



## 2ND FLOOR OFFICE CONDO

1515 TAMIAMI TRL S STE 2N  
VENICE, FLORIDA 34285

### PROPERTY HIGHLIGHTS

- 1,170 SF second-floor unit with private access
- 2-3 private offices + 2 restrooms
- High-traffic location with strong visibility
- Surrounded by retail, restaurants, and daily conveniences
- Minutes to Venice Airport and major corridors
- Ideal for professional, medical, or service-based users



### DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	136	548	2,862
Total Population	266	1,093	5,522
Average HH Income	\$76,820	\$80,924	\$90,809

For More Information

### BRIAN SEIDEL

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# VENICE, FL 34285



## OFFERING SUMMARY

Sale Price:	\$234,000
Building Size:	1,170 SF
Lot Size:	214,537 SF
Price / SF:	\$200.00
Year Built:	1986
Zoning:	CSC

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1515 S Tamiami Trail, Units 2N-2V, Venice, FL

Property Type: Office Condo for Sale  
Property Size: 1,170 SF

Position your business in a highly accessible and active commercial corridor along S Tamiami Trail in Venice, FL. This second-floor professional office condo offers a functional layout with private access to the second floor, abundant natural light, and a clean setup ideal for office, professional, or service-based users.

Located near Venice Municipal Airport, the property benefits from steady traffic flow, surrounding retail and dining options, and easy access to major roadways throughout the Venice market.

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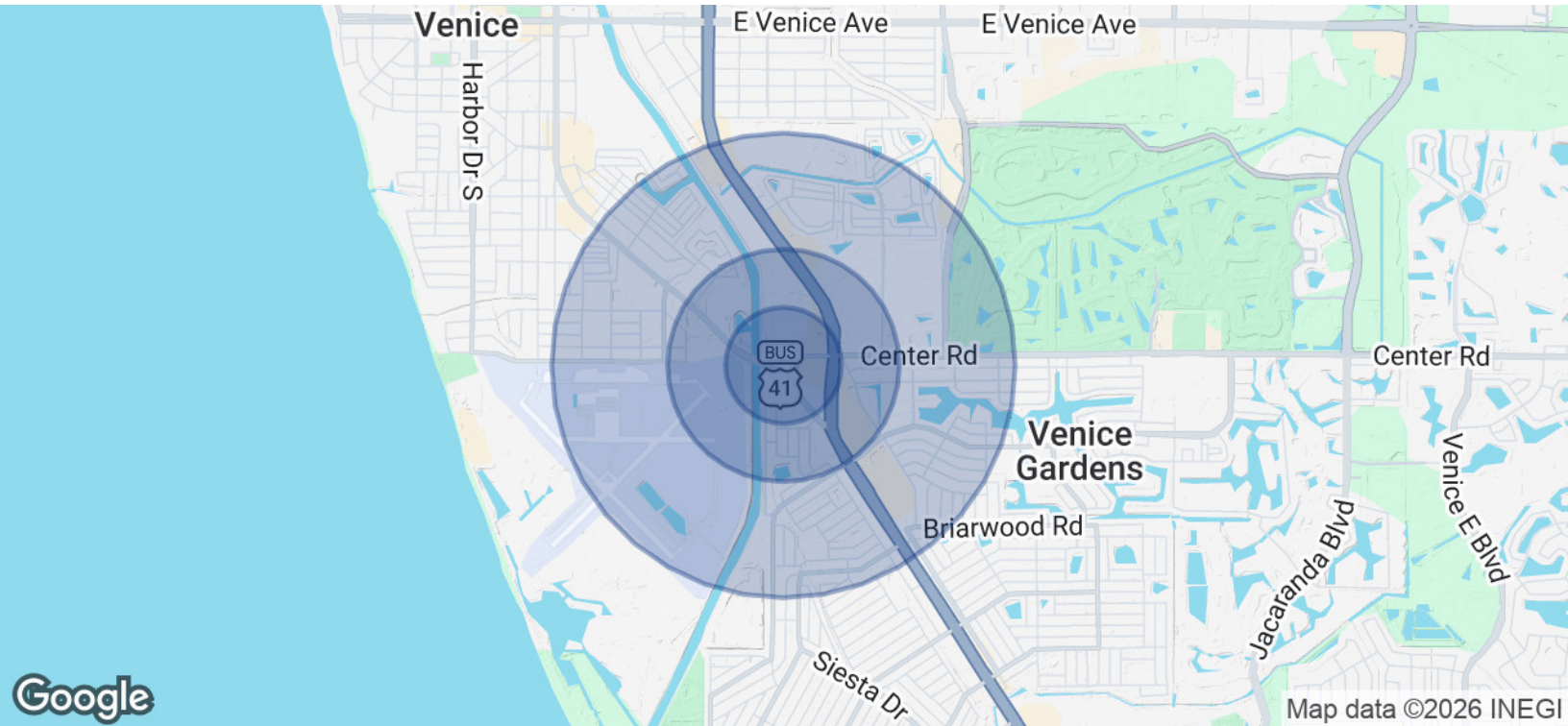


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**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.

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## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	266	1,093	5,522
Average Age	61.6	59.7	63.1
Average Age (Male)	61.1	58.3	61.4
Average Age (Female)	61.5	60.7	64.3

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	136	548	2,862
# of Persons per HH	2.0	2.0	1.9
Average HH Income	\$76,820	\$80,924	\$90,809
Average House Value	\$255,817	\$259,542	\$284,715

2023 American Community Survey (ACS)

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