

SALE / LEASE

853 US 41 BYP S, VENICE FL

853 US 41 Byp S, Venice, FL 34285



PROPERTY DESCRIPTION

Don't miss your opportunity to purchase or lease this 1,520 SF unit for sale in Venice!! This unit features a front retail area, office, 2 restrooms, and a storage area with a garage door in the rear of the unit.

The unit will be vacant upon closing.

CI (Commercial Intensive) zoning allows for many uses!

Average Annual Daily Traffic (AADT) count of 37,000!

Current Association Dues: \$3,200 per year per unit.

Call Kayla Weiss-Bohnstedt for additional details/to schedule a showing at 941-268-4423.

Business can be included in the sale for an additional cost: Sarasota Scooters Business! This great family-owned business - motor scooter sales, service, parts, and accessories! New/Used/Wholesale motor vehicle dealership license. Franchised dealer for several brands.

Five year minimum lease term.

OFFERING SUMMARY

Sale Price:	\$350,000
Lease Rate:	\$18 PSF + \$4.04 PSF (NNN)
Unit #:	853
Unit Size:	1,520 SF
Year Built:	1982
Zoning:	CI

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,895	24,707	46,555
Total Population	7,009	47,911	92,155
Average HH Income	\$80,829	\$96,051	\$102,353

Kayla Weiss-Bohnstedt
(941) 268-4423



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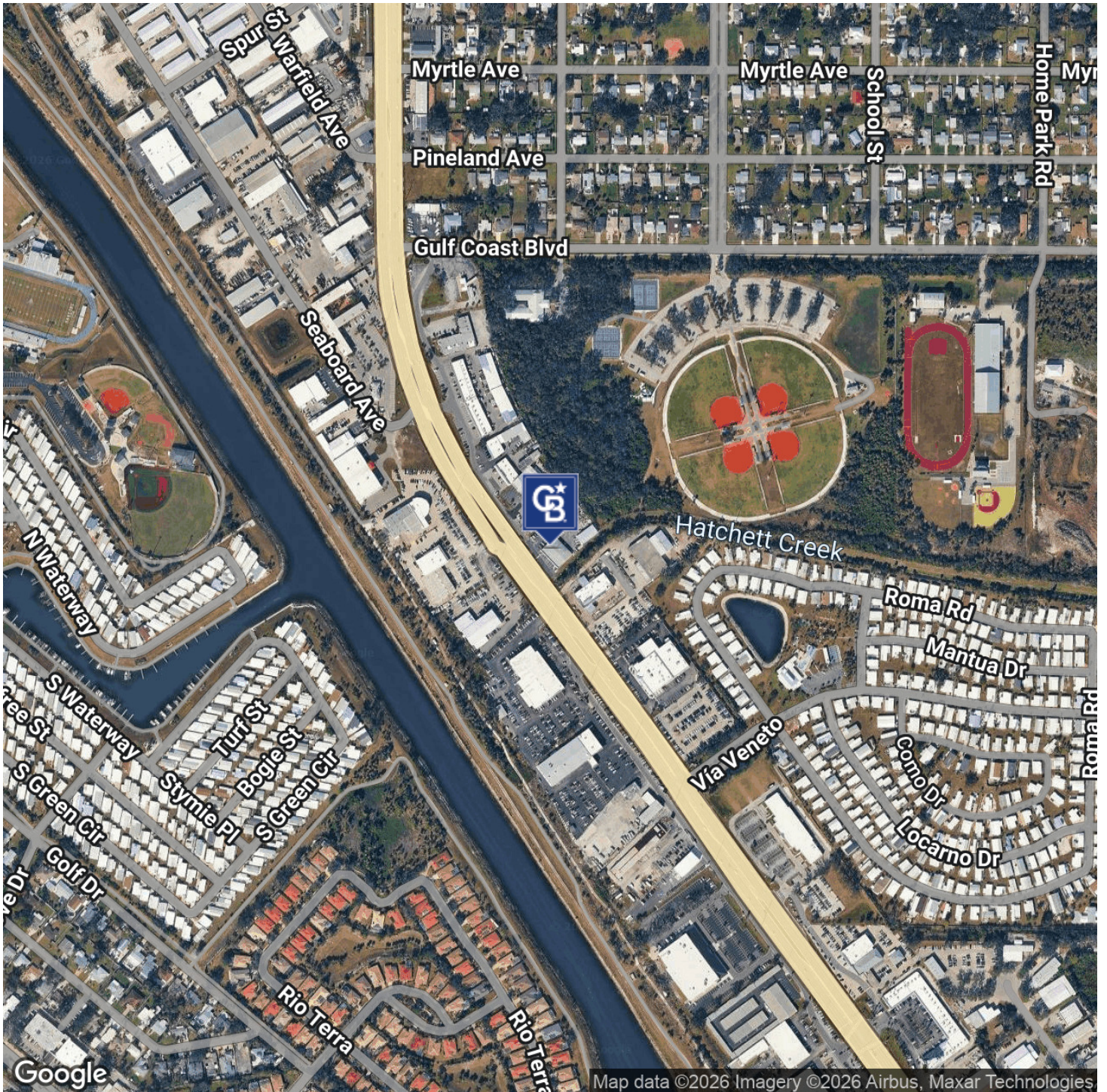


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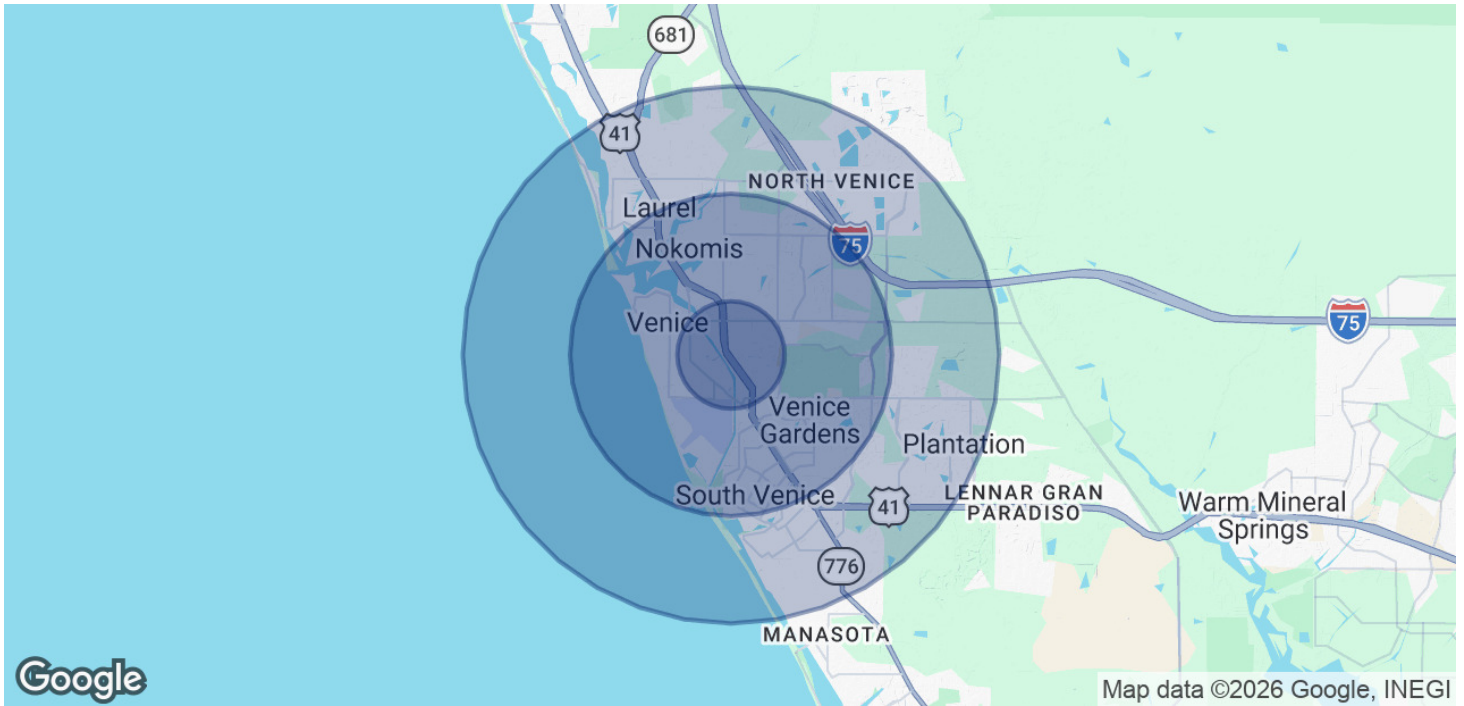


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,009	47,911	92,155
Average Age	67	62	61
Average Age (Male)	66	61	61
Average Age (Female)	67	63	62

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,895	24,707	46,555
# of Persons per HH	1.8	1.9	2
Average HH Income	\$80,829	\$96,051	\$102,353
Average House Value	\$351,372	\$449,647	\$446,698

2020 American Community Survey (ACS)

Kayla Weiss-Bohnstedt
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Kayla Weiss-Bohnstedt, CCIM

Dedicated to sharing my education and experience to maximize my clients' return on their commercial real estate investments.



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REALTY**

KAYLA WEISS-BOHNSTEDT, CCIM | COMMERCIAL ASSOCIATE



Kayla Weiss-Bohnstedt began her real estate career early, obtaining her Florida real estate license at just 18 years old. She joined Coldwell Banker Commercial in 2018 and has since built an impressive track record, closing transactions totaling more than \$30,000,000 while serving investors and tenants throughout the community.

Committed to the highest standards of professional excellence, Kayla pursued the prestigious CCIM Designation — a rigorous curriculum encompassing a Foundations course, a Negotiations course, and four core financial analysis modules (CCIM 101–104: Financial Analysis for Commercial Investment Real Estate). She successfully completed the full program and proudly earned her CCIM designation in 2026.

Contact Kayla: (941) 268-4423 | Kayla.Weiss@CommercialRealtyFl.com



Proud to be #1 in deals with Coldwell Banker Commercial Realty in Florida!

2024: PCPGNP Association of Realtors Commercial Committee Chair

2025: PCPGNP Association of Realtors Commercial Committee Chair

Awards:

2017: Rookie Of The Year

2023 : International Diamond Society

2023: Circle of Distinction Bronze

2024 : Internation Sterling Society

2024 : Circle of Distinction Bronze

CLIENT RESPONSIVENESS - FAST RESULTS - INTEGRITY

CBCWORLDWIDE.COM

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**Coldwell Banker Commercial Realty
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(941) 268-4423**