

Macro Aerial: Venice, FL | Retail Center

Laurel Rd E | N Venice, FL 34275



Summary

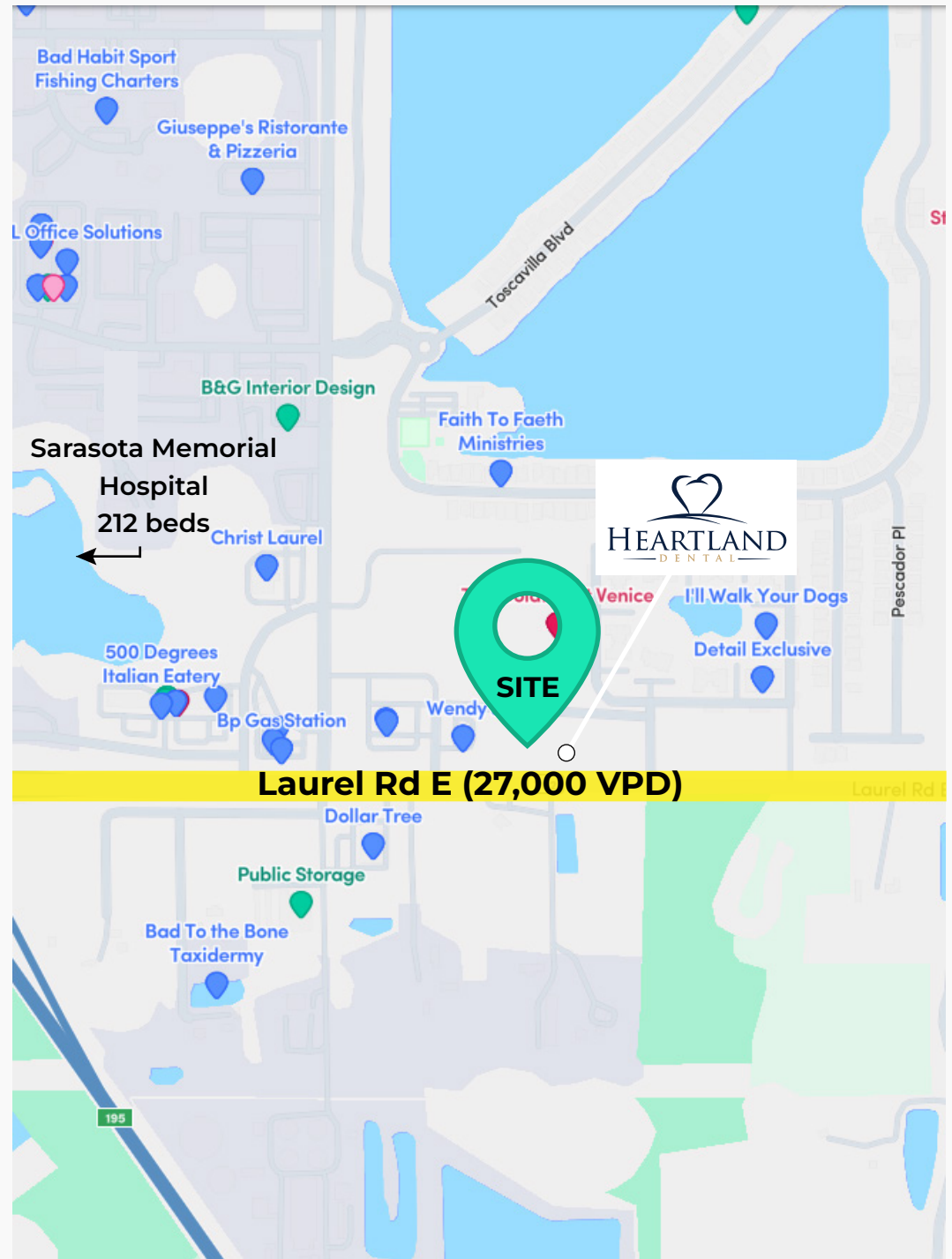
- Lease Rate: Call for Pricing
- Building Size: 19,945 SF
- Available For Lease:
 - West Building: ±1,795-3,720 SF
 - East Building: ±1,665-7,478 SF
- Completion Date: Q4 2025
- Co-Tenants: Heartland Dental, Good Vets, Dunkin' Donuts

Property Overview

- End-cap available located off of I-75 and Laurel Rd E near Sarasota Memorial Hospital (212 beds)
- Central to 4,000+ homes in development within 5 miles of the property
- 4.7% expected growth rate expected to exceed over the next 5+ years

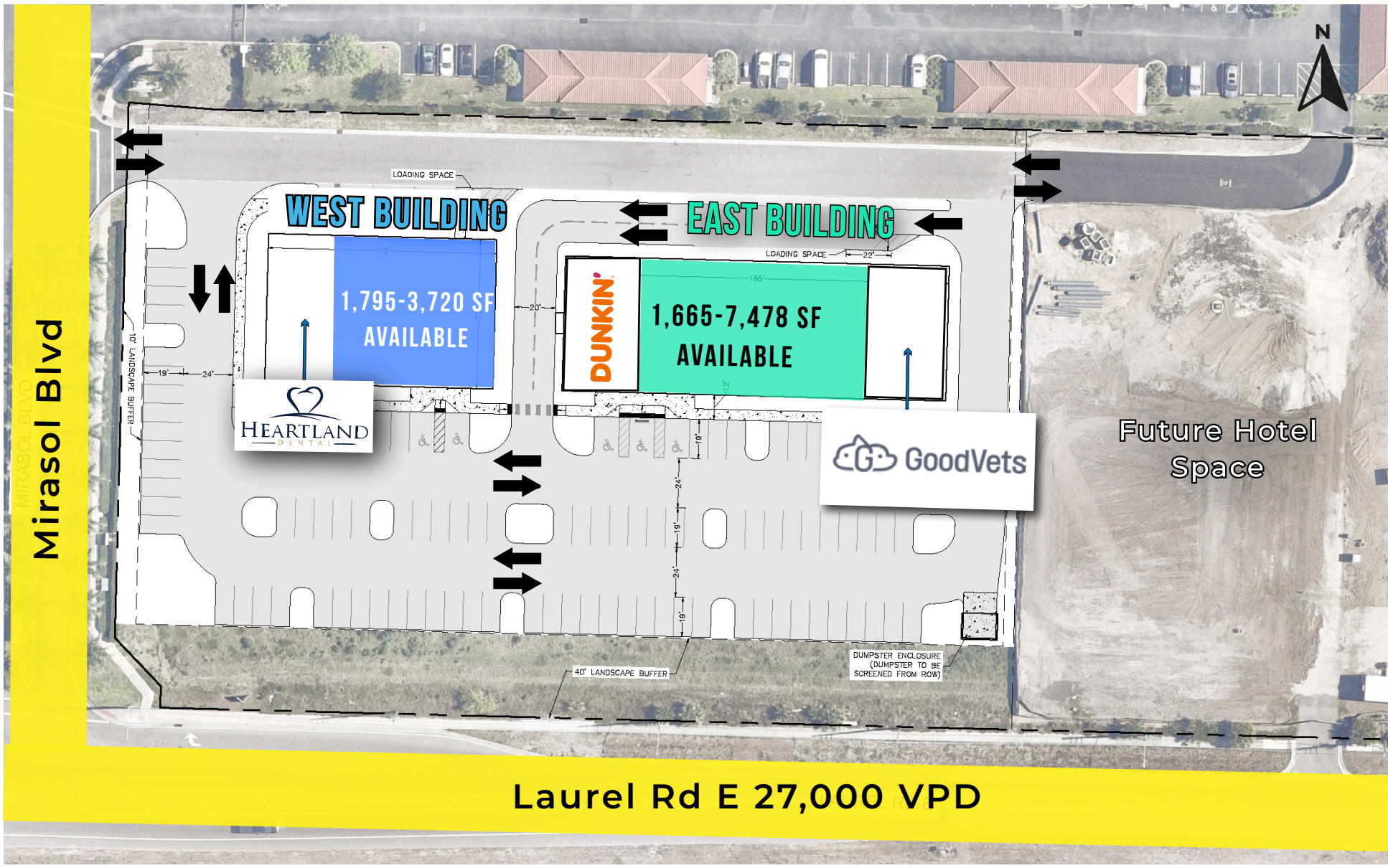
Demographics

2025 Population		
2,315 1 Mile	22,154 3 Mile	65,459 5 Mile
2028 Projected Growth ('25-'29)		
8.89% 1 Mile	5.42% 3 Mile	4.60% 5 Mile
Avg. Household Income		
\$119,027 1 Mile	\$96,703 3 Mile	\$89,106 5 Mile



Site Plan

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Floor Plan | West Building

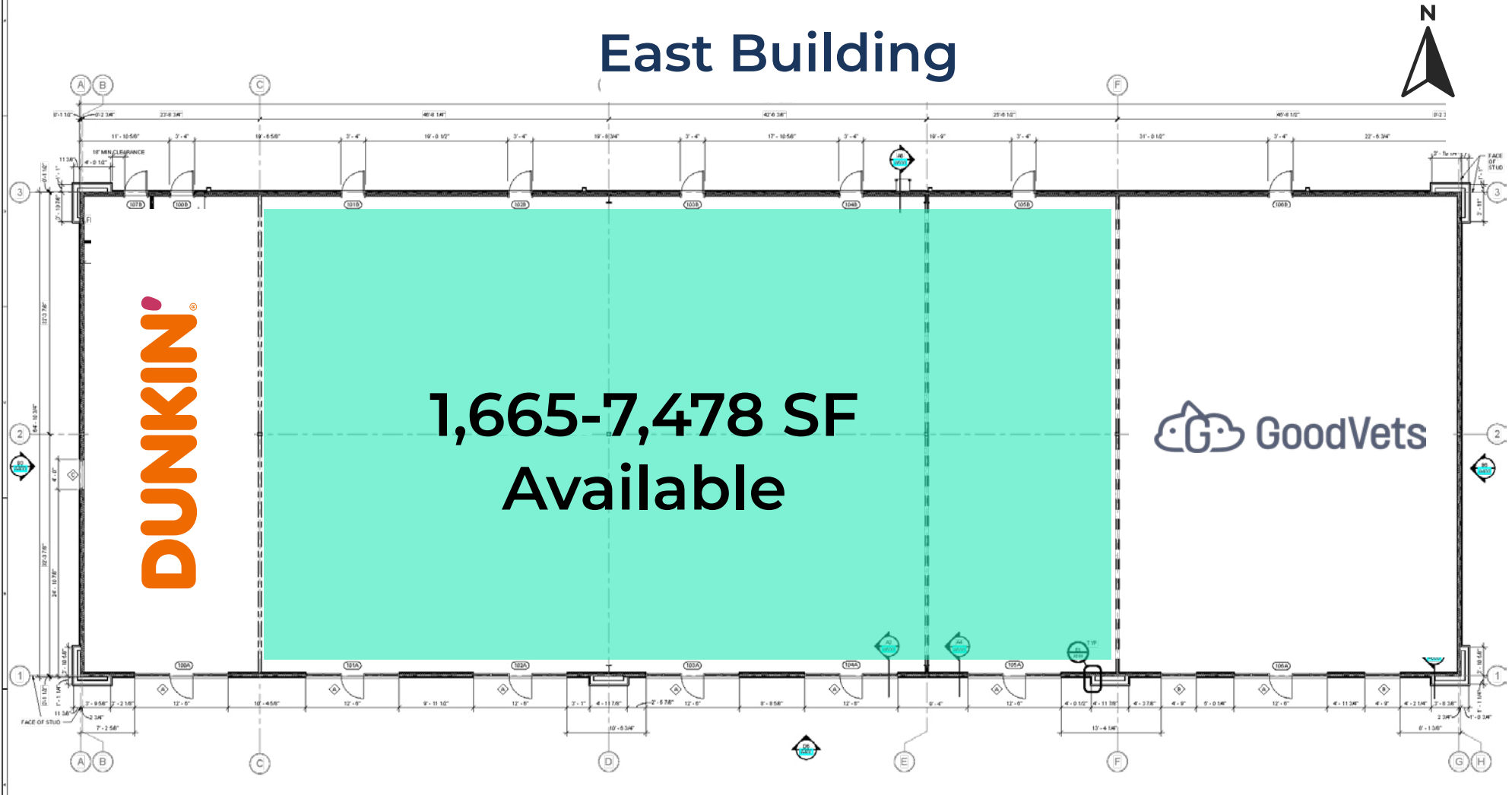
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Floor Plan | East Building

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East Building



Renderings

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