

# VENICE AVENUE RETAIL BUILDING

448 EAST VENICE AVENUE  
VENICE, FL 34285

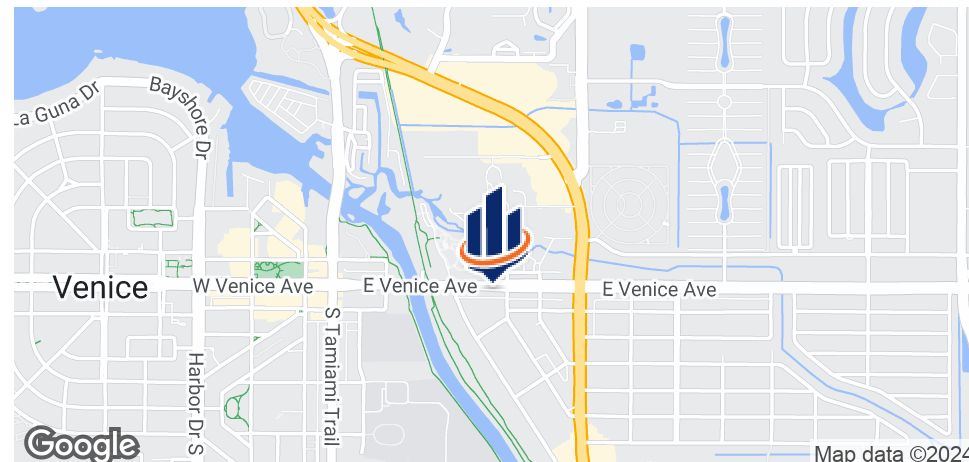
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**EAST VENICE AVENUE**  
**13,200 AVERAGE CARS PER DAY**



# Property Summary



## OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Lot Size:	0.12 Acres
Year Built:	1977
Building Size:	1,500 SF
Zoning:	CI - COMMERCIAL INTENSIVE
Market:	Venice
Traffic Count:	13,200

## PROPERTY OVERVIEW

This 1,500+/- SF building located between U.S. 41 and Business 41 on busy Venice Avenue, and just over the bridge from the Island of Venice, has great visibility with high traffic and exposure. It is very functional for retail sales, or a retail showroom with office, and with small warehouse space with rear grade level door. The majority of the building is set up as showroom space and/or office, with some storage/warehouse space behind. The building backs up to an alley and has one 10'x12' overhead door. There is mezzanine space above the majority of the west side of the building that can be utilized for additional storage.

## PROPERTY HIGHLIGHTS

- 1,500+/- SF building with 1,200+/- SF of retail showroom/office space with 300+/- SF of warehouse/storage
- One of the main roads onto the Island of Venice at the bridge
- High-visibility property with 13,200 average cars per day
- 4 parking spaces in front, additional in rear
- Brand-new AC unit!



# Aerial Photos



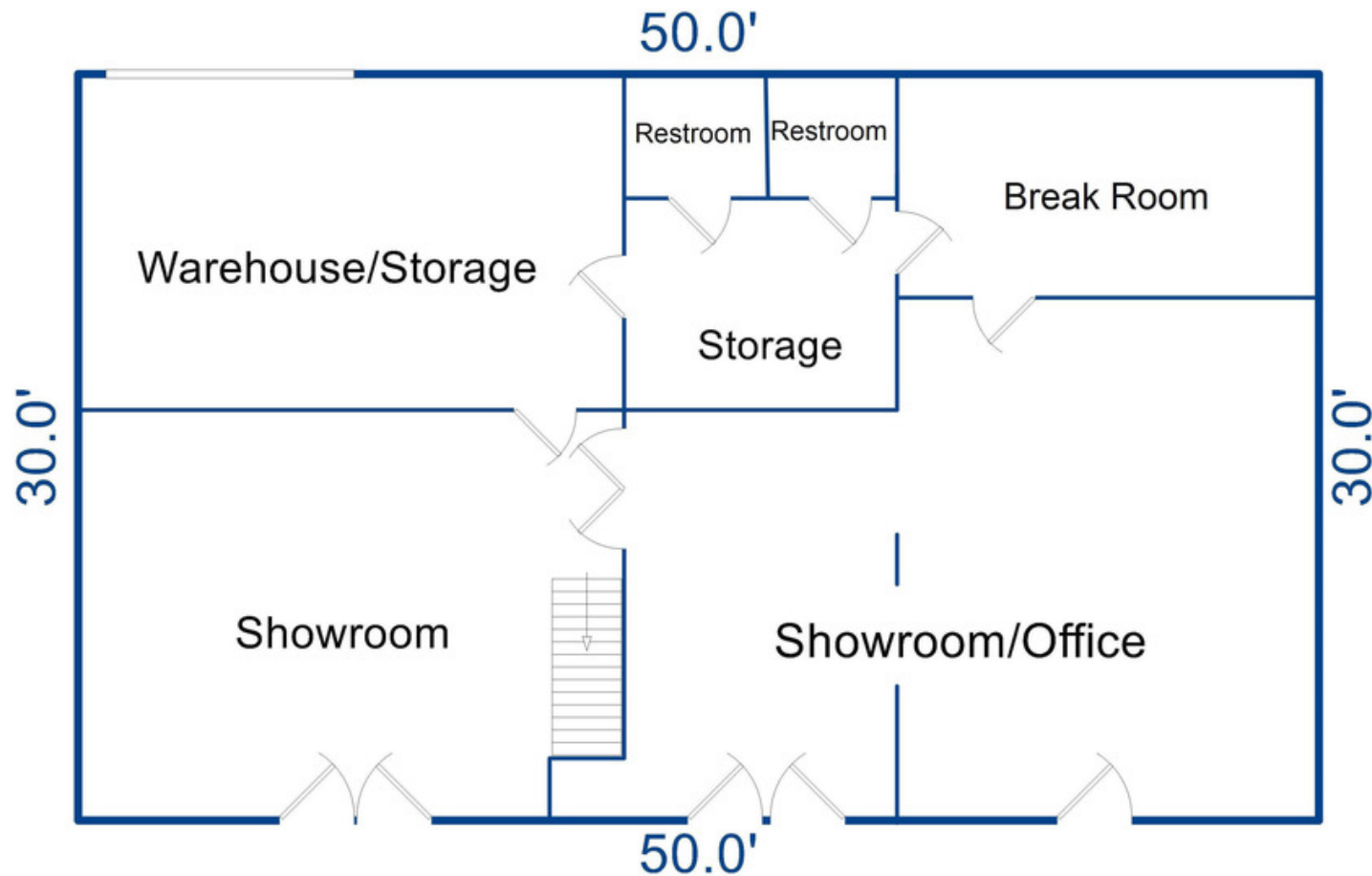


# Additional Photos





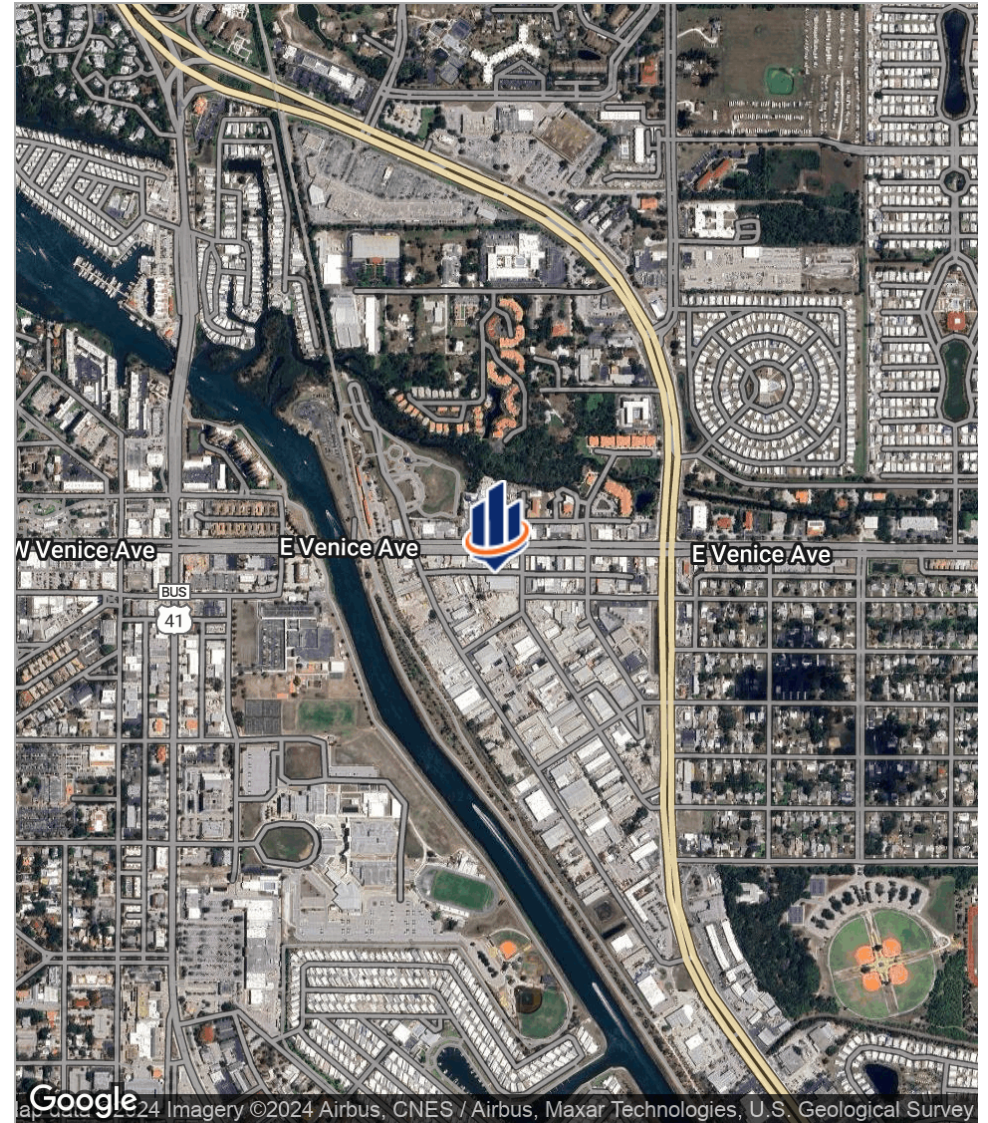
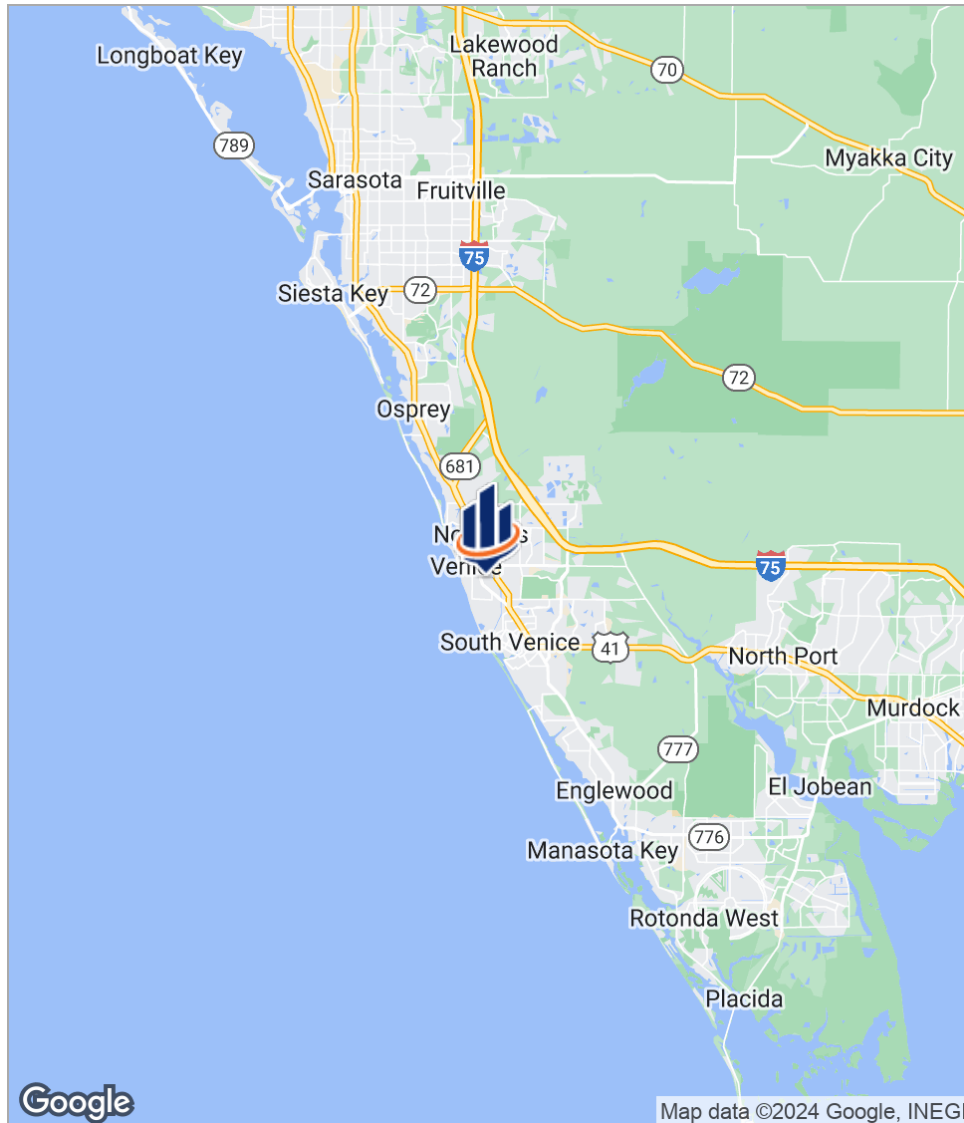
# Floor Plans



Sketch is for illustrative purposes only and cannot be relied upon for accuracy.  
Dimensions are approximate, not to scale.



# Location Maps



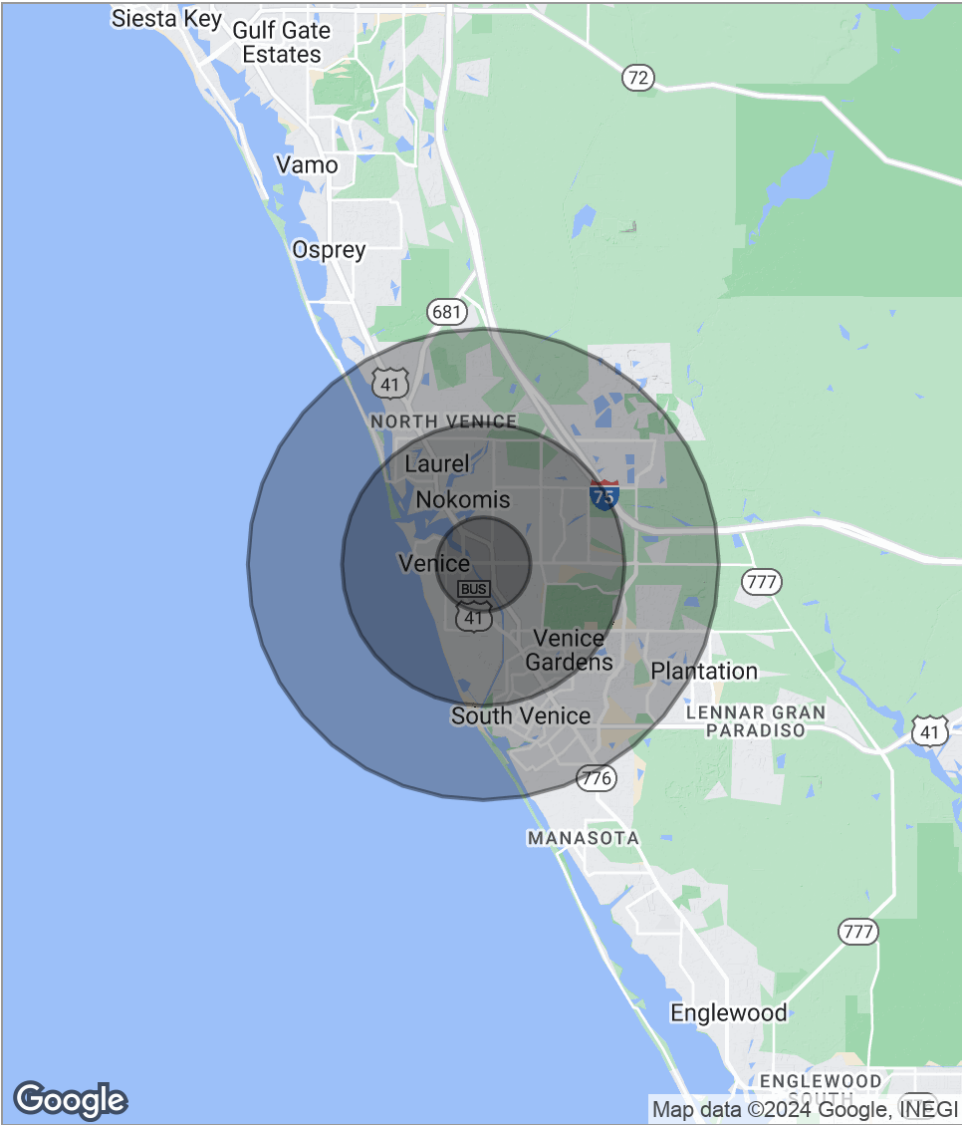


# Venice Retailer Map





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,007	38,152	68,051
Median age	65.9	60.0	59.0
Median age (Male)	64.4	59.3	58.5
Median age (Female)	67.3	60.9	59.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,263	19,223	33,412
# of persons per HH	1.8	2.0	2.0
Average HH income	\$54,090	\$59,903	\$61,185
Average house value	\$231,809	\$281,427	\$279,214

\* Demographic data derived from 2020 ACS - US Census



# All Advisor Bios



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## Tony Veldkamp, CCIM

Senior Advisor  
SVN | Commercial Advisory Group

Tony Veldkamp, CCIM serves as a Senior Advisor at SVN Commercial Advisory Group in Sarasota. His primary focus is on office and industrial investment properties, and all types of vacant land for development in Manatee, Sarasota and Charlotte Counties. With over thirty years of commercial real estate experience exclusively in this area, he has numerous sales and leasing transactions with a career sales volume in excess of \$350 Million. As a graduate of Florida State University with a degree in Real Estate, Tony went on to earn his CCIM designation in 2005, and has been a commercial real estate advisor with SVN Commercial Advisory Group in Sarasota since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the Realtor® Association of Sarasota and Manatee (RASM), 2016 President of the Commercial Investment Division of RASM, and 2023 President of the RASM Realtor® Charitable Foundation. He is also a Florida Realtors® Board Member and serves on their Public Policy Committee, Florida CCIM Committee Chair, and will be Chair of the Florida Realtors® Commercial Alliance in 2025.

Awards & Accolades include 2016 Commercial Realtor® of the Year, President's Award in 2019, and Distinguished Service Award in 2020 all from the Realtor® Association of Sarasota & Manatee. He is recognized annually by SVN International as a top-ranking producer nationwide including 2018 when he was ranked #1 in the State of Florida and #8 in the World with SVN.

Tony very much enjoys life on the SunCoast with his wife Debbie, their five children and their families. They enjoy boating, hiking, and family time.



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## Matt Fenske

Senior Advisor  
SVN | Commercial Advisory Group

Matt Fenske serves as Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as retail, office and industrial sales. Matt has been involved in over \$100 million worth of sale and lease transactions thus far since joining SVN. Matt brings a wealth of local market knowledge and digital marketing expertise to best serve his commercial clients and expedite the sales process.

Prior to joining SVN, he worked as a Purchasing Analyst for a construction company, specializing in the construction of single and multi-family homes, which has proven valuable in conversations with contractors and developers.

Matt received his Bachelor's of Science degree from the Florida State University College of Business. During his time there, he was a member of the Alpha Tau Omega National Leadership Development Fraternity and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton over ten years ago. Matt currently resides in Bradenton and enjoys playing golf and spending time on the water.