



PROMINENTLY LOCATED ASSET OFFERING FLEXIBLE USES

2100 SOUTH TAMIAMI TRAIL
VENICE, FLORIDA 34293

PROPERTY HIGHLIGHTS

- Signalized corner location on US-41 with $\pm 55,500$ AADT
- $\pm 17,880$ SF two-story building on ± 1.38 acres
- Flexible layout with elevator; ideal for single or multi-tenant use
- CG zoning allows office, medical, and retail uses
- Strong visibility, signage, and on-site parking



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
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Total Households	148	940	4,639
Total Population	310	2,021	9,944
Average HH Income	\$90,895	\$89,297	\$94,637

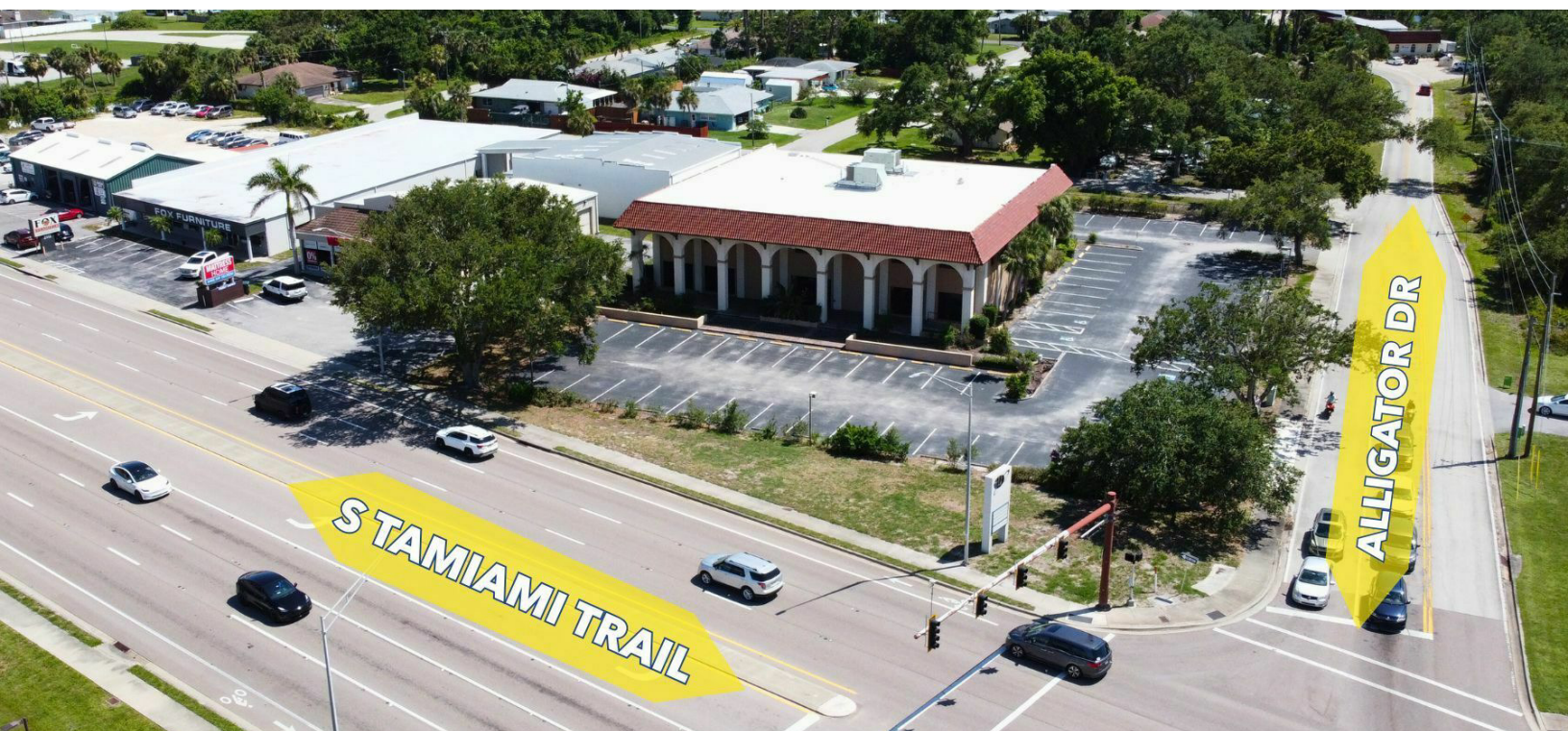
For More Information

ADAM SEIDEL

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VENICE, FL 34293



OFFERING SUMMARY

Sale Price:	\$3,500,000
Building Size:	17,880 SF
Available SF:	17,880 SF
Lot Size:	60,160 SF
Price / SF:	\$195.75
Year Built:	1982
Renovated:	1995
Zoning:	CG

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 2100 S Tamiami Trail, Venice, FL

Property Type: Office / Medical / Professional Building
Property Size: $\pm 17,880$ SF ($\pm 8,940$ SF per floor)
Lot Size: ± 1.38 Acres (60,160 SF)

Positioned on a signalized corner along the highly traveled U.S. 41 corridor, this two-story freestanding commercial real estate building offers exceptional visibility, accessibility, and long-term upside in one of Venice's most active commercial corridors. The property is well suited for office, medical, or professional users, with CG zoning allowing for a wide range of potential uses including retail.

Originally constructed in 1982 and renovated in 1995, the building has been well maintained and features a flexible layout ideal for both owner-users and investors. The first floor offers a mix of open space, private offices, and storage/receiving areas—well suited for showroom or customer-facing operations. The second floor is accessible via elevator and can accommodate a single user or be divided for multi-tenant occupancy, providing income potential.

Note: Property is also available for lease.

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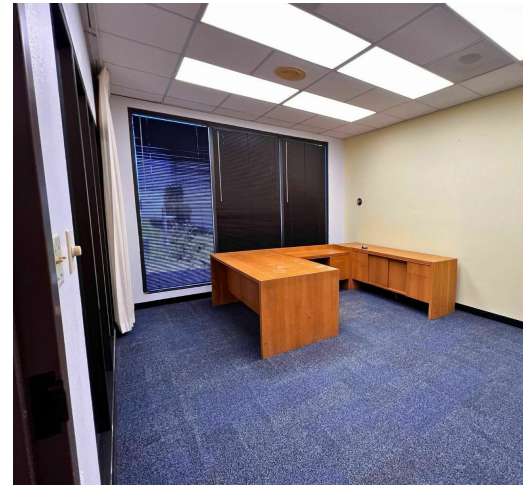
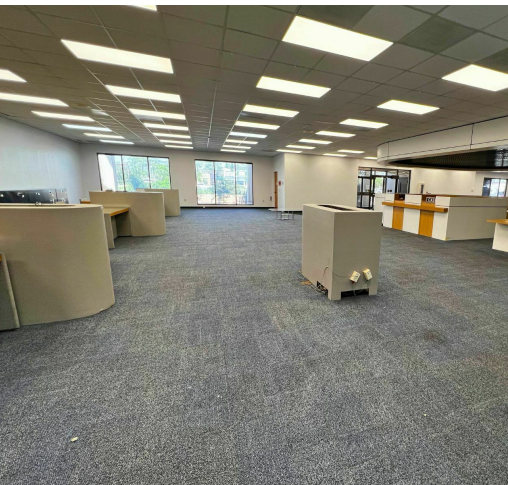
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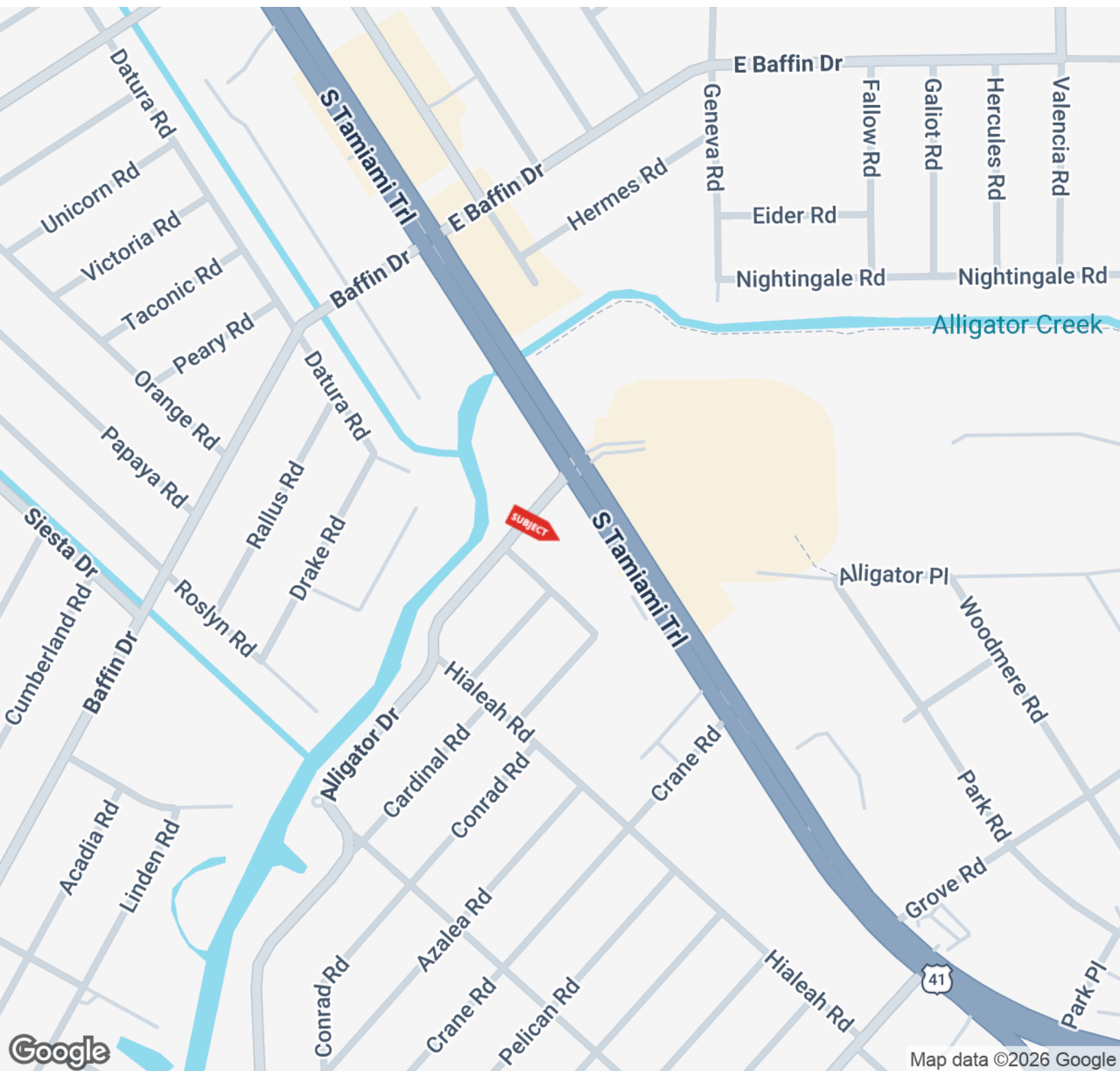
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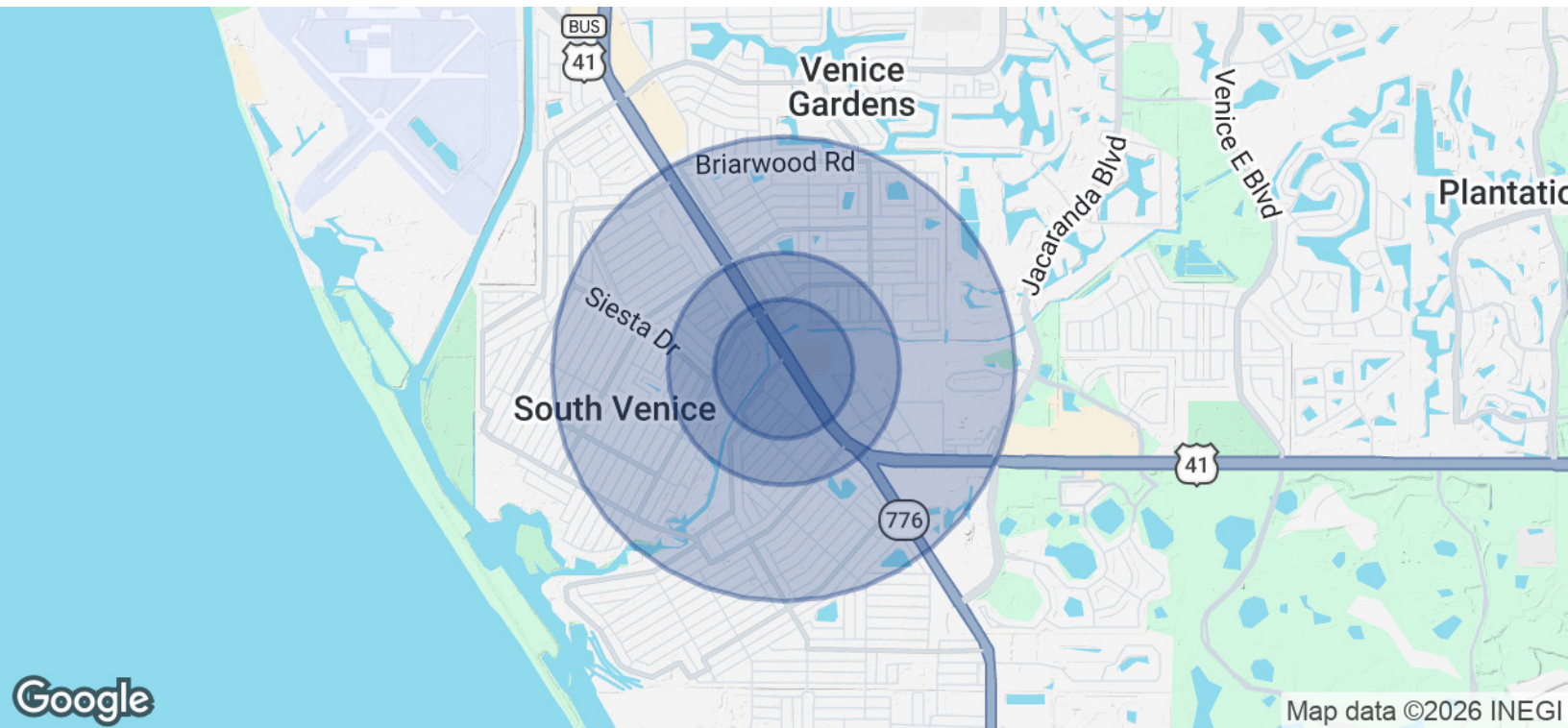
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	310	2,021	9,944
Average Age	53	52	53
Average Age (Male)	52	51	51
Average Age (Female)	54	53	54

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	148	940	4,639
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$90,895	\$89,297	\$94,637
Average House Value	\$358,908	\$346,169	\$349,031

2020 American Community Survey (ACS)

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