



OPEN FLOORPLAN RETAIL/OFFICE BUILDING WITH LOADING DOCK

881 E VENICE AVE
VENICE, FLORIDA 34285



OFFERING SUMMARY

| | |
|----------------|-----------------------------|
| Lease Rate: | \$14.00 - 16.50 SF/yr (NNN) |
| Available SF: | 3,500 - 7,088 SF |
| Lot Size: | 43,660 SF |
| Building Size: | 7,088 SF |

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

For More Information

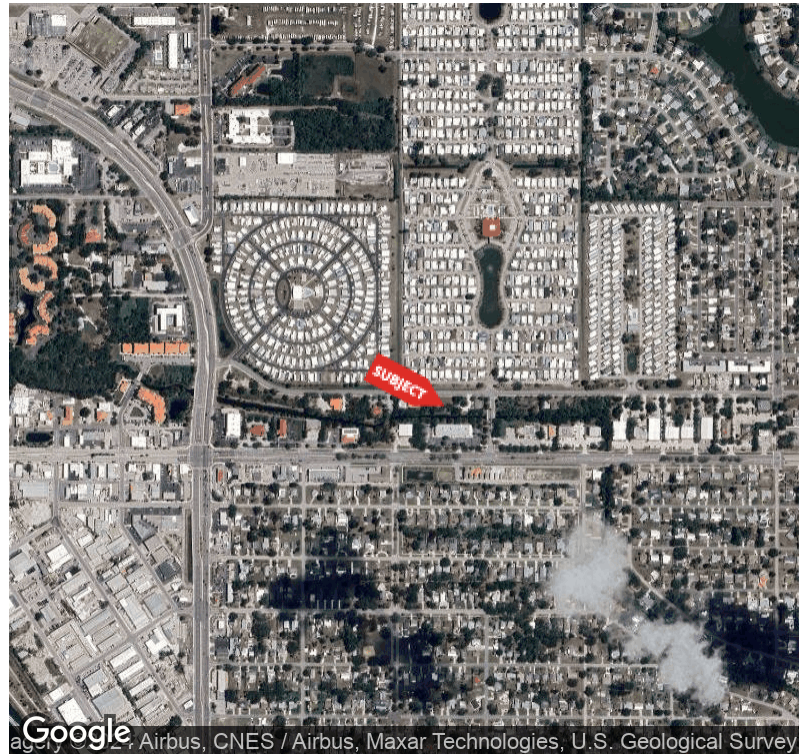
BARRY SEIDEL

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ADAM SEIDEL

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RETAIL/OFFICE BUILDING WITH OPEN FLOOR PLAN AND LOADING DOCK



OFFERING SUMMARY

| | |
|----------------|-----------------------------|
| Sale Price: | \$1,995,000 |
| Lease Rate: | \$14.00 - 16.50 SF/yr (NNN) |
| Building Size: | 7,088 SF |
| Lot Size: | 43,660 SF |
| Year Built: | 1998 |
| Renovated: | 2000 |
| Zoning: | CG |
| Traffic Count: | 22,000 |

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc is proud to present, 881 E Venice Ave, Venice, FL 34285:

Property type: Retail

Zoning: CG

Building Space: 7,088 SF

An ideally located freestanding building like 881 E Venice Avenue can provide ample opportunity for retail, wholesale, production and more. The open floorplan helps with the ability to easily move materials, goods or products in and out of the facility via the loading dock, a rarely available building accessory.

Office space: If your business requires a high visibility, large, open floor plan for office space, this freestanding building could be a good option. Great for bullpen use or the ability to easily outfit the space as needed with conference rooms, offices and more.

Property is zoned CG, Commercial General

Approximately 166 ft of frontage gives great visibility on East Venice.

881 E Venice has a very large back lit pylon sign as well as available building signage. 22,000 AADT +/-

This property has a direct turn in from East Venice Avenue, making access simple

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360° VIRTUAL TOUR



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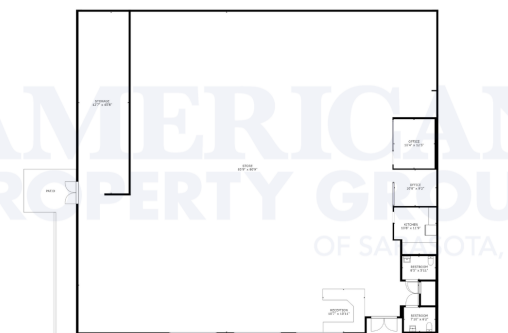
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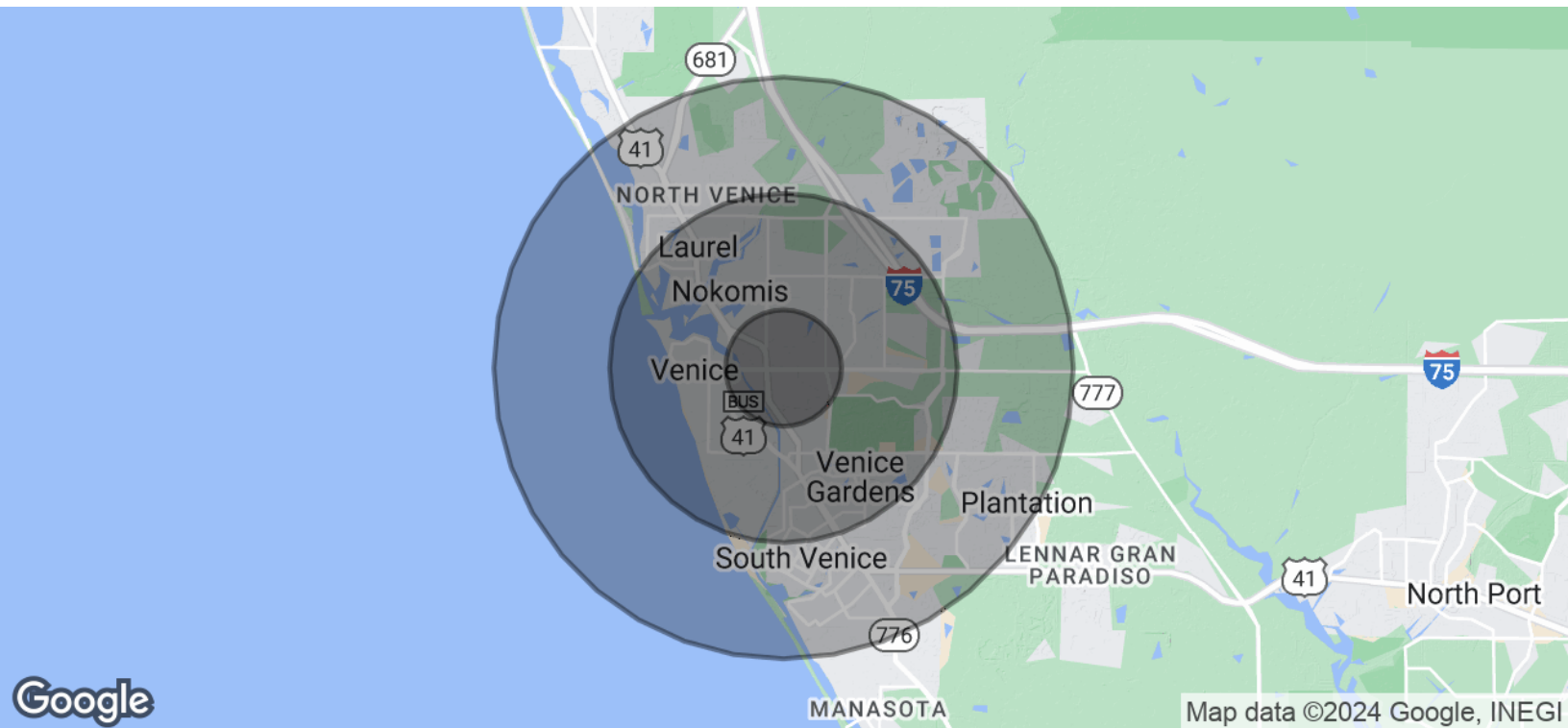
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 7,053 | 41,835 | 70,927 |
| Average age | 66.7 | 60.2 | 59.1 |
| Average age (Male) | 65.0 | 59.4 | 58.6 |
| Average age (Female) | 68.7 | 61.0 | 59.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 3,696 | 21,079 | 34,758 |
| # of persons per HH | 1.9 | 2.0 | 2.0 |
| Average HH income | \$50,457 | \$59,727 | \$61,165 |
| Average house value | \$194,965 | \$282,541 | \$281,905 |

* Demographic data derived from 2020 ACS - US Census

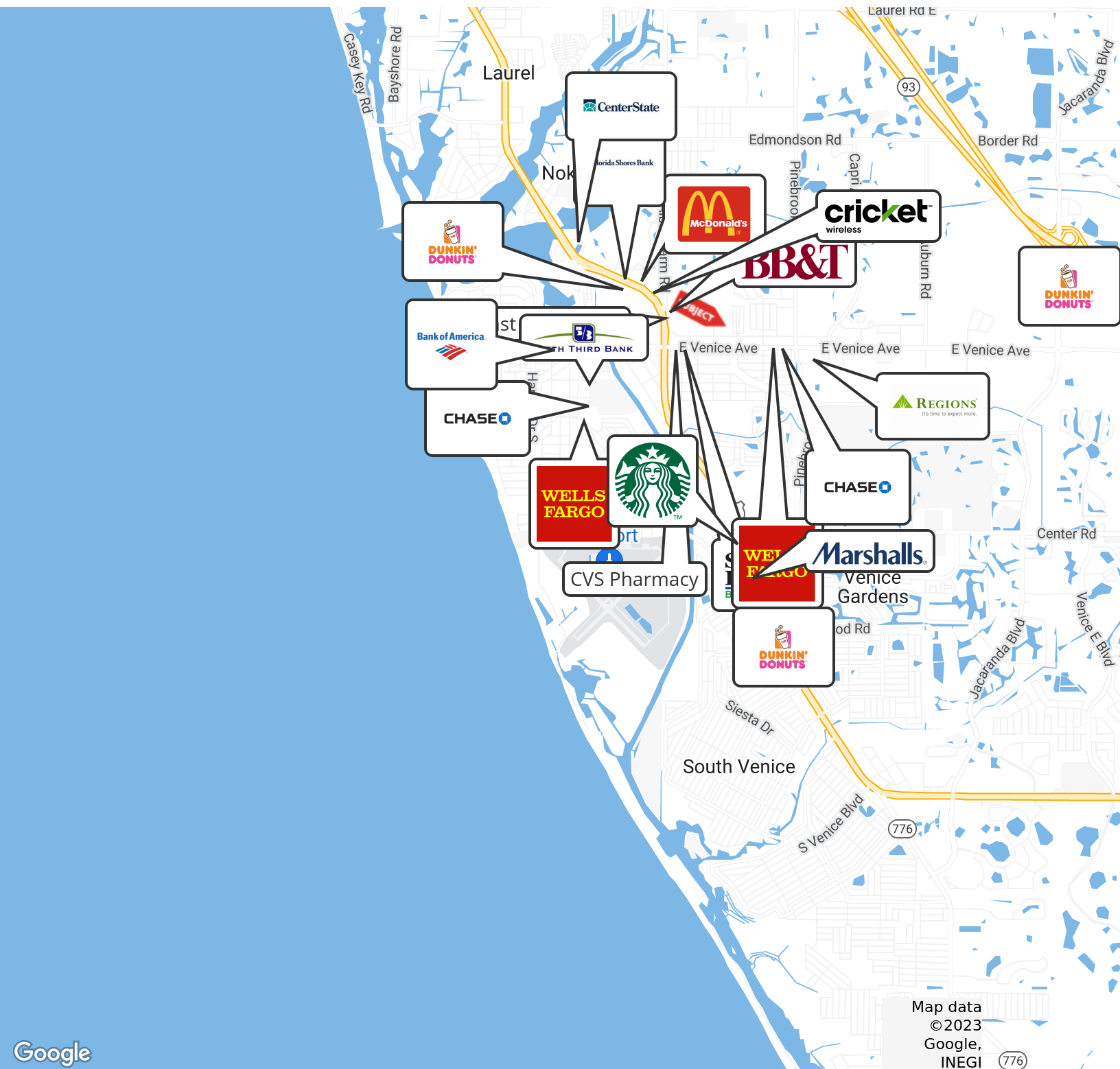
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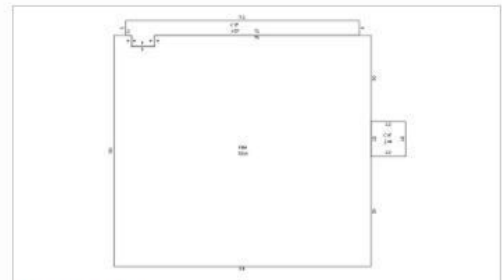
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- Building Type: Discount Store
- Property Address: 881 E VENICE AVE VENICE, FL, 34285
- Finished Area S.F: 7,088
- Total Building Area S.F: 7669
- Year Built: 1998
- Effective Year Built: 2000 ⓘ
- Heat-Air: Heat & Air Cond, ducted
- Roof Material: Built-up tar & gravel
- Roof Structure: Low pitch shed roof
- Frame: Masonry or poured concrete load-bearing walls
- Exterior Walls: Stucco
- Number of Stories: 1



Sketch 1 of 1

SubAreas

| line # | Description | Gross Area |
|--------|----------------------|------------|
| 1 | Canopy, Fair | 437 |
| 2 | Canopy, Fair | 144 |
| 3 | Main Area Commercial | 7,088 |

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TAXING AUTHORITY TAX INFORMATION

| TAXING AUTHORITY | PRIOR YEAR TAXABLE VALUE | YOUR FINAL TAX RATE AND TAXES LAST YEAR | | CURRENT YEAR TAXABLE VALUE | YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE | | YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE | |
|--------------------------------------|-----------------------------|--|-------------------|-------------------------------|---|-------------------|---|-------------------|
| | COLUMN 1 | COLUMN 2 RATE | COLUMN 3 TAXES | COLUMN 4 | COLUMN 5 RATE | COLUMN 6 TAXES | COLUMN 7 RATE | COLUMN 8 TAXES |
| Sarasota County | 667,200 | 3.2149 | 2,144.98 | 663,300 | 3.0592 | 2,029.17 | 3.3232 | 2,204.28 |
| County Debt | 667,200 | 0.1253 | 83.60 | 663,300 | 0.1253 | 83.11 | 0.1170 | 77.61 |
| Legacy Trail Debt | 667,200 | 0.0688 | 45.90 | 663,300 | 0.0688 | 45.64 | 0.0649 | 43.05 |
| County Mosquito | 667,200 | 0.0510 | 34.03 | 663,300 | 0.0485 | 32.17 | 0.0510 | 33.83 |
| County Hospital Bd | 667,200 | 1.0420 | 695.22 | 663,300 | 0.9908 | 657.20 | 1.0420 | 691.16 |
| SWFWMD | 667,200 | 0.2669 | 178.08 | 663,300 | 0.2535 | 168.15 | 0.2535 | 168.15 |
| WCIND | 667,200 | 0.0394 | 26.29 | 663,300 | 0.0376 | 24.94 | 0.0394 | 26.13 |
| Public Schools: | | | | | | | | |
| SB State Law | 667,200 | 3.7270 | 2,486.65 | 663,300 | 3.5283 | 2,340.32 | 3.4610 | 2,295.68 |
| SB Local Board | 667,200 | 3.2480 | 2,167.07 | 663,300 | 3.0749 | 2,039.58 | 3.2480 | 2,154.40 |
| Venice | 667,200 | 4.3600 | 2,908.99 | 663,300 | 4.1240 | 2,735.45 | 4.3600 | 2,891.99 |
| Venice Debt | 667,200 | 0.5974 | 398.59 | 663,300 | 0.5974 | 396.26 | 0.5570 | 369.46 |
| AD VALOREM TOTALS | | 16.7407 | 11,169.40 | | 15.9083 | 10,551.99 | 16.5170 | 10,955.74 |
| AD VALOREM AND NON-AD VALOREM TOTALS | | | 11,169.40 | | | 10,551.99 | | 10,955.74 |

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PROFESSIONAL BACKGROUND

Barry Seidel is the President and founder of American Property Group of Sarasota, Inc. Barry specializes in the sale and leasing of Commercial properties, the sale of select Business Opportunities and 1031 exchanges in the greater Sarasota, Manatee and Charlotte County areas. From Retail to Vacant Land and everything in between, Barry covers every aspect of the commercial real estate market!

Barry has over 30 years of experience in the field of commercial real estate here in the great tri-county area and he wants to put his experience to work for you today!

He has handled countless 1031 exchanges, sold well over 500+ local restaurants and closed innumerable sales and leases over his impressive career. Barry truly takes the "scary" out of the process and simplifies even the most complicated transaction in order to get the deal completed for his clients. Whether you are about to purchase your first building - - or are a seasoned investor looking to sell a prized asset, Barry has the experience necessary to learn your vision and help you make it happen.

Barry always has an excellent selection of the area's best commercial properties, restaurants and business opportunities in his personal inventory.

Experience, Trust, Knowledge and Integrity are why buyers and sellers alike have relied on Barry Seidel and American Property Group of Sarasota for their real estate needs whether they are buying property, selling property, leasing space or exchanging like-kind properties.

MEMBERSHIPS

Member, National Association of Realtors (NAR)
Member, Florida Association of Realtors (FAR)
Licensed Florida Real Estate Broker
CoStar Power Broker Award

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PROFESSIONAL BACKGROUND

Adam Seidel graduated from the University of Central Florida's Rosen College of Hospitality in 2010 with a Bachelors of Science in Hospitality Management. He obtained his Real Estate License at the age of 18 and began working full time at American Property Group right after graduating from UCF. Adam's educational background in restaurants and hotels gives him a comprehensive knowledge of the industry which he uses to help his clients with their Commercial real estate needs. He would love to put his experience and knowledge to work for you!

Adam focuses on Land, Retail, Industrial, Restaurants, Bars, Offices, and Property Management. Adam's goal is to uphold the American Property Group record of sales, leasing, fair dealing and hard work along with impeccable customer service. If you have any questions do not hesitate to call Adam Seidel.

EDUCATION

University of Central Florida - Rosen College of Hospitality - Bachelor's of Science Degree.

MEMBERSHIPS

National Association of Realtors

Florida Association of Realtors

Sarasota Manatee Realtor Association

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