

BUILT-IN PORTFOLIO DIVERSIFICATION

HIGH-VISIBILITY MIXED-USE RETAIL ASSET WITH RESIDENTIAL INCOME



PROUDLY PRESENTED BY:



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PROPERTY HIGHLIGHTS

● High-Visibility with Multiple Revenue Streams

Located less than a mile from Historic Downtown Venice and just 1.5 miles to Venice Beach, this well-appointed mixed-use property offers exceptional visibility along one of Venice's primary commercial corridors, featuring a versatile ground-floor retail space and two income-producing apartments upstairs.

Large storefront windows provide excellent exposure and natural light, while recent interior updates, a newer roof, and efficient mechanical systems help minimize future capital expenses.

The second floor includes a 2BR/1BA unit and a 1BR/1BA unit, creating additional income potential or an attractive live/work opportunity for an owneroccupant.

With dedicated parking, strong street presence, multiple revenue streams, and a newer roof already in place, this property represents an outstanding investment opportunity in the heart of Venice.

PROPERTY HIGHLIGHTS

- Two residential units offering immediate rental income or owner occupancy
- Large storefront windows
- Just 4 miles to I-75
- Minutes to Venice Beach and walking distance to Historic Downtown Venice
- Fully developed site
- 6 dedicated surface spots plus street parking
- Diversified income opportunity

PROPERTY DETAILS

PRICE	\$1,200,000
LOT SIZE	5,750 SF
BUILDING SIZE	4,740
# OF UNITS	3
CONSTRUCTION	MASONRY

Scan to See Video





Venice Beach

Venice High School

US-41

Cypress Ave

Grove St

Warfield Ave



Venice Ave

Venice Beach & Downtown Venice

Venice Elementary School

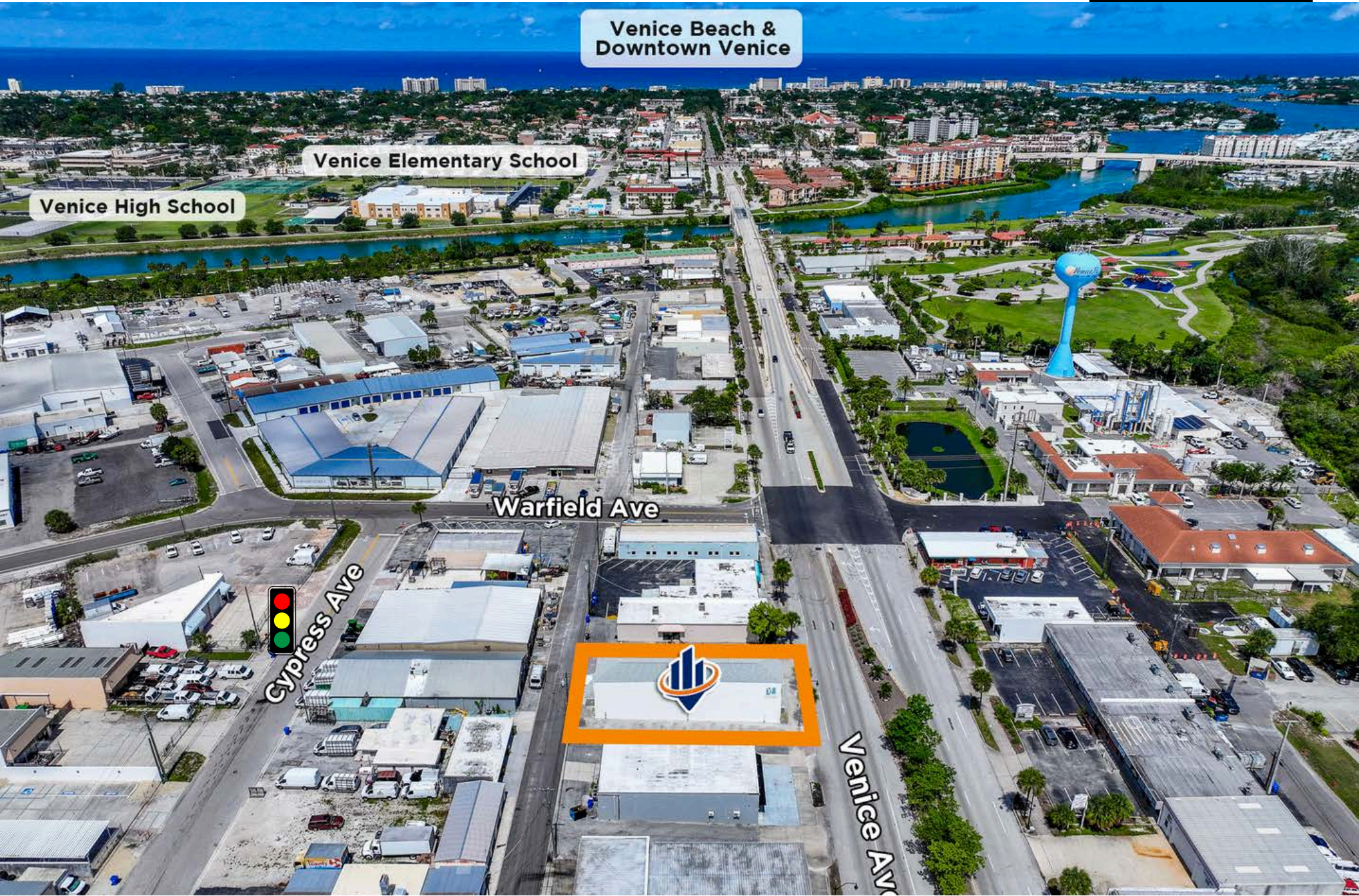
Venice High School

Warfield Ave

Cypress Ave



Venice Ave



LOOKING NORTH



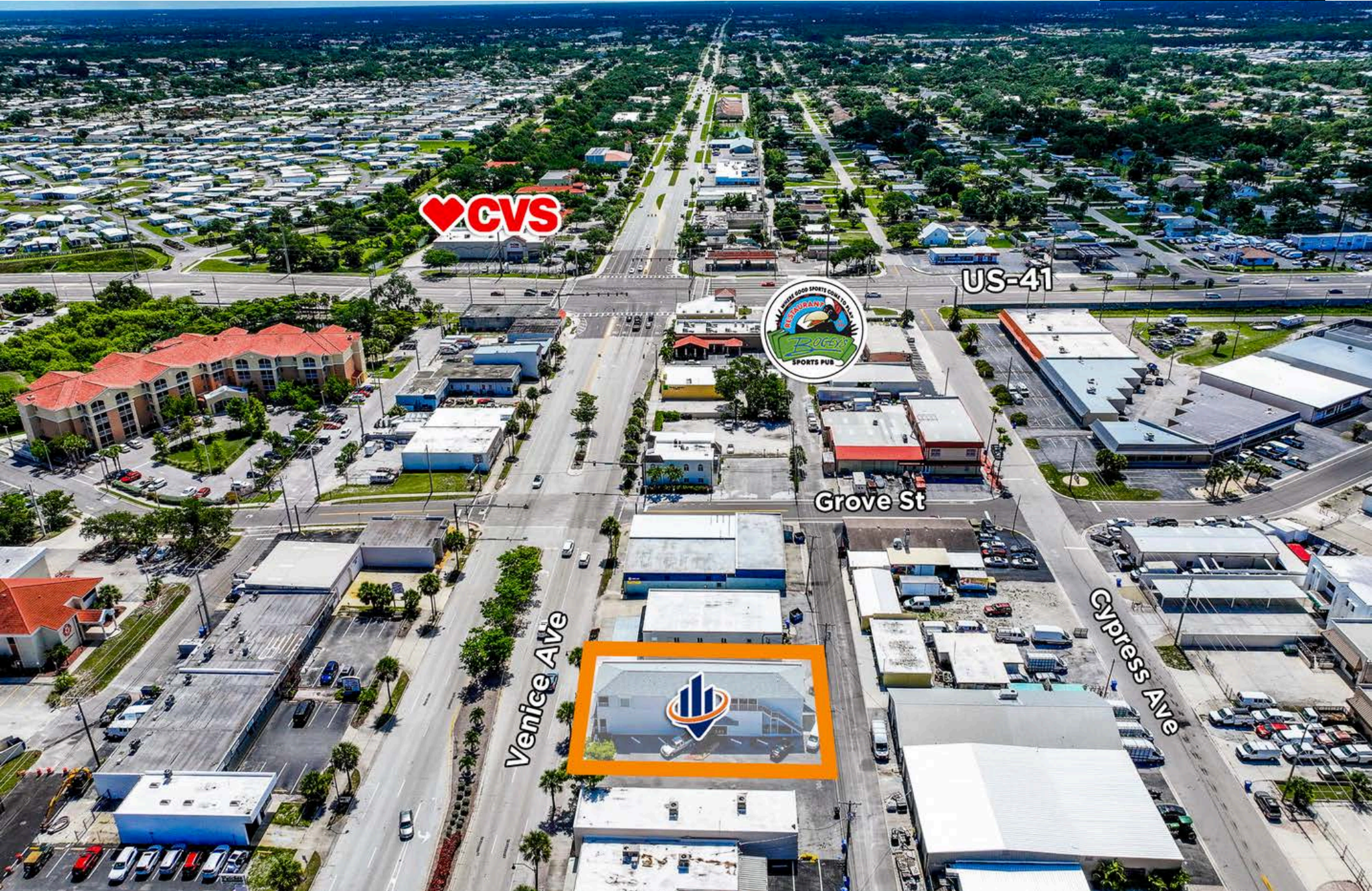
US-41

Venice Ave

Warfield Ave

Grove St





CVS

US-41



Grove St

Venice Ave



Cypress Ave



LOCATION OVERVIEW

Riverview, FL

		1 MILE	3 MILES	5 MILES
	POPULATION			
	Total Population	7,501	42,112	79,937
	Average Age	65.3	64.6	62.4
	Average Age (Male)	65.7	63.8	61.5
	Average Age (Female)	65.3	65.1	62.9
	HOUSEHOLD & INCOME			
	Total Households	3,945	22,055	40,318
	Average HH Income	\$92,644	\$126,384	\$118,779
	Average House Value	\$347,583	\$449,107	\$444,681



Affluent and established population base.

LOCATION OVERVIEW

● Venice, FL | Rapidly Growing Market Opportunity

Venice, Florida is currently one of the fastest-growing cities in the state. Its permanent year-round population has reached approximately 31,542, growing at an annual rate of about 3.49%.

Located in Sarasota County along Florida's Gulf Coast, Venice benefits from the strong population growth and economic expansion occurring throughout the region.

Sarasota County added more than 54,500 residents between 2010 and 2020, representing a 14.4% growth rate, and continues to attract new residents through domestic migration.

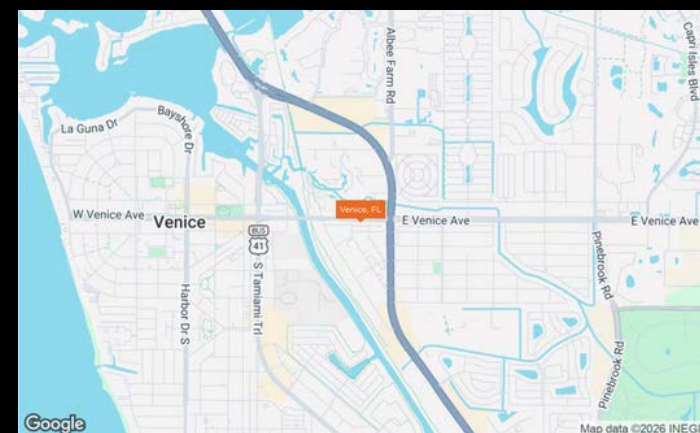
The City of Venice itself has experienced significant growth, with the U.S. Census Bureau estimating the population increased nearly 20% between 2020 and 2025. The city's continued residential development and expanding year-round population support demand for retail, service, office, and mixed-use commercial properties.

The local economy is supported by a diverse mix of industries, including healthcare, professional and technical services, retail trade, manufacturing, and tourism.



Sarasota County economic development initiatives continue to attract businesses and investment to the region, while the area's quality of life, transportation connectivity, and Gulf Coast location contribute to its long-term growth trajectory.

Positioned within this growing market, Venice offers investors the opportunity to serve an expanding population, established residential neighborhoods, and a steady flow of visitors drawn to one of Southwest Florida's most desirable coastal communities.



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COLLECTIVE STRENGTH. ACCELERATED GROWTH.



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