



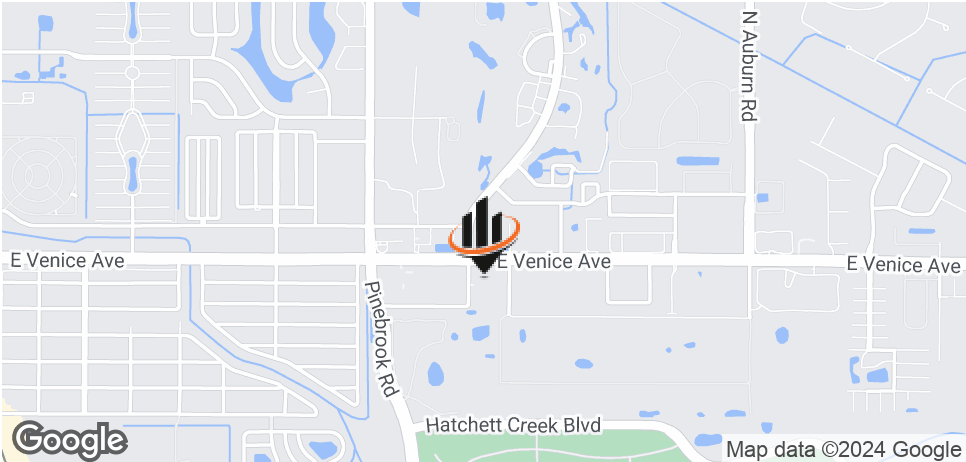
VENICE MEDICAL FOR SALE

1493 EAST VENICE AVENUE UNIT A
VENICE, FL 34292

Mike Migone CCIM
Senior Investment Advisor
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Property Summary



OFFERING SUMMARY

Available SF:	2508
Lease Rate:	\$18.00 PSF
Year Built:	2007
Building Size:	5016 SF
Renovated:	2020
Zoning:	CG - General Commercial
Market:	Venice
Submarket:	SW Florida

PROPERTY OVERVIEW

Great location next door to the Publix anchored Venice Plaza Shopping Center. Never been used free standing building perfect for medical or professional office use. Owner will provide a buildout allowance subject to negotiations.

PROPERTY HIGHLIGHTS

- Central Venice Location
- Part of Publix Anchored Shopping Center
- Surrounded by Residential Development

Income & Expenses

EXPENSE SUMMARY		PER SF
Annual Common Area Maintenance	\$6,457	\$2.57
2022 Real Estate Taxes	\$3,518	\$1.40
Gross Expenses	\$9,975	\$3.98

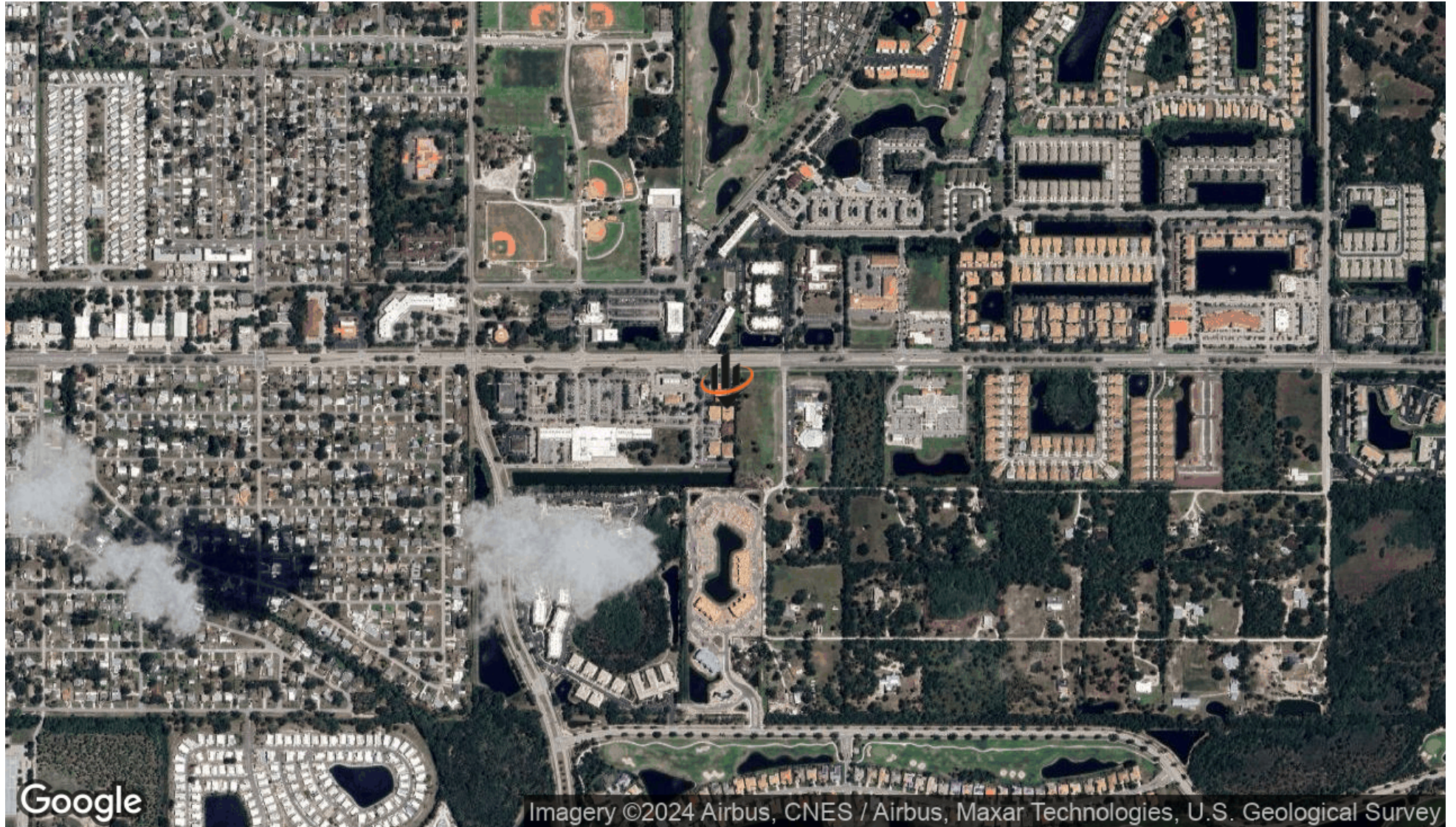
Exterior Photos



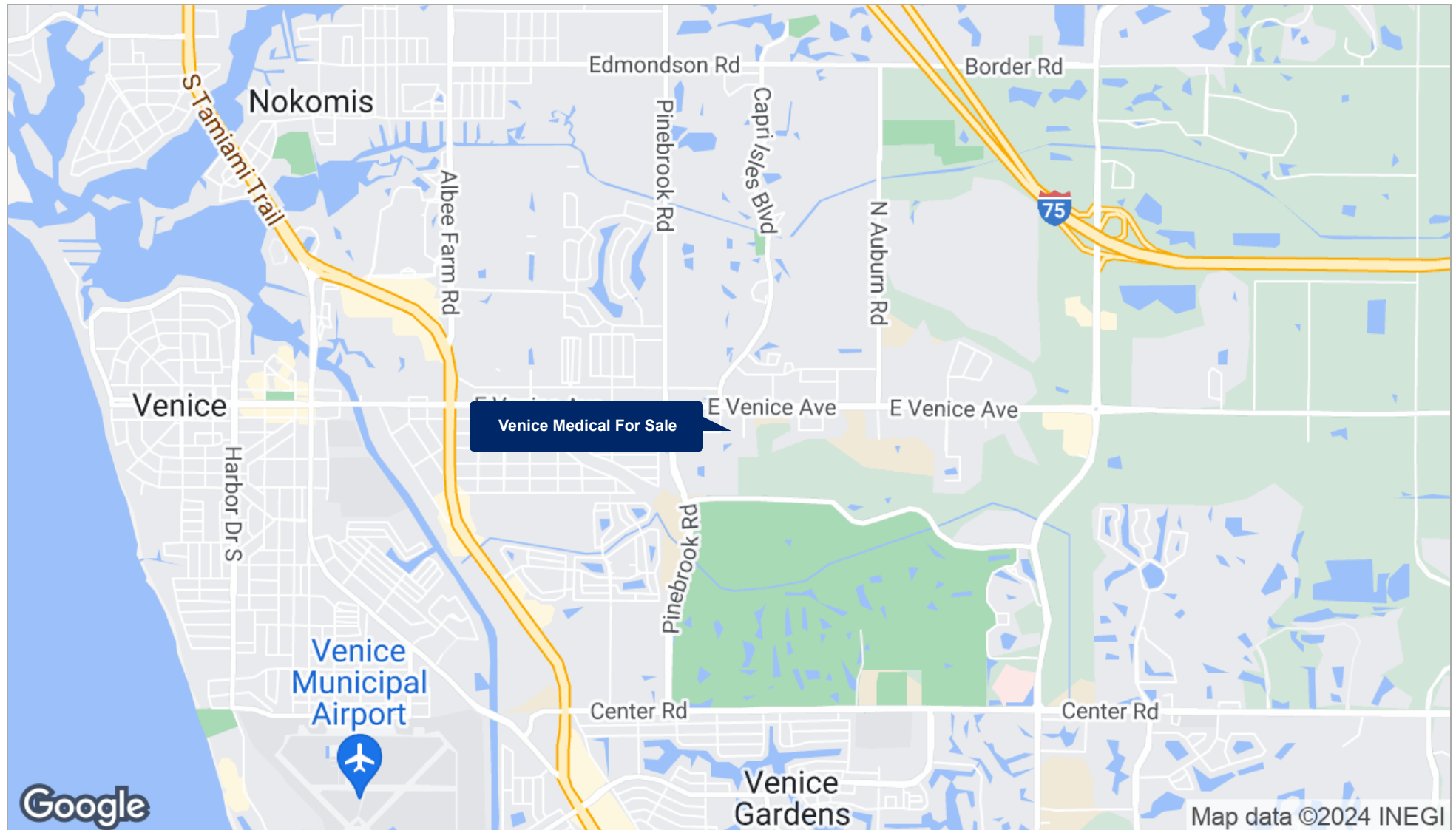
Interior Photos



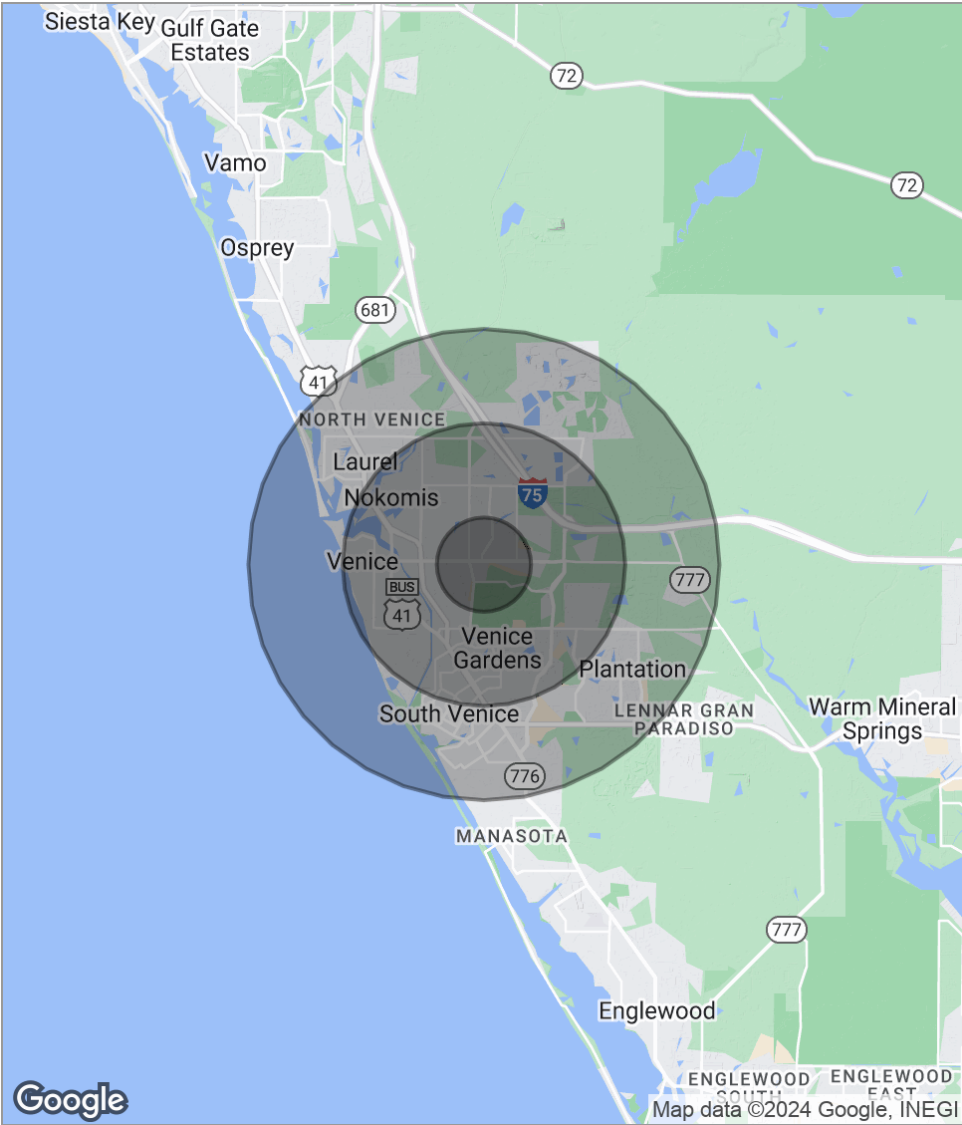
Aerial Maps



Regional Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,712	42,604	72,680
Median age	67.4	60.6	59.1
Median age [Male]	66.8	59.7	58.6
Median age [Female]	68.2	61.4	59.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,097	21,403	35,554
# of persons per HH	1.8	2.0	2.0
Average HH income	\$60,260	\$59,260	\$61,424
Average house value		\$277,876	\$283,124

** Demographic data derived from 2020 ACS - US Census*

Demographics Report

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Advisor Bio

MIKE MIGONE CCIM

Senior Investment Advisor



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PROFESSIONAL BACKGROUND

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike's professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over \$100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster.

Mike grew up in Miami and relocated to Sarasota in 1991. He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something titled, as priceless.

EDUCATION

Associates Degree in Business Administration at Broward College. CCIM 2008

MEMBERSHIPS & AFFILIATIONS

CCIM, GRI, Suncoast Community Church



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