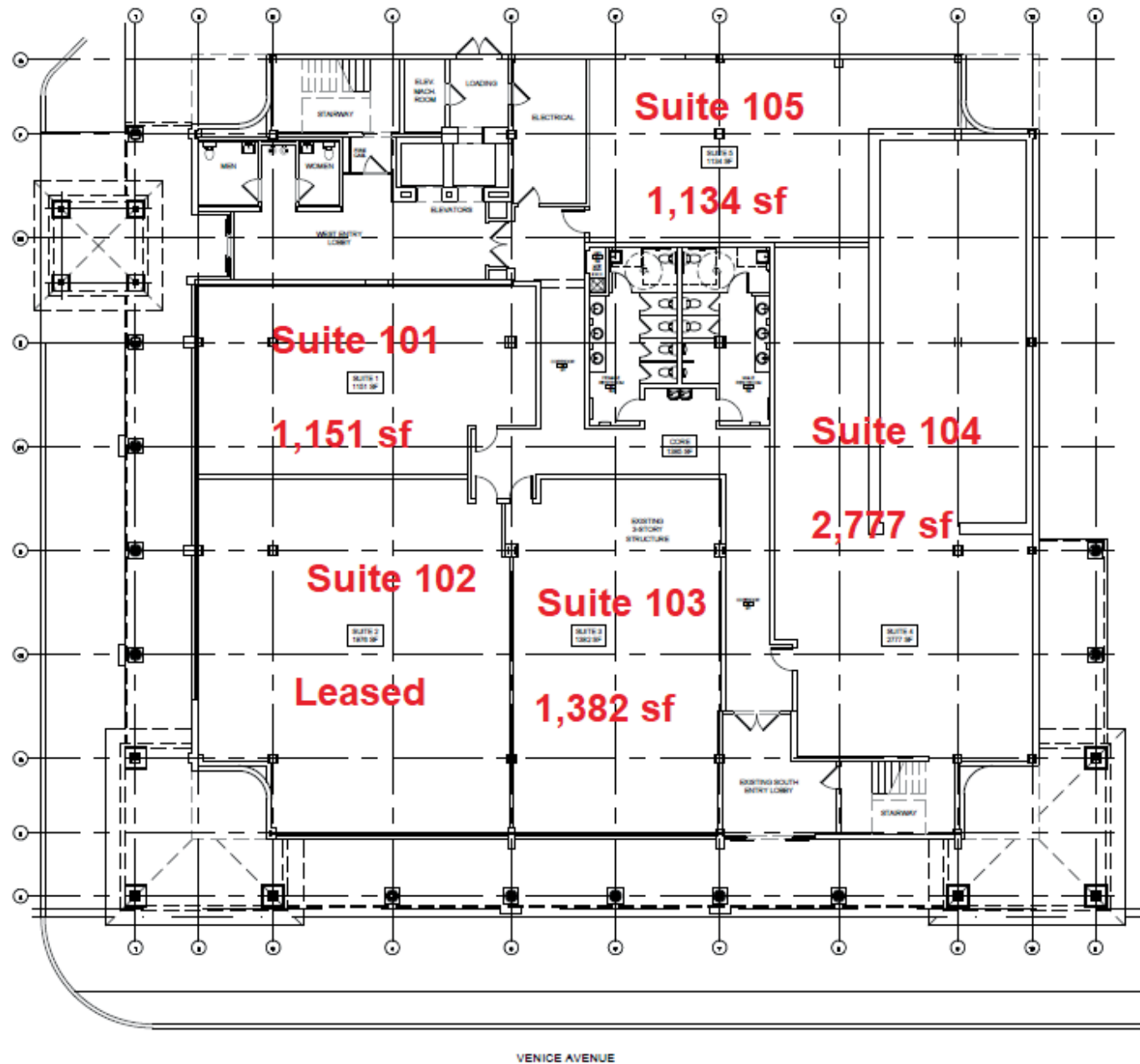
Establish your business in the heart of Downtown Venice at Venetian Plaza on the Island of Venice, where flexible ground-floor suites place tenants directly within the Venice Avenue shopping and dining district. Current availability ranges from 1,134 SF to 4,159 SF, allowing businesses to select an efficient individual suite or combine spaces for a larger footprint.

The available suites support a variety of retail, restaurant, and professional office concepts. Additional suites offer options for professional services, boutique retail, wellness, and other customer-facing businesses.

The property benefits from a walkable downtown setting, prominent access from Venice Avenue, and proximity to the shops, restaurants, services, residential neighborhoods, waterways, and Gulf Coast destinations that draw both local and seasonal activity to the Island of Venice.

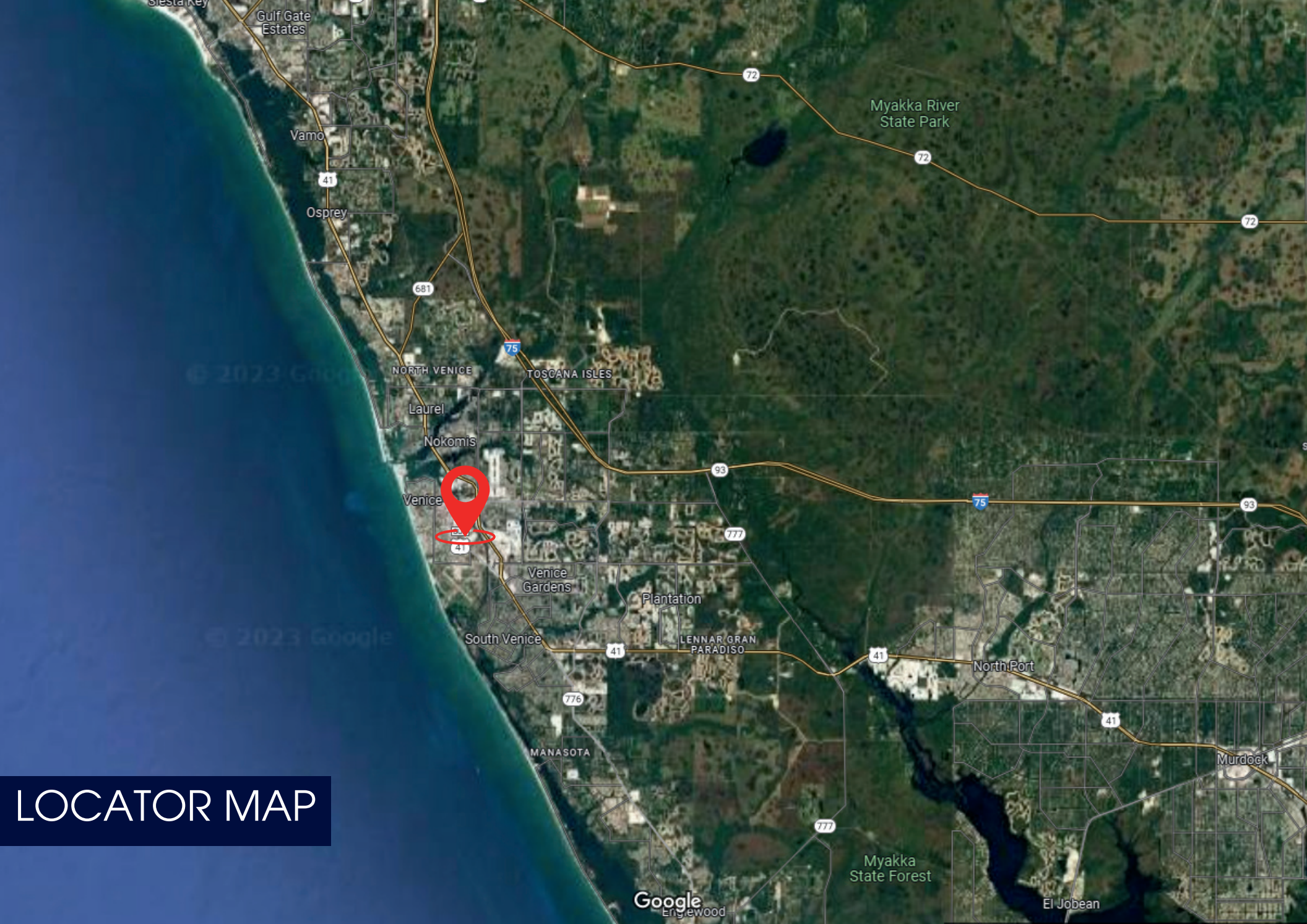
Suites are offered at \$32-\$36/SF/YR NNN and are expected to be delivered as vanilla shells, subject to final lease terms.

FLOOR PLAN



RETAIL MAP





LOCATOR MAP

DEMOGRAPHICS

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)

DRIVE TIMES



Nokomis	5 min
Osprey	13 min
Wellen Park	15 min
Englewood	21 min
Sarasota	30 min
Port Charlotte	42 min
Tampa	60 min

1 MILE

5 MILE

10 MILE

VENICE, FL

Venice is a city in Sarasota County, Florida, United States. The city includes what locals call “Venice Island,” a portion of the mainland that is accessed via bridges over the artificially created Intracoastal Waterway. The city is located south of Nokomis and north of Englewood.

It’s known for Venice Beach, with its offshore coral reef, and Caspersen Beach, where shark teeth are often found. Multi-use trails hug the Intracoastal Waterway in Venetian Waterway Park. Other green spaces include Centennial Park, with its interactive fountain, and the Monty Andrews Arboretum at West Blalock Park. Oscar Scherer State Park is home to Florida scrub jays.

Venice was voted as a top 10 Happiest Seaside Towns by Coastal Living.

SURROUNDING



Venice was voted as a top 10 Happiest Seaside Towns by Coastal Living. In the latest of the ubiquitous “best of” lists, Venice was named the second most livable city in Florida by the U.S. Chamber of Commerce. Venice was one of eight Southwest Florida communities tapped for the list of 100 Best Cities to Live in Florida.

ARTS AND THEATRE



Venice Theatre is the largest per-capita community theater in the United States with an operating budget of almost three million dollars.

HISTORY



Venice, Florida is famous for its world-class beaches and stunning natural beauty. However, this Gulf Coast city isn’t only known for its 14 miles of beach: it’s also a fascinating town with a rich history and culture.

VENICE ISLAND LEASE OPPORTUNITY

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Information deemed reliable but not guaranteed. Prices subject to change without notice.